



City of  
**Ipswich**

**IPSWICH  
CITY  
COUNCIL**

**AGENDA**

*of the*

**GROWTH AND INFRASTRUCTURE COMMITTEE**

**Held in the Council Chambers  
2<sup>nd</sup> floor – Council Administration Building  
45 Roderick Street  
IPSWICH QLD 4305**

On Tuesday, 13 August 2019  
At 9.30 am or within any period of time up to a maximum of 10 minutes after the  
conclusion of the Economic Development Committee.

<u><b>MEMBERS OF THE GROWTH AND INFRASTRUCTURE COMMITTEE</b></u>	
Interim Administrator Greg Chemello ( <b>Chairperson</b> )	

## GROWTH AND INFRASTRUCTURE COMMITTEE AGENDA

*9.30 am or within any period of time up to a maximum of 10 minutes  
after the conclusion of the Economic Development Committee, on*  
**Tuesday, 13 August 2019**  
Council Chambers

Item No.	Item Title	Page No.
1	1 Union Place Mall, Ipswich - Minor Change - Material Change of Use - Business Use and Community Use (Office Tower)	13
2	993-1049 Karrabin Rosewood Road, Thagoona - Minor Change - One (1) Lot into Fifty-One (51) Lots - Stage One, Preliminary Approval to Reconfigure the Balance 516 Lots, Preliminary Approval to Override the Planning Scheme	79
3	191 Whitwood Road, Lot 4 Whitwood Road, 62 Austin Street, 217 Barclay Street, New Chum - Material Change of Use - Special Industry (Chemical Manufacturing) and Environmentally Relevant Activity (ERA) 7 - Chemical Manufacturing	203
4	23, 25 and 27 Ipswich City Mall, Ipswich - Minor Change - Material Change of Use - Business Use (Cafe, Restaurant and/or Hotel) and Community Use (Library and Visitor Information Centre)	247
5	Commencement of Independent Decision Review Panel	304
6	Proposed Amendment to 2019–2020 Register of Fees and Charges	320
7	Exercise Of Delegation Report	324
8	Court Action Status Report	333
9	Quarterly Activity Report	338
10	'Road safety and operations' sub-program - road safety improvements priority list of projects	369
11	'Road safety and operations' sub-program - gravel turnarounds priority list of projects	374
12	"Safe School Travel" (SafeST) Sub-Program - Priority List Of Projects	379
13	**13698 Tender Consideration Plan - Permanent Pedestrian and Cycle Counters	384
14	**12630 Tender Consideration Plan - Heritage Fence Stabilisation	388
15	**iGO Public Transport Advocacy and Action Plan	392

\*\* Item includes confidential papers

**GROWTH AND INFRASTRUCTURE COMMITTEE NO. 8**

**13 AUGUST 2019**

AGENDA

1. **1 UNION PLACE MALL, IPSWICH - MINOR CHANGE - MATERIAL CHANGE OF USE - BUSINESS USE AND COMMUNITY USE (OFFICE TOWER)**

This is a report concerning a minor change request made by Ipswich City Council to amend the approved business use and community use (office tower) which forms part of the redevelopment of Nicholas Street and Union Place precinct by Ipswich City Council. The application seeks amendments to the approved plans for the development and amendments to a number of the conditions of approval.

The subject application requires review by Committee and determination by Full Council in accordance with the Framework for Development Applications and Related Activities Policy as the application has been made by Council, and does not relate to the provision of standard local government infrastructure.

The minor change request is recommended to be approved.

**RECOMMENDATION**

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) resolve to decide the minor change request, development application no. 4583/17/MAMC/B as outlined in the report by the Acting General Manager – Planning and Regulatory Services dated 18 July 2019 in accordance with section 81A of the *Planning Act 2016*.
- B. That the Acting General Manager – Planning and Regulatory Services be authorised to give a decision notice on the change application in accordance with section 83 of the *Planning Act 2016*.

---

2. **993-1049 KARRABIN ROSEWOOD ROAD, THAGOONA - MINOR CHANGE - ONE (1) LOT INTO FIFTY-ONE (51) LOTS - STAGE ONE, PRELIMINARY APPROVAL TO RECONFIGURE THE BALANCE 516 LOTS, PRELIMINARY APPROVAL TO OVERRIDE THE PLANNING SCHEME**

This is a report concerning a minor change request to development application number 4350/2007/RAL. This request seeks to amend the approved One (1) Lot into Fifty-One (51) Lots - Stage One, Preliminary Approval to Reconfigure the Balance 516 Lots, and Preliminary Approval to Override the Planning Scheme located at 993-1049 Karrabin Rosewood Road, Thagoona. More specifically, the

proposal involves changes to the internal lot and road layout, staging and removal of a land dedication that is no longer required by the Department of Transport and Main Roads (DTMR).

The subject application requires review by Committee and determination by Full Council in accordance with the Framework for Development Applications and Related Activities Policy as the application involves a Variation Request (previously a preliminary approval to override the planning scheme).

The minor change request is recommended to be approved.

### RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) resolve to decide the minor change request, development application no. 4350/2007/MAMC/A as outlined in the report by the Acting General Manager – Planning and Regulatory Services dated 26 July 2019 in accordance with section 81A of the *Planning Act 2016*.
- B. That the General Manager – Planning and Regulatory Services be authorised to give a decision notice on the change application in accordance with section 83 of the *Planning Act 2016*.
- C. That the General Manager – Planning and Regulatory Services be authorised to give an amended infrastructure charges notice for the application in accordance with section 119 of the *Planning Act 2016*.

---

3. 191 WHITWOOD ROAD, LOT 4 WHITWOOD ROAD, 62 AUSTIN STREET, 217 BARCLAY STREET, NEW CHUM - MATERIAL CHANGE OF USE - SPECIAL INDUSTRY (CHEMICAL MANUFACTURING) AND ENVIRONMENTALLY RELEVANT ACTIVITY (ERA) 7 - CHEMICAL MANUFACTURING

This is a report concerning an application seeking approval for a Material Change of Use – Special Industry – Chemical Manufacturing (involving Environmentally Relevant Activities) at 191 Whitwood Road, Lot 4 Whitwood Road, 62 Austin Street and 217 Barclay Street, New Chum.

The subject application requires review by Committee and determination by Full Council in accordance with the Framework for Development Applications and Related Activities Policy as more than 20 properly made submissions objecting to the proposed development were received.

The proposed development has been assessed with regard to the applicant assessment benchmarks. The proposed development generally complies with the

assessment benchmarks or can be conditioned to comply as outlined in the attached Statement of Reasons.

#### RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) resolve to approve development application no. 6216/2018/MCU subject to conditions in accordance with section 60 of the *Planning Act 2016*.
- B. That the General Manager – Planning and Regulatory Services be authorised to prepare conditions in accordance with section 65 of the *Planning Act 2016*.
- C. That the General Manager – Planning and Regulatory Services be authorised to give a decision notice for the application in accordance with section 63 of the *Planning Act 2016*.
- D. That the General Manager – Planning and Regulatory Services be authorised to give an infrastructure charges notice for the application in accordance with section 119 of the *Planning Act 2016*.

---

4. 23, 25 AND 27 IPSWICH CITY MALL, IPSWICH - MINOR CHANGE - MATERIAL CHANGE OF USE - BUSINESS USE (CAFE, RESTAURANT AND/OR HOTEL) AND COMMUNITY USE (LIBRARY AND VISITOR INFORMATION CENTRE)

This is a report concerning a minor change request to development application number 995/2018 for a business use (café, restaurant and/or hotel) and community use (library and visitor information centre) which forms part of the redevelopment of the Nicholas Street and Union Place precinct by Ipswich City Council. The application seeks amendments to the approved plans for the development and amendments to a number of the conditions of approval.

The subject application requires review by Committee and determination by Full Council in accordance with the Framework for Development Applications and Related Activities Policy as the application has been made by Council, and does not relate to the provision of standard local government infrastructure.

The minor change request is recommended to be approved.

#### RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) decide to make the change to development application no. 995/18/MAMC/A for material change of use

– business use (café, restaurant and/or hotel) and community use (library) in accordance with section 81A of the *Planning Act 2016*.

- B. That the General Manager – Planning and Regulatory Services be authorised to give a decision notice on the change application in accordance with section 83 of the *Planning Act 2016*.

---

5. COMMENCEMENT OF INDEPENDENT DECISION REVIEW PANEL

This is a report concerning the commencement date for the Independent Decision Review Panel to be established in accordance with the Framework for Development Applications and Related Activities Policy. It is proposed to delay the commencement of this panel by two (2) months to ensure the related framework for the operation is finalised and adopted to ensure the policy outcome is achieved.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That the previous decision of Council, as per recommendation J. as it relates to the commencement of 2 September 2019 for the section of the Policy which relates to the ‘Independent Decision Review Panel’ of the Officer’s Report – Framework for Development Applications and Related Activities, adopted at the Council Ordinary Meeting of 16 April 2019, be repealed.
- B. That the commencement date for the section of the Framework for Development Application and Related Activities Policy which relates to the ‘Independent Decision Review Panel’ be delayed until 1 November 2019.

---

6. PROPOSED AMENDMENT TO 2019–2020 REGISTER OF FEES AND CHARGES

This is a report concerning the proposed amendments to the 2019–2020 Register of Fees and Charges, specifically section 1.4 Application Fee Cap and 4.3.1 (a) Changing a “Material Change of Use” or “Other Development” application.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

That the 2019–2020 Register of Fees and Charges be amended, as detailed in Attachment 1, and adopted with effect from 20 August 2019.

---

7. EXERCISE OF DELEGATION REPORT

This is a report concerning applications that have been determined by delegated authority for the period 28 June 2019 to 1 August 2019.

RECOMMENDATION

That the report be received and the contents noted.

---

8. COURT ACTION STATUS REPORT

This is a report concerning a status update with respect to current court actions associated with development planning related matters including one other significant matter of dispute that the Planning and Development Department is currently involved with.

RECOMMENDATION

That the report be received and the contents noted.

---

9. QUARTERLY ACTIVITY REPORT

This is a report by the Executive Business Support Officer dated 25 July 2019 concerning the development related activities of the Planning and Regulatory Services Department within the June Quarter 2019.

RECOMMENDATION

That the report be received and the contents noted.

---

10. 'ROAD SAFETY AND OPERATIONS' SUB-PROGRAM - ROAD SAFETY IMPROVEMENTS PRIORITY LIST OF PROJECTS

This is a report concerning the road safety improvements project listing that forms part of the 'Road Safety and Operations' capital works portfolio sub-program.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

That the prioritised list of road safety improvements as detailed in Attachment 2 to the report by the Technical Officer (Traffic) dated 24 July 2019 be considered when developing Council's next capital works portfolio.

---

11. 'ROAD SAFETY AND OPERATIONS' SUB-PROGRAM - GRAVEL TURNAROUNDS  
PRIORITY LIST OF PROJECTS

This is a report concerning the gravel turnarounds project listing that forms part of the 'Road Safety and Operations' capital works portfolio sub-program.

As part of the capital works portfolio build process, it is proposed to submit a report outlining the project listing for each sub-program. This report relates to gravel turnarounds which forms part of the 'Road Safety and Operations' sub-program. Attachment 1 outlines how this project listing relates to the corresponding sub-program and program of works within the capital works portfolio.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

That the prioritised list of gravel turnaround projects as detailed in Attachment 2 to the report by the Technical Officer (Traffic) dated 25 July 2019 be considered when developing Council's next capital works portfolio.

---

12. "SAFE SCHOOL TRAVEL" (SAFEST) SUB-PROGRAM - PRIORITY LIST OF PROJECTS

This is a report concerning safe school travel (SafeST) project listing that forms part of the 'Road Safety and Operations' capital works portfolio sub-program.

As part of the capital works portfolio build process, it is proposed to submit a report outlining the project listing for each sub-program. This report relates to safe school travel (SafeST) which forms part of the 'Road Safety and Operations' sub-program. Attachment 1 outlines how this project listing relates to the corresponding sub-program and program of works within the capital works portfolio.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

That the prioritised list of safe school travel (SafeST) projects as detailed in Attachment 2 to the report by the Senior Technical Officer (Traffic) dated 24 July 2019 be considered when developing Council's next capital works portfolio.

---

13. \*\*13698 TENDER CONSIDERATION PLAN - PERMANENT PEDESTRIAN AND CYCLE  
COUNTERS

This is a report concerning leveraging the exception under section 230 of the *Local Government Regulation 2012* to award a Contractor to undertake the supply and installation of permanent pedestrian and cycle counters, including the associated data capture and reporting due to intellectual property restrictions. Section 230

operates as an exception to Section 228: being the requirement for Council to invite written tenders for medium and large-sized contractual arrangements.

In 2016, Council engaged a Contractor via Request for Quotation for the permanent installation of pedestrian and cycle counters including an appropriate software platform which Council adopted at that point in time. This software platforms remains the intellectual property of the successful contractor.

#### RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) resolve to adopt the Tender Consideration Plan for Supply and Installation of Permanent Pedestrian and Cycle Counters as outlined in the report by the Principal Officer (Contracts and Procurement) dated 14 June 2019 in accordance with section 230(1)(b) of the *Local Government Regulation 2012*.
- B. That Council (Interim Administrator of Ipswich City Council) resolve to enter into a contract with the preferred Contractor for the supply and Installation of Permanent Pedestrian and Cycle Counters on the terms described in the report by the Principal Officer (Contracts and Procurement) dated 14 June 2019.
- C. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contract with the preferred Contractor to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.

---

#### 14. \*\*12630 TENDER CONSIDERATION PLAN - HERITAGE FENCE STABILISATION

This is a report concerning leveraging the exception under section 230 of the *Local Government Regulation 2012* to award a Contractor to undertake stabilisation and repairs works to the heritage listed fence located at Queens Park. Section 230 operates as an exception to Section 228: being the requirement for Council to invite written tenders for medium and large-sized contractual arrangements.

In March 2019, the Infrastructure Services Department released a quotation to market to secure a Contractor for these works, one submission was received. This submission demonstrated experience on heritage listed structures, having undertaken works for Ipswich City Council, The University of Queensland and Old Government House. This quotation was unable to be awarded as the submitted price of the submission exceeds the medium sized contractual arrangement threshold; meaning an open tender process will be required.

The number of submissions received for quotation 12630, as well as market analysis and industry engagement demonstrates there is limited suppliers within the South East Queensland market available to respond to Council's requests.

### RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) resolve to adopt the Quote or Tender Consideration Plan for Stabilisation and Maintenance of the Heritage Fence, Queens Park as outlined in the report by the Principal Officer (Contracts and Procurement) dated 18 June 2019 in accordance with section 230(1)(b) of the *Local Government Regulation 2012*.
- B. That Council (Interim Administrator of Ipswich City Council) resolve to enter into a contract with the preferred Contractor for Stabilisation and Maintenance of the Heritage Fence, Queens Park on the terms described in the report by the Principal Officer (Contracts and Procurement) dated 18 June 2019
- C. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contract with the preferred Contractor to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.

---

15. **\*\*IGO PUBLIC TRANSPORT ADVOCACY AND ACTION PLAN**

This is a report concerning the development of the iGO Public Transport Advocacy and Action Plan, a key deliverable of iGO – The City of Ipswich Transport Plan. The iGO Public Transport Advocacy and Action Plan has now been completed and its outcomes are ready to be considered by Council with the view of obtaining formal endorsement to commence its delivery.

### RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That the *iGO Public Transport Advocacy and Action Plan*, as detailed in Attachment 2 and 3 of the report by the Senior Transport Planner dated 16 July 2019, be adopted.
- B. That Council officers, as delegated by the Chief Executive Officer, be authorised to commence the delivery of the *iGO Public Transport Advocacy and Action Plan*, with initial delivery focus on the four actions outlined in Table 2 of the report by the Senior Transport Planner dated 16 July 2019.
- C. That the Interim Administrator, Chief Executive Officer and Executive Leadership Team communicate and promote the outcomes and key messages of the *iGO Public Transport Advocacy and Action Plan* with the Ipswich community and other stakeholders such as the Queensland Government.

- D. That funding of \$60,000 be allocated in Council's 2020–2021 FY operational budget in order to progress *iGO Public Transport Advocacy and Action Plan* Action 2.1 outlined in Table 2 of the report by the Senior Transport Planner dated 16 July 2019.

---

\*\* Item includes confidential papers

and any other items as considered necessary.

Doc ID No: A5671032

ITEM: 1

SUBJECT: 1 UNION PLACE MALL, IPSWICH - MINOR CHANGE - MATERIAL CHANGE OF USE  
- BUSINESS USE AND COMMUNITY USE (OFFICE TOWER)

AUTHOR: TEAM COORDINATOR (DEVELOPMENT)

DATE: 18 JULY 2019

---

### EXECUTIVE SUMMARY

This is a report concerning a minor change request made by Ipswich City Council to amend the approved business use and community use (office tower) which forms part of the redevelopment of Nicholas Street and Union Place precinct by Ipswich City Council. The application seeks amendments to the approved plans for the development and amendments to a number of the conditions of approval.

The subject application requires review by Committee and determination by Full Council in accordance with the Framework for Development Applications and Related Activities Policy as the application has been made by Council, and does not relate to the provision of standard local government infrastructure.

The minor change request is recommended to be approved.

### RECOMMENDATION/S

**That the Interim Administrator of Ipswich City Council resolve:**

- A. That Council (Interim Administrator of Ipswich City Council) resolve to decide the minor change request, development application no. 4583/17/MAMC/B as outlined in the report by the Acting General Manager – Planning and Regulatory Services dated 18 July 2019 in accordance with section 81A of the *Planning Act 2016*.**
- B. That the Acting General Manager – Planning and Regulatory Services be authorised to give a decision notice on the change application in accordance with section 83 of the *Planning Act 2016*.**

### RELATED PARTIES

- Ipswich City Council (Applicant and Landowner)

- Urbis Pty Ltd (Town Planning Consultant) – The directors of this company as extracted from the ASIC database on 22 July 2019 are James Tuma, Timothy Blythe, Lisa Chung, Michelle Tredenick, Lloyd Elliot, Matthew Cleary and Clare Brown. The primary contact is Grant Williams, Senior Consultant and Rose Mosley, Consultant.
- The Buchan Group (Architect)
- Ranbury Management Group Pty Ltd (Project Manager) – The primary contact is Ermano Nobilio, Senior Project Manager.

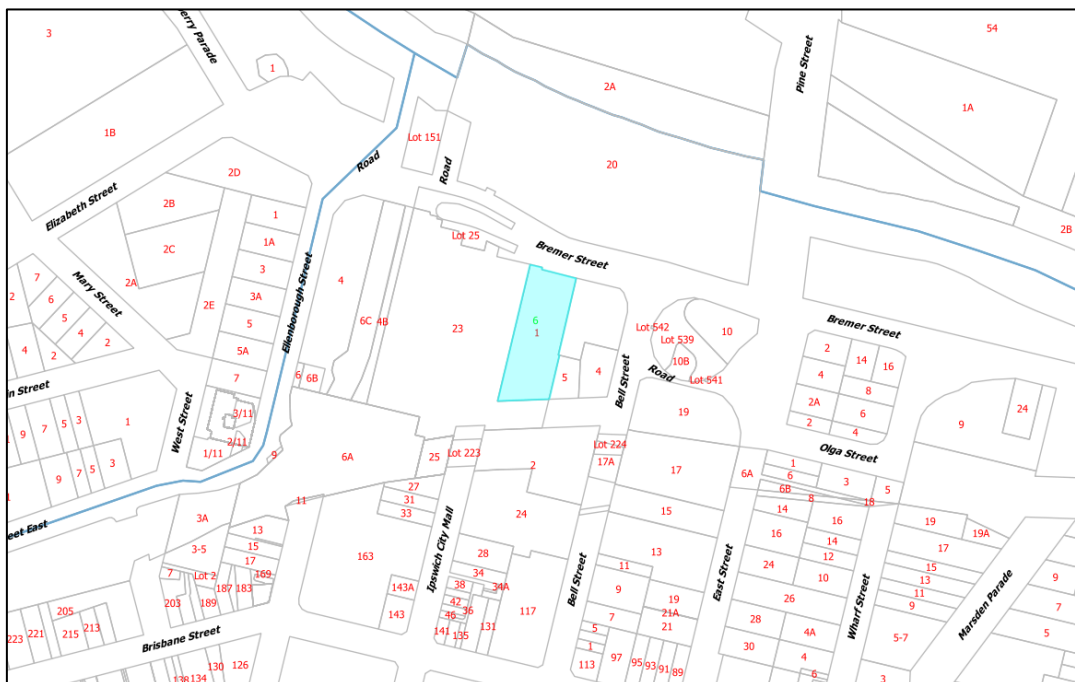
## **ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure

## **PURPOSE OF REPORT/BACKGROUND**

<b>SITE ADDRESS:</b>	1 Union Place Mall, IPSWICH QLD 4305
<b>APPLICATION TYPE:</b>	Change application (minor change)
<b>ORIGINAL PROPOSAL:</b>	Material Change of Use - Business Use and Community Use (Office Tower)
<b>ZONE:</b>	CBD Primary Retail
<b>OVERLAYS:</b>	OV5 (adopted flood regulation line), OV7A (building height restriction area 45m & transitional surface) and OV7B (8km existing committed urban townships buffer)
<b>APPLICANT:</b>	Ipswich City Council
<b>OWNER:</b>	Ipswich City Council
<b>APPLICATION NO:</b>	4583/2017/MAMC/B
<b>AREA:</b>	3,311m <sup>2</sup>
<b>REFERRAL AGENCIES:</b>	Department of State Development, Manufacturing, Infrastructure and Planning
<b>EXISTING USE:</b>	Shopping Centre
<b>PREVIOUS RELATED APPROVALS:</b>	2229/17/RAL - 1 lot into 3 lots 4583/17/MCU - business use and community use (office tower) 4583/17/MAMC/A – minor change
<b>DATE RECEIVED:</b>	8 July 2019
<b>DECISION PERIOD START DATE:</b>	24 July 2019
<b>EXPECTED DETERMINATION DATE:</b>	21 August 2019

## SITE LOCATION



## PROPOSAL SUMMARY

On 22 November 2017, Council issued a Negotiated Decision Notice in relation to Development Permit No. 4583/2017/MCU that approved a material change of use for business use and community use (office tower) at 1 Union Place Mall, Ipswich.

On 8 July 2019, the applicant submitted a minor change application. Specifically, the applicant has submitted amended plans for approval, which incorporate minor changes to the built form and internal layout of the building including the relocation of the Council chambers from the first floor to the eighth floor and the inclusion of a children's library on the ground floor.

A full assessment of the minor change application has been undertaken (refer Attachment 1). The minor change application is recommended to be approved in accordance with Attachments 2 and 3, and as follows:

### Nature of Changes:

Nature of Change	Decision
<b>Decision Notice</b>	
Part 3 – Approved Plans, Specifications and Supporting Material	To be amended
<b>Attachment A</b>	
Condition 7 – Particular Use	To be amended

## RESOURCE IMPLICATIONS

There are no resource implications associated with this report.

## **RISK MANAGEMENT IMPLICATIONS**

A risk to Council exists should the proposal not be determined in accordance with legislative requirements. The assessment and subsequent recommendations have been prepared to minimise the risk.

## **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Planning Act 2016*  
*Ipswich Planning Scheme 2006*







## **COMMUNITY AND OTHER CONSULTATION**

Community and other consultation has not been undertaken and this application did not require public notification in accordance with the requirements of the *Planning Act 2016*.

## **CONCLUSION**

An assessment of the minor change request has been undertaken and it has been determined that the changes are generally consistent with the original approval and relevant legislative requirements. Accordingly, the minor change application is recommended to be approved in accordance with the recommendations and attachments of this report.

## **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Change Application Assessment <a href="#"></a> <a href="#"></a>
2.	Draft Decision Details and Conditions Package <a href="#"></a> <a href="#"></a>
3.	Draft DA Plans Approved <a href="#"></a> <a href="#"></a>

Mitchell Grant

**TEAM COORDINATOR (DEVELOPMENT)**

I concur with the recommendations contained in this report.

Anthony Bowles

**ACTING DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

Brett Davey

**ACTING GENERAL MANAGER - PLANNING AND REGULATORY SERVICES**

***“Together, we proudly enhance the quality of life for our community”***

**ASSESSMENT – CHANGE APPLICATION ASSESSMENT REPORT****Condition (from original 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);
- (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
A-DD-0001	Location Plan Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-0002	Site Plan / Subdivision Plan Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-0003	Building Areas and Parking Schedule Issue 4	The Buchan Group	23 August 2017	N/A
A-CD-1000	Basement Level 3 Floor Plan Revision P	The Buchan Group	18 July 2018	N/A
A-CD-1001	Basement Level 2 Floor Plan Revision N	The Buchan Group	18 July 2018	N/A
A-CD-1002	Basement Level 1 Floor Plan Revision P	The Buchan Group	18 July 2018	• Shared Zone pavement marking to be provided in accordance with condition 24(e) Access, Parking and Manoeuvring Areas
A-DD-1003	Ground Level Floor Plan Issue 6	The Buchan Group	23 August 2017	• Public Accessibility to be provided in accordance with Condition 4.
A-DD-1004	Level 1 Floor Plan Issue 6	The Buchan Group	23 August 2017	N/A
A-DD-1005	Level 2 Floor Plan	The Buchan Group	23 August 2017	N/A

## Item 1 / Attachment 1.

Ipswich City Council

Page 2

	Issue 5			
A-DD-1006	Level 3 Floor Plan Issue 5	The Buchan Group	23 August 2017	N/A
A-DD-1007	Level 4 Floor Plan Issue 5	The Buchan Group	23 August 2017	N/A
A-DD-1008	Level 5 Floor Plan Issue 6	The Buchan Group	23 August 2017	N/A
A-DD-1009	Level 6 Floor Plan Issue 5	The Buchan Group	23 August 2017	N/A
A-DD-1010	Level 7 Floor Plan Issue 5	The Buchan Group	23 August 2017	N/A
A-DD-1011	Level 8 Floor Plan Issue 6	The Buchan Group	23 August 2017	N/A
A-DD-1012	Level 9 - Plant / Services Floor Plan Issue 6	The Buchan Group	23 August 2017	N/A
A-DD-1013	Roof Plan Issue 4	The Buchan Group	23 August 2017	N/A
A-DD-2000	Building Sections – Sheet 1 Issue 4	The Buchan Group	23 August 2017	N/A
A-DD-2001	Building Sections – Sheet 2 Issue 4	The Buchan Group	23 August 2017	N/A
A-DD-2002	Building Sections – Sheet 3 Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-3000	Elevations – Sheet 1 Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-3001	Elevation – Sheet 2 Issue 4	The Buchan Group	23 August 2017	<ul style="list-style-type: none"> <li>• Further articulation to the basement level 1 and 2 elevation to be provided in the form of variation to colours and materials.</li> </ul>
A-DA-3002	Elevation – Sheet 3 Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-4000	Façade Details – Sheet 1 Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-4001	Façade Details – Sheet 2	The Buchan Group	23 August 2017	N/A

## Item 1 / Attachment 1.

Ipswich City Council

Page 3

	Issue 4			
A-DA-4002	Façade Details – Sheet 3 Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-4003	Façade Details – Sheet 4 Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-9000	Perspective South - West Issue 4	The Buchan Group	23 August 2017	N/A
A-DD-9001	Perspective North - West Issue 3	The Buchan Group	10 August 2017	N/A
A-DD-9002	Perspective South - West Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-9003	Perspective North - East Issue 4	The Buchan Group	23 August 2017	N/A
A-DA-9004	Perspective North Issue 3	The Buchan Group	23 August 2017	<ul style="list-style-type: none"> <li>• Further articulation to the basement level 1 and 2 elevation to be provided in the form of variation to colours and materials.</li> </ul>
A-DD-9005	Perspectives North Issue 3	The Buchan Group	23 August 2017	N/A
SPECIFICATIONS/SUPPORTING MATERIALS				
Plan No	Description & Revision No.	Prepared By	Date	Amendments Required
J000258	Ipswich Administration Building Concept Landscape Plans Issue C	Vee Design	26 June 2017	N/A
Rp170620m 0022	Acoustic Services - Development Approval Revision 1.0	Norman Disney & Young	27 June 2017	N/A
17-267	Traffic Engineering Assessment – Ipswich City Council Administration Building Revision A	PTT	28 June 2017	N/A
18-048	Ipswich City Council	PTT	17 August 2017	N/A

	Administration Building Response to Information Request			
16181C	Site Services Report and Stormwater Quality Management Plan Issue C	Robert Bird Group	26 June 2017	N/A
16181C	Information Request Response for Proposed Business Use and Community Use Development	Robert Bird Group	4 August 2017	N/A

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

**Applicant's Requested Change:**

The applicant submitted amended plans for the development incorporating minor changes to the built form and the internal layout in order to meet end user requirements. The changes result in an increase in the overall height of the building from 67.7m AHD to 69.43m AHD and include a children's library on the ground floor and the relocation of the Council Chambers from level 1 to level 8. Other notable changes to the internal layout include an extension to the outdoor terrace and the introduction of function and meeting rooms to replace the relocated Council Chambers on the first floor.

**Evaluation of Change:**

Upon review it is considered that the changes to external façade of the building remain generally consistent with the original approval and relevant assessment benchmarks. The internal layout changes and introduction of library on the ground floor do not impact the ability for the proposed development to operate how it was originally intended. Accordingly, it is recommended that the amended plans be approved.

**Condition (to appear in Change 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);
- (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
A-DD-0001	Location Plan <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
A-DA-0002	Site Plan / Subdivision Plan <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
A-DA-0003	Building Areas and Parking Schedule <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1000</b> <del>A-CD-1000</del>	Basement Level 3 Floor Plan <b>Revision 6 P</b>	The Buchan Group	<b>27 June 2019</b> <del>18 July 2018</del>	N/A
<b>A-DA-1001</b> <del>A-CD-1001</del>	Basement Level 2 Floor Plan <b>Revision 6 N</b>	The Buchan Group	<b>27 June 2019</b> <del>18 July 2018</del>	N/A
<b>A-DA-1002</b> <del>A-CD-1002</del>	Basement Level 1 Floor Plan	The Buchan Group	<b>26 July 2019</b> <del>18 July 2018</del>	<ul style="list-style-type: none"> <li>Shared Zone pavement marking to be provided in</li> </ul>

Item 1 / Attachment 1.

Ipswich City Council

Page 6

	Revision 7 P			accordance with condition 24(e) Access, Parking and Manoeuvring Areas
<b>A-DA-1003</b> <del>A-DD-1003</del>	Ground Level Floor Plan <b>Revision 6</b> <del>Issue 6</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	<ul style="list-style-type: none"> <li>Public Accessibility to be provided in accordance with Condition 4.</li> </ul>
<b>A-DA-1004</b> <del>A-DD-1004</del>	Level 1 Floor Plan <b>Revision 6</b> <del>Issue 6</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1005</b> <del>A-DD-1005</del>	Level 2 Floor Plan <b>Revision 6</b> <del>Issue 5</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1006</b> <del>A-DD-1006</del>	Level 3 Floor Plan <b>Revision 6</b> <del>Issue 5</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1007</b> <del>A-DD-1007</del>	Level 4 Floor Plan <b>Revision 6</b> <del>Issue 5</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1008</b> <del>A-DD-1008</del>	Level 5 Floor Plan <b>Revision 6</b> <del>Issue 6</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1009</b> <del>A-DD-1009</del>	Level 6 Floor Plan <b>Revision 6</b> <del>Issue 5</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1010</b> <del>A-DD-1010</del>	Level 7 Floor Plan <b>Revision 6</b> <del>Issue 5</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1011</b> <del>A-DD-1011</del>	Level 8 Floor Plan <b>Revision 6</b> <del>Issue 6</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1012</b> <del>A-DD-1012</del>	Level 9 - Plant / Services Floor Plan <b>Revision 6</b> <del>Issue 6</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1013</b> <del>A-DD-1013</del>	Roof Plan <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-2000</b> <del>A-DD-2000</del>	Building Sections – Sheet 1	The Buchan Group	<b>27 June 2019</b>	N/A

## Item 1 / Attachment 1.

Ipswich City Council

Page 7

	<b>Revision 6</b> <del>Issue 4</del>		<del>23 August 2017</del>	
<b>A-DA-2001</b> <del>A-DD-2001</del>	Building Sections – Sheet 2 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-2002</b> <del>A-DD-2002</del>	Building Sections – Sheet 3 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-3000</b> <del>A-DA-3000</del>	Elevations – Sheet 1 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-3001</b> <del>A-DA-3001</del>	Elevation – Sheet 2 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	<ul style="list-style-type: none"> <li>• Further articulation to the basement level 1 and 2 elevation to be provided in the form of variation to colours and materials.</li> </ul>
<b>A-DA-3002</b> <del>A-DA-3002</del>	Elevation – Sheet 3 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-4000</b> <del>A-DA-4000</del>	Façade Details – Sheet 1 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-4001</b> <del>A-DA-4001</del>	Façade Details – Sheet 2 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-4002</b> <del>A-DA-4002</del>	Façade Details – Sheet 3 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-4003</b> <del>A-DA-4003</del>	Façade Details – Sheet 4 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-9000</b> <del>A-DA-9000</del>	Perspective South - West <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-9001</b> <del>A-DD-9001</del>	Perspective North - West Issue 3	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-9002</b> <del>A-DD-9002</del>	Perspective South - West <b>Revision 6</b>	The Buchan Group	<b>27 June 2019</b> <del>23 August</del>	N/A

Item 1 / Attachment 1.

Ipswich City Council

Page 8

	<b>Issue 4</b>		<b>2017</b>	
<b>A-DA-9003</b> <del>A-DA-9003</del>	Perspective North - East <b>Revision 6</b> <b>Issue 4</b>	The Buchan Group	<b>27 June</b> <b>2019</b> <del>23 August</del> <del>2017</del>	N/A
<b>A-DA-9004</b> <del>A-DA-9004</del>	Perspective North Issue 3	The Buchan Group	<b>27 June</b> <b>2019</b> <del>23 August</del> <del>2017</del>	<ul style="list-style-type: none"> <li>Further articulation to the basement level 1 and 2 elevation to be provided in the form of variation to colours and materials.</li> </ul>
<b>A-DA-9005</b> <del>A-DD-9005</del>	Perspectives North Issue 3	The Buchan Group	<b>27 June</b> <b>2019</b> <del>23 August</del> <del>2017</del>	N/A
<b>SPECIFICATIONS/SUPPORTING MATERIALS</b>				
<b>Plan No</b>	<b>Description &amp; Revision No.</b>	<b>Prepared By</b>	<b>Date</b>	<b>Amendments Required</b>
J000258	Ipswich Administration Building Concept Landscape Plans Issue C	Vee Design	26 June 2017	N/A
Rp170620m 0022	Acoustic Services - Development Approval Revision 1.0	Norman Disney & Young	27 June 2017	N/A
17-267	Traffic Engineering Assessment – Ipswich City Council Administration Building Revision A	PTT	28 June 2017	N/A
18-048	Ipswich City Council Administration Building Response to Information Request	PTT	17 August 2017	N/A
16181C	Site Services Report and Stormwater Quality Management Plan Issue C	Robert Bird Group	26 June 2017	N/A
16181C	Information	Robert Bird	4 August	N/A

	Request Response for Proposed Business Use and Community Use Development	Group	2017	
--	--	-------	------	--

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

**Condition (from original Decision Notice):**

7.	Particular Use
	<p>Unless otherwise approved in writing by the assessment manager, the applicant must ensure that the community use component of the proposed development only incorporates uses commonly associated with administrative functions of the Ipswich City Council including but not limited to community centre, community hall, information centre and meeting rooms.</p> <p>From the commencement of the use and at all times thereafter.</p>

**Applicant's Requested Change:**

A children's library is now proposed to be located on the ground floor of the building. The applicant has requested that the condition be amended include reference to 'library' as the community use component is currently restricted and does not include library functions.

**Evaluation of Change:**

The library is considered complimentary to the development as a whole and fits within the wider definition of community use. Further, the library use is proposed to be undertaken completely above the adopted floor regulation line. It is recommended that the condition be amended accordingly.

**Condition (to appear in Change Decision Notice):**

7.	Particular Use
	<p>Unless otherwise approved in writing by the assessment manager, the applicant must ensure that the community use component of the proposed development only incorporates uses commonly associated with administrative functions of the Ipswich City Council including but not limited to community centre, community hall, information centre, <del>and</del> meeting rooms <b>and library</b>.</p> <p>From the commencement of the use and at all times thereafter.</p>

**DRAFT DECISION DETAILS AND CONDITIONS PACKAGE****1. Decision Details:**

Development	Approval Type	Decision	Relevant Period
Material change of use premises (business use and community use – office tower)	Development permit	Approved subject to the conditions set out in Attachment A – Assessment Manager Conditions and Attachment B – Referral Agency Response including conditions	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	Concurrence	<ul style="list-style-type: none"><li>- Railways</li><li>- Development impacting on state-transport infrastructure</li><li>- Development adjoining a Queensland heritage place</li></ul>	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:

- 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; and
- 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

Item 1 / Attachment 2.

Ipswich City Council

Page 2

A-DD-0001	Location Plan <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
A-DA-0002	Site Plan / Subdivision Plan <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
A-DA-0003	Building Areas and Parking Schedule <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<del>A-DA-1000</del> A-CD-1000	Basement Level 3 Floor Plan Revision <b>6 P</b>	The Buchan Group	<b>27 June 2019</b> <del>18 July 2018</del>	N/A
<del>A-DA-1001</del> A-CD-1001	Basement Level 2 Floor Plan Revision <b>6 N</b>	The Buchan Group	<b>27 June 2019</b> <del>18 July 2018</del>	N/A
<del>A-DA-1002</del> A-CD-1002	Basement Level 1 Floor Plan Revision <b>7 P</b>	The Buchan Group	<b>26 July 2019</b> <del>18 July 2018</del>	<ul style="list-style-type: none"> <li>Shared Zone pavement marking to be provided in accordance with condition 24(e) Access, Parking and Manoeuvring Areas</li> </ul>
<del>A-DA-1003</del> A-DD-1003	Ground Level Floor Plan <b>Revision 6</b> <del>Issue 6</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	<ul style="list-style-type: none"> <li>Public Accessibility to be provided in accordance with Condition 4.</li> </ul>
<del>A-DA-1004</del> A-DD-1004	Level 1 Floor Plan <b>Revision 6</b> <del>Issue 6</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<del>A-DA-1005</del> A-DD-1005	Level 2 Floor Plan <b>Revision 6</b> <del>Issue 5</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<del>A-DA-1006</del> A-DD-1006	Level 3 Floor Plan <b>Revision 6</b> <del>Issue 5</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<del>A-DA-1007</del> A-DD-1007	Level 4 Floor Plan <b>Revision 6</b> <del>Issue 5</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<del>A-DA-1008</del> A-DD-1008	Level 5 Floor Plan <b>Revision 6</b> <del>Issue 6</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<del>A-DA-1009</del> A-DD-1009	Level 6 Floor Plan	The Buchan Group	<b>27 June 2019</b>	N/A

Item 1 / Attachment 2.

Ipswich City Council

Page 3

	<b>Revision 6</b> <del>Issue 5</del>		<del>23 August 2017</del>	
<b>A-DA-1010</b> <del>A-DD-1010</del>	Level 7 Floor Plan <b>Revision 6</b> <del>Issue 5</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1011</b> <del>A-DD-1011</del>	Level 8 Floor Plan <b>Revision 6</b> <del>Issue 6</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1012</b> <del>A-DD-1012</del>	Level 9 - Plant / Services Floor Plan <b>Revision 6</b> <del>Issue 6</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-1013</b> <del>A-DD-1013</del>	Roof Plan <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-2000</b> <del>A-DD-2000</del>	Building Sections – Sheet 1 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-2001</b> <del>A-DD-2001</del>	Building Sections – Sheet 2 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-2002</b> <del>A-DD-2002</del>	Building Sections – Sheet 3 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-3000</b> <del>A-DA-3000</del>	Elevations – Sheet 1 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-3001</b> <del>A-DA-3001</del>	Elevation – Sheet 2 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	<ul style="list-style-type: none"> <li>Further articulation to the basement level 1 and 2 elevation to be provided in the form of variation to colours and materials.</li> </ul>
<b>A-DA-3002</b> <del>A-DA-3002</del>	Elevation – Sheet 3 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-4000</b> <del>A-DA-4000</del>	Façade Details – Sheet 1 <b>Revision 6</b> <del>Issue 4</del>	The Buchan Group	<b>27 June 2019</b> <del>23 August 2017</del>	N/A
<b>A-DA-4001</b> <del>A-DA-4001</del>	Façade Details – Sheet 2	The Buchan Group	<b>27 June 2019</b>	N/A

	<b>Revision 6</b> <b>Issue 4</b>		<b>23 August</b> <b>2017</b>	
<b>A-DA-4002</b> <del>A-DA-4002</del>	Façade Details – Sheet 3 <b>Revision 6</b> <b>Issue 4</b>	The Buchan Group	<b>27 June</b> <b>2019</b> <del>23 August</del> <del>2017</del>	N/A
<b>A-DA-4003</b> <del>A-DA-4003</del>	Façade Details – Sheet 4 <b>Revision 6</b> <b>Issue 4</b>	The Buchan Group	<b>27 June</b> <b>2019</b> <del>23 August</del> <del>2017</del>	N/A
<b>A-DA-9000</b> <del>A-DA-9000</del>	Perspective South - West <b>Revision 6</b> <b>Issue 4</b>	The Buchan Group	<b>27 June</b> <b>2019</b> <del>23 August</del> <del>2017</del>	N/A
<b>A-DA-9001</b> <del>A-DD-9001</del>	Perspective North - West Issue 3	The Buchan Group	<b>27 June</b> <b>2019</b> <del>23 August</del> <del>2017</del>	N/A
<b>A-DA-9002</b> <del>A-DD-9002</del>	Perspective South - West <b>Revision 6</b> <b>Issue 4</b>	The Buchan Group	<b>27 June</b> <b>2019</b> <del>23 August</del> <del>2017</del>	N/A
<b>A-DA-9003</b> <del>A-DA-9003</del>	Perspective North - East <b>Revision 6</b> <b>Issue 4</b>	The Buchan Group	<b>27 June</b> <b>2019</b> <del>23 August</del> <del>2017</del>	N/A
<b>A-DA-9004</b> <del>A-DA-9004</del>	Perspective North Issue 3	The Buchan Group	<b>27 June</b> <b>2019</b> <del>23 August</del> <del>2017</del>	<ul style="list-style-type: none"> <li>• Further articulation to the basement level 1 and 2 elevation to be provided in the form of variation to colours and materials.</li> </ul>
<b>A-DA-9005</b> <del>A-DD-9005</del>	Perspectives North Issue 3	The Buchan Group	<b>27 June</b> <b>2019</b> <del>23 August</del> <del>2017</del>	N/A
SPECIFICATIONS/SUPPORTING MATERIALS				
Plan No	Description & Revision No.	Prepared By	Date	Amendments Required
J000258	Ipswich Administration Building Concept Landscape Plans Issue C	Vee Design	26 June 2017	N/A
Rp170620m 0022	Acoustic Services - Development Approval Revision 1.0	Norman Disney & Young	27 June 2017	N/A
17-267	Traffic Engineering	PTT	28 June 2017	N/A

	Assessment – Ipswich City Council Administration Building Revision A			
18-048	Ipswich City Council Administration Building Response to Information Request	PTT	17 August 2017	N/A
16181C	Site Services Report and Stormwater Quality Management Plan Issue C	Robert Bird Group	26 June 2017	N/A
16181C	Information Request Response for Proposed Business Use and Community Use Development	Robert Bird Group	4 August 2017	N/A

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

**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, as required by the *Planning Act 2016*, must be obtained in respect of any operational works, building works and plumbing works in relation to this approval prior to the commencement of works pursuant to the *Planning Act 2016*.

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

Not applicable to this decision.

**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 section 87 of the *Planning Act 2016*, 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**

Not applicable to this decision.

**14. Infrastructure Charges**

- (a) Infrastructure charges for Council’s infrastructure networks are not applicable to this development.
- (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**

The *Planning Act 2016* commenced on 3 July 2017. Whilst this decision notice has been issued pursuant to 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*. Please refer to Attachment C.

**Attachment A**  
**File No: 4583/2017/MCU**  
**Location: 23 Ipswich City Mall, IPSWICH QLD 4305**  
**Proposal: Material Change of Use - Business use and community use (office tower)**

<b>Assessment Manager (Ipswich City Council) Conditions</b>		
<b>Conditions applicable to this approval under the Sustainable Planning Act 2009</b>		
<b>No.</b>	<b>Condition</b>	<b>The time by which the condition must be met, implemented or complied with</b>
<b>1.</b>	<b>Basis of Approval</b>	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in Schedule 3 – Dictionary 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.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Sustainable Planning Act 2009</i>.</p>	From the commencement of the construction of the development and at all times thereafter.
<b>2.</b>	<b>Minor Alterations</b>	
	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.
<b>3.</b>	<b>Development Plans</b>	
	The applicant must undertake the development generally in accordance with the approved plans outlined in part 3 of this development permit.	From the commencement of the construction of the development and at all times thereafter.
<b>4.</b>	<b>Public Accessibility</b>	
(a)	The applicant must provide a lawful ongoing right for the public to access from the ground level of the adjoining Ipswich City Mall (Lot 531 SL12439) for the full width of the development site along the northern (Bremer Street) frontage in the area demarcated as landscaped civic square on the approved plans outlined in part 3 of this development permit in accordance with the method and conditions approved in writing by the assessment manager.	Prior to the commencement of use

(b)	The applicant must submit, for written approval by the assessment manager, information prepared by a suitably qualified professional outlining options for the provision of public accessibility as required by (a) above (i.e. via volumetric subdivision, lease, public right of way easement, covenant etc). The assessment manager has full discretion to approve the preferred option.	Prior to the commencement of any construction works associated with the development.
-----	---	--

<b>5.</b>	<b>Locality References</b>	
(a)	<p>The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to Council's satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following:</p> <ul style="list-style-type: none"> <li>(i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name;</li> <li>(ii) be in lettering at least 50% of the size of the place/estate/development name;</li> <li>(iii) be in the same orientation as the place/estate/development name; and</li> <li>(iv) be in either title case or all in upper case.</li> </ul>	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.

<b>6.</b>	<b>Hours of Construction</b>	
	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.

<b>7.</b>	<b>Particular Use</b>	
	Unless otherwise approved in writing by the assessment manager, the applicant must ensure that	From the commencement of the use and at all times thereafter.

	the community use component of the proposed development only incorporates uses commonly associated with administrative functions of the Ipswich City Council including but not limited to community centre, community hall, information centre, and meeting rooms and library.	
--	--	--

<b>8.</b>	<b>Requirements Before the Development May Start</b>	
(a)	Unless otherwise agreed in writing by the assessment manager the survey plan associated with stage 1 of development permit 2229/2017/RAL must be registered with the Department of Natural Resources and Mines.	Prior to the commencement of the use.
(b)	The applicant must submit written approval from the Department of Defence in accordance with Regulation 10 – Defence (Areas Control) Regulation 1989.	Prior to the giving of any related building works approval.
(c)	Union Place must be accessible and open to the public from the extended Union Place to Bell Street as indicated on the approved plans outlined in Part 3 of this development permit.	Prior to the commencement of the use.

<b>9.</b>	<b>Separate Agreements (Sale Agreements, Tenancy Agreements, Lease Agreements, Community Management Statements, Developer Covenants etc.)</b>	
(a)	The applicant must ensure any separate agreements (including but not limited to sale agreements, tenancy agreements; lease agreements; community management statements; developer covenants etc.) require the development to be conducted/operated in accordance with: <ul style="list-style-type: none"> <li>(i) this development approval (and any subsequent amendments/changes to this approval)</li> <li>(ii) any related or consequential approvals (e.g. material change of use, reconfiguring a lot, operational works or building works)</li> </ul>	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure a copy of all approvals referred to in (a) above are: <ul style="list-style-type: none"> <li>(i) appropriately referenced in such agreements</li> <li>(ii) provided to all parties of such agreements</li> </ul>	At the time an agreement is presented to the relevant parties.

<b>10.</b>	<b>Visual Treatment of Plant and Equipment</b>	
(a)	The applicant must ensure all plant and equipment (inclusive of tanks, air conditioning units, compressors, generators, ducting, ventilation, roof plant and the like): <ul style="list-style-type: none"> <li>(i) is not located between any building and the</li> </ul>	Prior to the commencement of the use and at all times thereafter.

	dedicated road/railway reserve; and	
	(ii) is appropriately screened (and ventilated) from view.	
(b)	The applicant must, where screening is required pursuant to (a), submit for written approval by the assessment manager details of the screening method or device. All screening must be of materials similar in appearance and specification to those used in the construction of buildings on the premises and adjacent premises.	Prior to the lodgement of the application for building work.
(c)	The applicant must construct and maintain all screening in accordance with the approval issued by the assessment manager.	Prior to the commencement of the use and at all times thereafter.
(d)	Rooftop areas must be designed to conceal and disguise rooftop machinery and service equipment. Any additional screening must be strictly in accordance with the approved plans outlined in Part 3 of this development permit unless otherwise approved in writing by the assessment manager.	Prior to the commencement of the use and at all times thereafter.

<b>11.</b>	<b>Public Art</b>	
(a)	<p>The applicant must pay a contribution to Council equivalent to 1% of the construction cost of the completed development, generally in accordance with section 4 Developer Contribution of Implementation Guideline No. 31 Public Art Provisions by Major Developments.</p> <p>The contribution is towards the establishment of public art in the general location of the development.</p> <p>Note: Council may consider Public Art works which are approved by the Advisory Panel through the Approval Process outlined in Implementation Guideline No. 31 in combination with the payment of the above contribution providing the combined value is demonstrated to amount to 1% of the construction cost of the completed development and in accordance with the requirements of the Implementation Guideline.</p> <p>The applicant is advised that direct debit, personal or company cheques cannot be accepted as payment for the above contributions. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.</p>	Prior to the commencement of the use.
(b)	The applicant must submit to Council evidence (such as a statement of the estimated construction cost of the project prepared by a quantity surveyor or other suitably qualified professional) to verify the public art contribution required pursuant to Implementation	Prior to the commencement of Use.

	Guideline No. 31 Public Art Provisions by Major Developments.	
--	---	--

<b>12.</b>	<b>Building Finishes</b>	
(a)	The external features of the building must be painted/finished in the colour or colours as identified on the approved plans outlined in part 3 of this approval.	Prior to the commencement of the use and at all times thereafter.
(b)	Should the applicant propose changes to the colour scheme or materials schedule from those identified on the approved plans, the applicant must receive prior written approval for the final colour scheme and materials schedule from the assessment manager.	Prior to the commencement of the use and at all times thereafter.

<b>13.</b>	<b>Landscaping</b>	
(a)	The applicant must submit landscaping concept plans for the provision of landscaping in the locations identified on the approved plans outlined in Part 3 of this development permit and the concept landscape plans prepared by Vee Design and dated 26 June 2017 utilising only native, non-invasive, plant species such as those referenced in the <i>Ipswich City Council Vegetation Communities Rehabilitation Guide</i> . Landscaping and streetscape works must appropriately tie in with the adjoining works being undertaken in association with the adjoining Ipswich Mall redevelopment.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must submit streetscape landscape plans for the extended Union Place frontage of the site (refer to the approved plans outlined in Part 3 of this development permit) and Bremer Street in accordance with the Ipswich Streetscape Design Guideline 2013 and Ipswich Regional Centre Strategy – Streetscape Materials Specifications. The applicant must demonstrate landscaping and streetscape works appropriately tie in with the adjoining works being undertaken in association with the adjoining Ipswich Mall redevelopment.	In conjunction with the lodgement of the application for operational works.
(c)	The applicant must provide landscaping and streetscape works in accordance with the approved plans.	Prior to the commencement of the use and at all times thereafter.
(d)	The applicant must submit to the assessment manager a Certificate of Compliance for Landscape Works completed by a qualified landscape designer stating the works have been completed in accordance with requirements of the approved plans.	Prior to the commencement of the use.

<b>14.</b>	<b>Recreation Space</b>	
	The applicant must provide a recreation space for employees in accordance with the approved plans outlined in part 3 of this development permit and	From the commencement of the use and at all times thereafter.

Item 1 / Attachment 2.

Ipswich City Council

Page 12

	which complies with section 12.7.5(18) of the Commercial and Industrial Code.	
<b>15.</b>	<b>Lighting</b>	
	Lighting used to illuminate any areas of the premises (ie security or flood lighting) must be designed, constructed, located and maintained to the satisfaction of the assessment manager so as not to cause nuisance to the occupants of nearby properties or passing traffic. All lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous light to be directed or reflected upwards.	Prior to the commencement of the use and at all times thereafter.
<b>16.</b>	<b>Acoustic Design Management</b>	
(a)	The building must be constructed to achieve the required sound transmission losses in accordance with the report titled Acoustic Services – Development Approval prepared by Norman Disney & Young and dated 26 June 2017.	From the commencement of the use and at all times thereafter.
(b)	The applicant must provide a hearing aid loop system for the benefit of people with impaired hearing within any auditoriums or equivalent areas.	From the commencement of the use and at all times thereafter.
<b>17.</b>	<b>Access for People with a Disability</b>	
	The applicant must provide adequate access for people in wheelchairs by means of an unimpeded continuous path of travel from any adjacent roadway, other public lands and from any car parking bay allocated for use by people with a disability, to all parts of the development which are normally open to the public.	Prior to the commencement of the use and at all times thereafter.
<b>18.</b>	<b>Loading and Unloading</b>	
(a)	The applicant must undertake all loading and unloading at the approved location detailed on the approved plans outlined in part 3 of this development permit.	From the commencement of the use and at all times thereafter.
(b)	The applicant must undertake all loading and unloading within the confines of the subject site.	From the commencement of the use and at all times thereafter.
<b>19.</b>	<b>Trade Materials, Products and Plant</b>	
	The applicant must store all trade materials, products and plant within the confines of the building and/or approved storage areas.	From the commencement of the use and at all times thereafter.
<b>20.</b>	<b>Waste Storage and Collection</b>	
(a)	The applicant must locate waste storage at the approved location detailed on the approved plans outlined in Part 3 of this development permit.	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure all wash down waters from bin cleansing performed on the site is either:	From the commencement of the use and at all times thereafter.

Item 1 / Attachment 2.

Ipswich City Council

Page 13

	<p>(i) Appropriately treated and discharged to sewer subject to a Trade Waste approval; or</p> <p>(ii) The services of a refuse bin cleaning company are engaged.</p>	
(c)	The applicant must ensure waste bins are collected on the site and there is no road-side collection.	From the commencement of the use and at all times thereafter.

<b>21.</b>	<b>Parking – Use and Maintenance</b>	
(a)	The applicant must provide a minimum of 194 car parking spaces for the development.	Prior to the commencement of the use and at all times thereafter.
(b)	<p>The applicant must ensure all parking areas are:</p> <p>(i) Kept exclusively for parking for the development;</p> <p>(ii) Used exclusively for parking for the development;</p> <p>(iii) Accessible to both staff and customers during any approved hours of operation (unless otherwise indicated on the approved plans);</p> <p>(iv) Appropriately signposted at the entry/entries to the car park (eg "Staff and Customer Parking") in accordance with AS1742; and</p> <p>(v) Maintained in perpetuity.</p>	Prior to the commencement of the use and at all times thereafter.
(c)	Provision must be made for parking spaces for persons with a disability in accordance with the Parking Code (Part 12, division 9) of the <i>Ipswich Planning Scheme</i> , the Building Code of Australia, and the relevant Australian Standard. A minimum of one car parking space must be provided prior to the perforated security roller shutter.	Prior to the commencement of the use and at all times thereafter.
(d)	The applicant must ensure access is provided between all visitor car parking spaces and the ground floor.	From the commencement of the use and at all times the building is open to the public.

<b>22.</b>	<b>Access, Parking and Manoeuvring Areas</b>	
(a)	The applicant must construct all parking, access and manoeuvring areas of concrete, bitumen or equivalent materials approved by the assessment manager.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must line-mark all parking, access and manoeuvring areas in accordance with the relevant Australian Standard. All parking bays must contain the two-line pattern arrangement in accordance with AS 2890.	Prior to the commencement of the use and at all times thereafter.

Item 1 / Attachment 2.

Ipswich City Council

Page 14

(c)	The applicant must make provision for all vehicles to enter and exit the site in forward gear.	Prior to the commencement of the use and at all times thereafter.
(d)	<p>The applicant must construct a concrete layback and driveway slab into Bremer Street in accordance with the following:</p> <ul style="list-style-type: none"> <li>(i) From the kerb alignment to the property boundary for access to the development;</li> <li>(ii) minimum 9m wide; and</li> <li>(iii) In accordance with Council Standard Drawing SR.13.</li> </ul>	Prior to the commencement of the use and at all times thereafter.
(e)	The applicant must provide pavement marking with 'Shared Zone' for vehicles and bicycles from the carpark entry at Bremer Street up to the 'Perforated Security Roller Shutter' for both way traffic movements as marked on the approved plans outlined in Part 3 of this development permit.	Prior to the commencement of the use and at all times thereafter.
(f)	The applicant must provide 'Electro Mechanically assisted opening doors' to the two doors marked on the approved plans outlined in Part 3 of this development permit in order facilitate entry/exit of cyclists to and from the end of trip facilities.	Prior to the commencement of the use and at all times thereafter.
(g)	Bicycle parking and end of trip facilities must be provided in accordance with AS 2890.3 Part 3: Bicycle Parking Facilities and the Queensland Development Code MP4.1 Sustainable Buildings for 'Major Development'.	Prior to the commencement of the use and at all times thereafter.
(h)	The applicant must appropriately manage the pedestrian and vehicular conflict point at the proposed vehicular access to Bremer Street. To this end, the applicant must submit a management plan, prepared by a suitably qualified professional, which includes mitigating recommendations (such as pavement treatments, improved sight lines, signage, siren etc) at the conflict point. The applicant must undertake all recommendations of the approved management plan.	To be lodged in conjunction with the first related operational works application and works to be completed prior to the commencement of the use and maintained at all times thereafter.
(i)	The applicant must appropriately mark and signpost all pedestrian pathways throughout the car parking areas using different colour pavements, line marking or an object recessed into the pavement where they cross internal driveways to ensure a clear legible path of travel for a pedestrian.	Prior to the commencement of the use and at all times thereafter.

<b>23.</b>	<b>Public Toilet and Utilities</b>	
(a)	The applicant must provide public toilet facilities in accordance with the provisions of the Standard Building Regulation, which must remain open for access at all times during the operation of the development.	From the commencement of the use and at all times the building is open to the public.
(b)	Where wall hung urinals are provided, the applicant must provide to all parts of the development which are normally open to the public at least one such urinal for use by young children and installed in accordance with the manufacturer's specifications.	From the commencement of the use and at all times the building is open to the public.
(c)	The applicant must provide to all parts of the development which are normally open to the public at least one wash basin, with a rim height not exceeding 600mm, per room for use by young children.	From the commencement of the use and at all times the building is open to the public.

<b>24.</b>	<b>Utility Services</b>	
(a)	The applicant must connect the development to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication (cable service) utilities.	Prior to commencement of the use.
(b)	The applicant must provide to the assessment manager written evidence (e.g. connection certificate) from each particular service provider stating that the development has been connected to applicable utility service or has a current supply agreement.	Prior to commencement of the use.
(c)	The applicant must provide telecommunications to the building, lead-in conduits and equipment space in a suitable location within the building, to suit carrier of choice.	Prior to commencement of the use.

<b>25.</b>	<b>Stormwater Quantity Management</b>	
(a)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level V.	Prior to the commencement of the use.
(b)	The applicant must discharge stormwater runoff from all impervious areas to existing stormwater system.	Prior to the commencement of the use and at all times thereafter.

<b>26.</b>	<b>Stormwater Quality</b>	
(a)	<p>(i) 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.</p> <p>Or</p> <p>(ii) The applicant must pay a monetary offset contribution to the assessment manager in lieu</p>	Prior to the commencement of the use and at all times thereafter.

Item 1 / Attachment 2.

Ipswich City Council

Page 16

	of the provision of stormwater quality treatment infrastructure for the development in accordance with section 3.2.3 of Implementation Guideline 24 Stormwater Management of the Ipswich Planning Scheme.	
(b)	Should the applicant choose to comply with (a)(i), the applicant implement stormwater infrastructure in accordance with the Site Services report and Stormwater Quality Management Plan prepared by Robert Bird Group dated 26 June 2017.	Prior to the commencement of the use and at all times thereafter.

<b>27.</b>	<b>Flooding</b>	
(a)	Unless otherwise approved in writing by the assessment manager, the proposed development must comply with the requirements of the <i>Ipswich Planning Scheme 2006</i> , Part 11, division 4, section 11.4.7 (1)(d) & (g) and the State Planning Policy insofar as it relates to Natural Hazards, Risk and Resilience.	Prior to the commencement of the use and at all times thereafter
(b)	The applicant must submit to the assessment management certified RPEQ documentation, including hydraulic advice, confirming the suitability of flood management measures of the lower floors parking structure in accordance with (a) above.	Prior to the commencement of the use.
(c)	The applicant must submit to the assessment manager for approval a flood evacuation and management plan.	Prior to the commencement of use.
(d)	The applicant must implement the approved flood evacuation plan as required by (c) above.	From the commencement of the use and at times thereafter.

<b>28.</b>	<b>Emergency Generator Bulk Storage Tank</b>	
(a)	The applicant must ensure that the bulk fuel storage tank for the emergency generator complies with <i>Australian Standard AS1940, 2017 - The Storage and Handling of Flammable and Combustible Liquids</i> , including locating it on or below the lowest floor level of the building.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must ensure that the termination point & location of the vent pipe for the bulk fuel storage tank is designed so that it is located six (6) metres above any plaza surface & two (2) metres laterally from the opening into a building.	Prior to the commencement of the use and at all times thereafter.
(c)	The applicant must ensure that the fill point for the bulk fuel tank is located outside the building, two (2) metres from any doorway, window or other opening into the building. The fill point must be readily accessible and protected from accidental damage and tampering.	Prior to the commencement of the use and at all times thereafter.
(d)	The applicant must ensure that the pipework passing through floors is protected by being housed in fire-rated risers. Fuel transfer lines passing between building levels must be installed within fire rated risers	Prior to the commencement of the use and at all times thereafter.

(e)	The applicant must ensure that any aboveground day service tank installed within the building does not exceed 1000 Litres capacity. More than one tank may be installed provided that the tanks are not interconnected and are separated from each other by at least 3 metres.	Prior to the commencement of the use and at all times thereafter.
<b>29.</b>	<b>Earthworks</b>	
	The applicant must design all earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works and during construction.
<b>30.</b>	<b>Sediment &amp; Erosion Management - Construction &amp; Operational Phases</b>	
	The applicant must provide for all unpaved and disturbed areas sufficient grass or equivalent cover to prevent both rill and sheet erosion.	Prior to commencement of the use and during the period that the approved use is being carried out on the development site.
<b>31.</b>	<b>Design</b>	
(a)	The applicant must design all municipal works 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 lodgement of operational works application or amended drawings.
(b)	The applicant must submit to the assessment manager a Dispersive Soil Management Plan (DSMP), prepared by a suitably qualified person in accordance with Council's Implementation Guideline 28 – Dispersive Soil Management of the <i>Ipswich Planning Scheme</i> .	In conjunction with lodgement of operational works application or amended drawings.
<b>32.</b>	<b>Design Certifications</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 an application for operational works.
<b>33.</b>	<b>Further Works</b>	
(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 commencement of use.
(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 commencement of use.

**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.

Item 1 / Attachment 2.

Ipswich City Council

Page 18

<b>1.</b>	<b>Fire Ants</b>
(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 <a href="http://www.daf.qld.gov.au/fireants">www.daf.qld.gov.au/fireants</a> .
(c)	The development approved herein, by its very nature, includes activities considered to be "high risk" in respect of controlling the spread of Fire Ants. The following lists show high risk activities and some precautions should be considered for implementation.
(d)	High risk activities can include: <ul style="list-style-type: none"> <li>(i) Earthworks of a minor or major scale;</li> <li>(ii) Revegetation or rehabilitation;</li> <li>(iii) Import of fill onto a site;</li> <li>(iv) Export of fill or other materials such as soils, gravel, mulch and plants; and</li> <li>(v) Export off or import on to a site of construction and demolition waste and materials or green waste.</li> </ul>
(e)	Precautions for implementation: <ul style="list-style-type: none"> <li>(i) Checking for ants regularly;</li> <li>(ii) Checking all soil, fill and waste materials (construction and green waste) for ants;</li> <li>(iii) Asking questions about the quality and source of soil, fill and waste materials (construction and green waste);</li> <li>(iv) Keeping records of all movements of soil, fill and waste materials (construction and green waste);</li> <li>(v) Cleaning of all earthmoving or other soiled vehicles prior to exit from the site; and</li> <li>(vi) Informing staff and contractors about these precautions.</li> </ul>
<b>2.</b>	<b>Section 245 of the Sustainable Planning Act 2009</b>
	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.
<b>3.</b>	<b>Acronyms and Terms</b>
	Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	QUU – Queensland Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
(c)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by RPEQ.
(d)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.
(e)	PSP 3 – Council Planning Scheme Policy 3
(f)	QUDM – The <i>Queensland Urban Drainage Manual (2007 Edition)</i> , produced by the

Item 1 / Attachment 2.

Ipswich City Council

Page 19

	Queensland Department of Environment and Natural Resources
(g)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR
(h)	DTMR - Department of Transport and Main Roads
(i)	DEHP – Department of Environment and Heritage Protection
(j)	DNRM – Department of Natural Resources and Mines
(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.

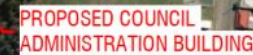
<b>4.</b>	<b>Bonds</b>
	Any bonding sought to be approved in relation to development will be considered in accordance with Planning Scheme Policy 3 of the <i>Ipswich Planning Scheme</i> .
	The Bond, Licence Deed and conditions of security payment can be found online at <a href="http://www.ipswichplanning.com.au/development-planning/development-planning-information">http://www.ipswichplanning.com.au/development-planning/development-planning-information</a> . Council's preference is for bonds to be submitted by way of a Bank Guarantee.

<b>5.</b>	<b>Proximity of Earthworks to Adjoining Property</b>
	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.

<b>6.</b>	<b>Portable Long Service Leave</b>
	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> .
	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.

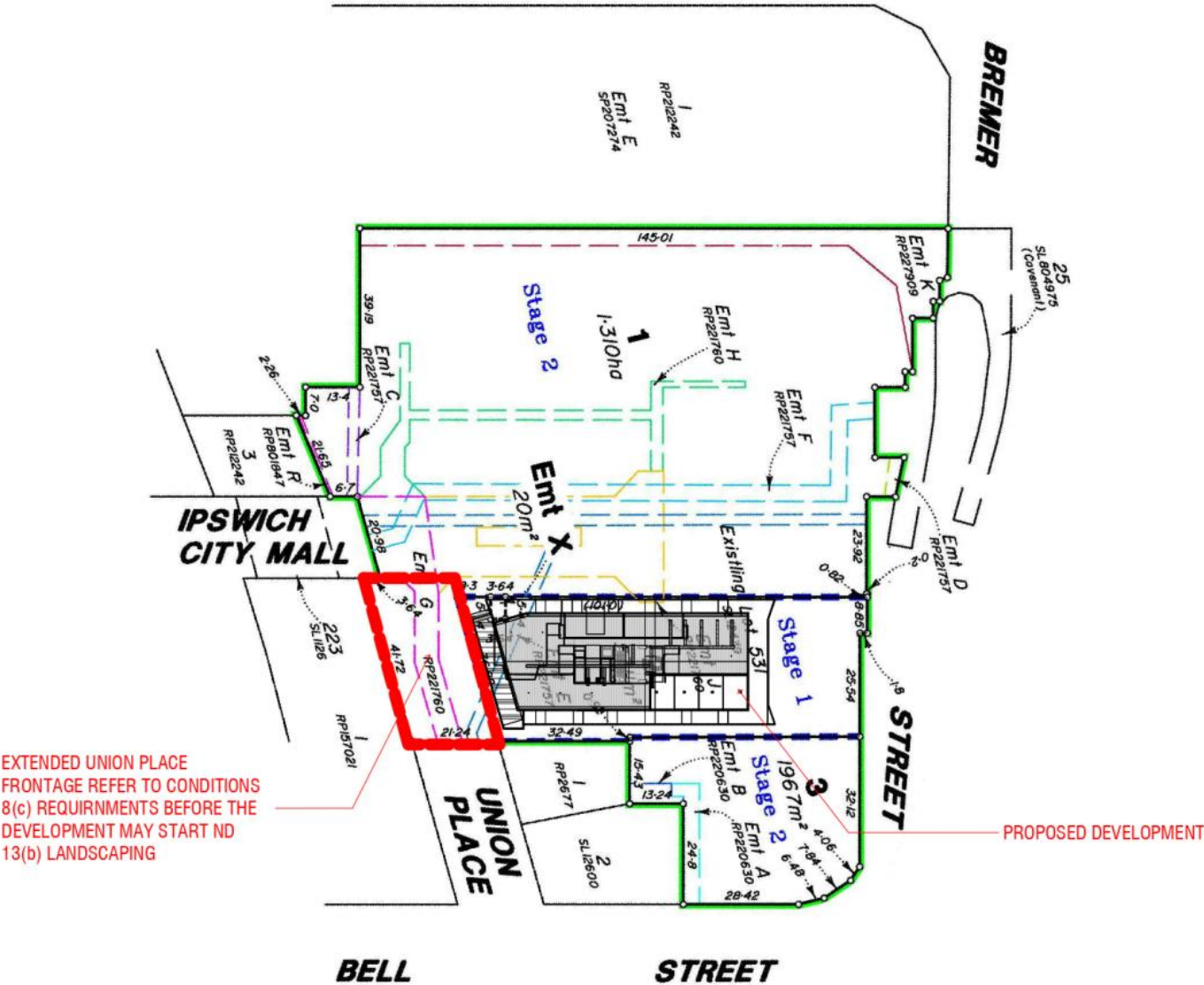
<b>7.</b>	<b>Telecommunication Conduit Infrastructure</b>
	The installation of telecommunication conduit and infrastructure is to be in accordance with the Communications Alliance publication titled <i>Fibre Ready Pit and Pipe Specifications for Real Estate Development Projects (Reference G645:2011)</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'.

<b>8.</b>	<b>Road Corridor Permit</b>
	<p>The applicant is advised to seek approval from the Department of Transport and Main Roads under Sections 33 and 62 of the <i>Transport Infrastructure Act 1994</i> prior to undertaking any physical works within or adjacent to the boundary of the state transport corridor. 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>.</p> <p>Please contact the Department of Transport and Main Roads Metropolitan office for further information via email: <a href="mailto:Metropolitan_Corridor_Management@tmr.qld.gov.au">Metropolitan_Corridor_Management@tmr.qld.gov.au</a> or telephone (07) 3066 6759.</p>
<b>9</b>	<b>Hazardous Substances</b>
	<p>Where dangerous goods are stored on site, compliance with the Queensland <i>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.</p>
<b>10.</b>	<b>Trade Waste</b>
	<p>Waste water directed to sewer must only be carried out in compliance with an approved Trade Waste Permit for the site. All associated water treatment equipment (if any) must be covered by the permit, where released to sewer. Enquiries regarding Trade Waste requirements can be made by contacting Queensland Urban Utilities on telephone number 13 26 57.</p>
<b>11.</b>	<b>Food Licence</b>
	<p>Where food is sold, served and or produced on the site there may be a need to hold a licence to do so under the <i>Food Act 2006</i>. Please contact the Health Security and Regulatory Services Department of Ipswich City Council for advice regarding this matter by ringing 3810 6666.</p>



**BUCHAN**

Brisbane Studio  
+ 61 7 3809 9222 / [buchanstudio.com.au](http://buchanstudio.com.au)



DA AMENDMENTS

Rev	Date	Description	By	App
1	15/08/19	ISSUED FOR TENDERS	QJ	QJ
2	16/08/19	ISSUED FOR TENDERS	QJ	QJ
3	20/08/19	ISSUED FOR TENDERS	QJ	QJ
4	21/08/19	ISSUED FOR TENDERS	QJ	QJ
5	21/08/19	ISSUED FOR TENDERS	QJ	QJ
6	21/08/19	ISSUED FOR TENDERS	QJ	QJ

On the printed drawing, the following information is to be taken into account:  
1. The drawing is the property of the Ipswich City Council.  
2. The drawing is not to be used for any other purpose without the written consent of the Ipswich City Council.  
3. The drawing is not to be used for any other purpose without the written consent of the Ipswich City Council.

Ipswich City Council Administration Building  
by Ipswich City Council

Scale: 1:500 @ A1  
Date: 27/08/19  
Drawing No: 0002

SITE PLAN / SUBDIVISION PLAN

**BUCHAN**  
Brisbane Studio  
+ 61 7 3609 9222 / buechan@buechan.com.au



CAR PARKING SCHEDULE	
Level	No.
GROUND FLOOR	40
GROUND FLOOR	50
GROUND FLOOR	20

**BUCHAN**  
Bushman Studio  
+ 61 7 3619 9220 / [buchanstudio.com.au](http://buchanstudio.com.au)

116









**Ergebnisse und Diskussion**

[illegible]

File	Date	Description	In	App
1	26-06-07	DATA FILE	0.0	0.0
2	06-08-07	SD 15-ANNO DATA REVISIONS	0.0	0.0
3	26-07-07	REVISED SD SUBMISSION	0.0	0.0
4	27-08-07	DATA-ANNO DATA	0.0	0.0
5	26-08-06	DATA-ANNO DATA	0.0	0.0
6	27-08-06	DATA-ANNO DATA	0.0	0.0

To calculate the drawing, verify all dimensions on the before-lift surveying are used. **Caution:** The drawing remains the property of The Buckner Group Inc./Buckley Ltd. Reproduction in whole or in part without prior written permission.

Project Number  
716150

Date Recd: 26-Jan-19 9:51:16 AM  
 Date Issued: 27-05-19  
 Note: As Indicated @ A0  


Burbank Studio  
+ 617 3659-9220 / [burbankstudio.com.au](http://burbankstudio.com.au)

[illegible]

**INTERNAL LAYOUT**  
REFER TO THE BVM INTERIOR DESIGN PLANS  
FOR INTERNAL LAYOUTS.  
ALL INTERNAL FLOOR FINISHES NOTED ON THE  
PLANS ARE SUPERSEDED BY THE BVM RTOU  
PLANS AND SPECIFICATION.

To calculate the density, verify all dimensions on the before and after any work. **Warning:** The density sensor for property of The Storage Group is made by an independent to make a separate purchase to the facility.

DATE AMENDMENTS

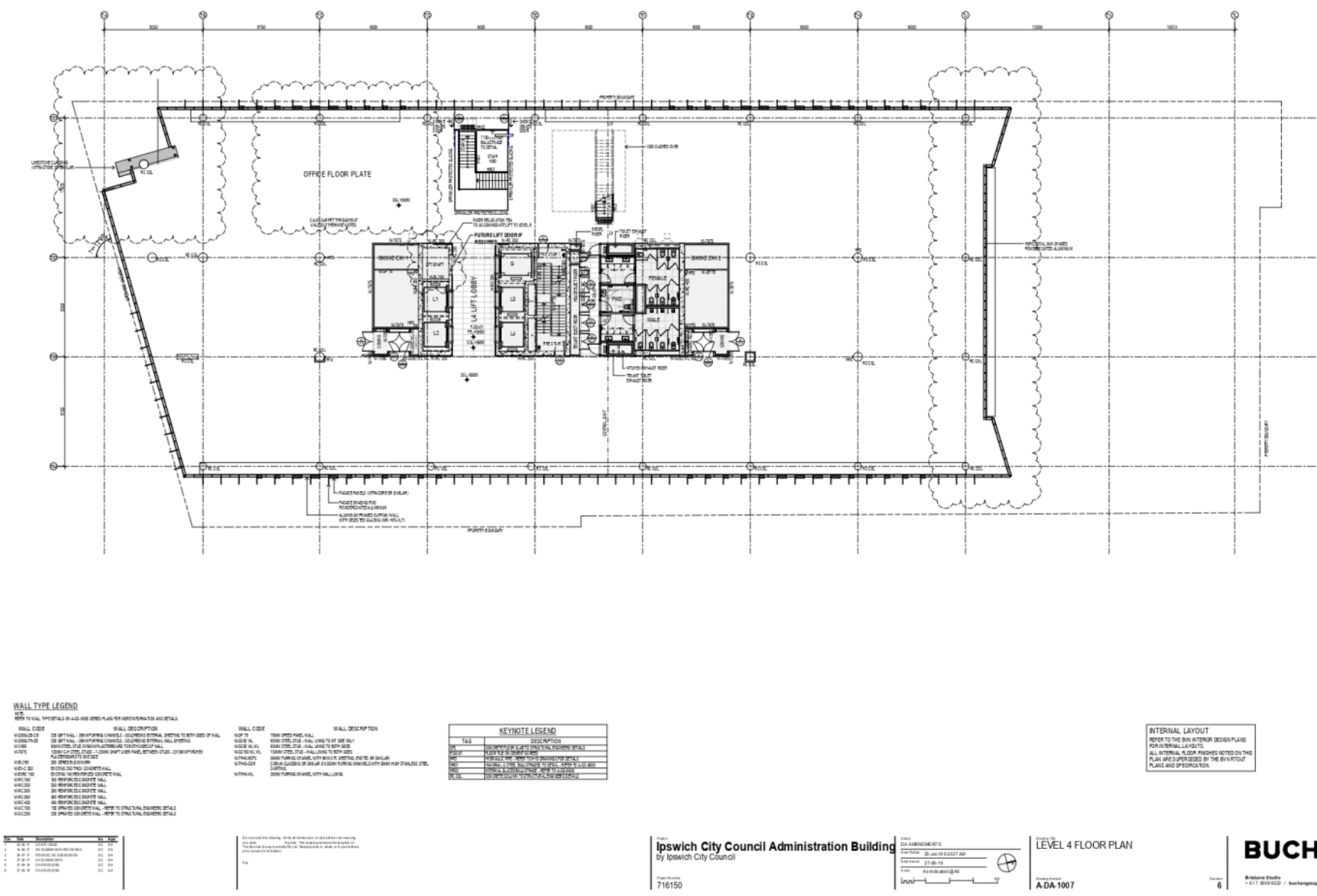
Date Printed: 26-Jan-19 9:15:30 AM

Date Issued: 27-05-19

Date: As Indicated @ AO

1 2 3 4 5 6 7 8 9 10 11 12

**BUCHAN**  
Brisbane Studio  
0 617 3656222 / buchansystems.com.au



[illegible]

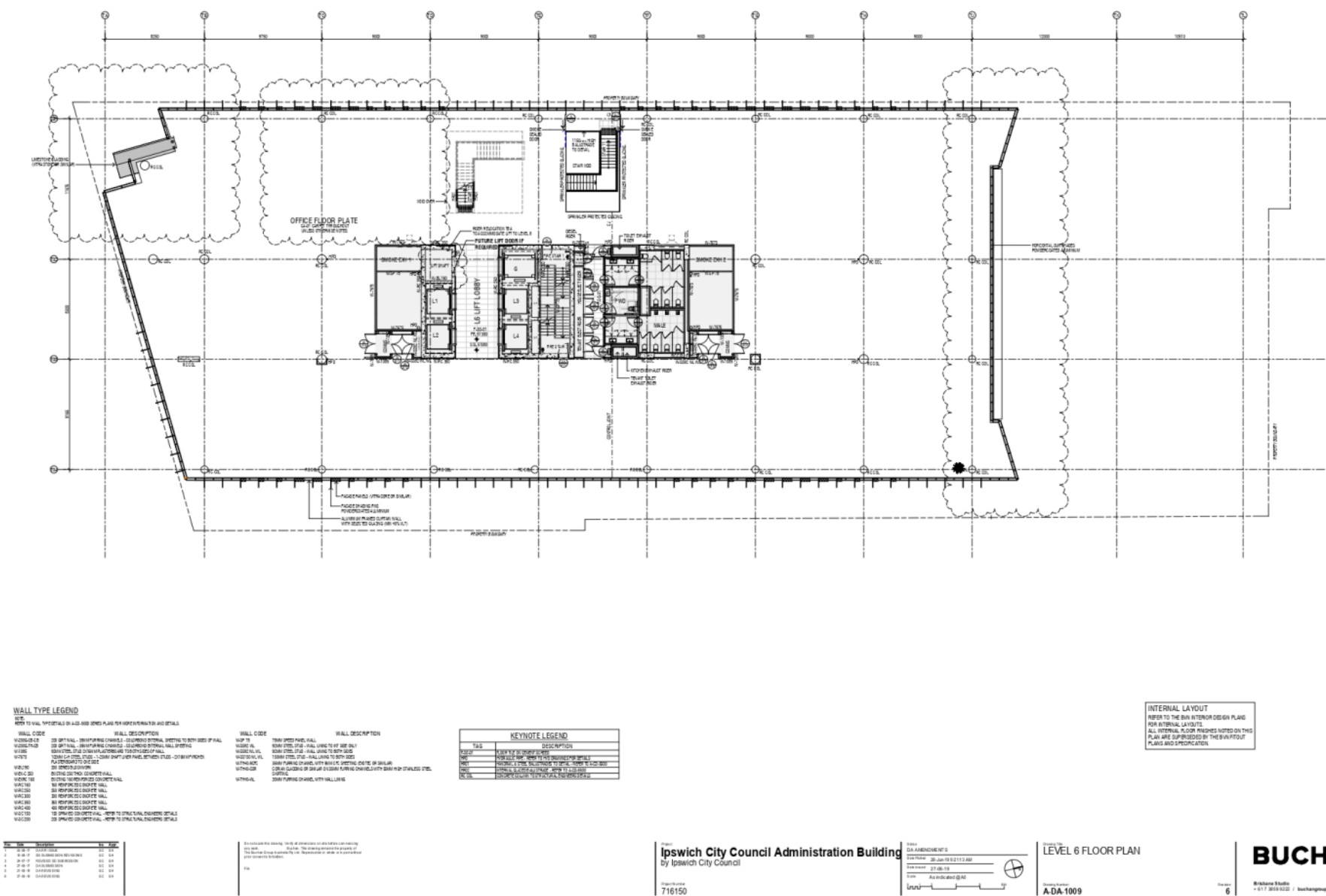
To include this drawing, verify all dimensions on site before can raising any work. **Caution:** This drawing remains the property of The Barton Group Inc. and is not to be reproduced in whole or in part without prior written permission.

Project Number  
716150

100

Drawing Number:  
**A-DA-1008**

**Brahma Studio**  
+ 61 7 3656 9222 / [brahmanus.com.au](http://brahmanus.com.au)



DA AMENDMENTS

Ipswich City Council Administration Building  
by Ipswich City Council

716150

DATE: 2019-08-13  
DRAWN: 2019-08-13  
CHECKED: 2019-08-13  
DATE: 2019-08-13  
DRAWN: 2019-08-13  
CHECKED: 2019-08-13

LEVEL 6 FLOOR PLAN

BUCHAN



WALL CODE	WALL DESCRIPTION
W00P-01	TRAIN STOPS PANEL WALL
W0002-01	80MM STEEL STUD - WALL LIVING TO VEST ONLY
W0002-01-VL	80MM STEEL STUD - WALL LIVING TO BOTH SIDS
W0002-01-VL	100MM STEEL STUD - WALL LIVING TO BOTH SIDS
W00P40-02	80MM PLYING CHAIRS, WITH BAKING SHEETING CHAIRS (OR SIMILAR)
W00P40-03	CRUISE GLAZING OR SIMILAR 80MM PLYING CHAIRS, WITH 80MM H/D OF STEELLESS STEEL GLAZING
W00P40-04	80MM PLYING CHAIRS, WITH WALL LIVING

KEYNOTE LEGEND	
TAG	DESCRIPTION
KEYNOTE	KEYNOTE TO BE INCLUDED IN REPORT
INFO	INFORMATIONAL INFO. REFER TO INFO DOCUMENT FOR DETAILS
NOTE	NOTE: A NOTE WILL BE ADDED TO REPORT. REFER TO 2-20-2020

**INTERNAL LAYOUT**  
REFER TO THE BVM INTERIOR DESIGN PLANS  
FOR INTERNAL LAYOUTS.  
ALL INTERNAL FLOOR FINISHES NOTED ON THE  
PLAN ARE SUPPLIED BY THE BVM FITOUT  
PLANT & PAINT SPECIALISTS

File	Date	Description	In	Opp
1	26-06-07	DAARF (SSE)	0.0	0.0
2	30-06-07	SD (SARMS) SDIN (REVISED)	0.0	0.0
3	26-07-07	REVISED SD (SARMS) SDIN	0.0	0.0
4	27-08-07	DA (SARMS) SDIN	0.0	0.0
5	27-08-09	DA (SARMS) SDIN	0.0	0.0
6	27-08-09	DA (SARMS) SDIN	0.0	0.0

To calculate the drawing, verify all dimensions on the before cut drawing, any work. **Drawn:** The drawing represents the property of The Buckner Group Inc. and its/its Reproduction is made or is prohibited prior to its/its publication.

1

**Ipswich City Council Administration Building**  
by Ipswich City Council

Project Number  
**716150**

### STATUS

DATA ADJUSTMENT

2000	2001
2002	2003

Scale	As indicated
-------	--------------

| 

Drawing Title  
**LEVEL 7 FLOOR PLAN**

Ordering Number  
A-DA-1016

**BUCHAN**

Burbank Studio  
+ 617 3659-9220 / [burbankstudio.com.au](http://burbankstudio.com.au)



KEYNOTE LEGEND	
TAG	DESCRIPTION
CC-01	OPEN HOUSE, CONCEPT AND VISUALS ONLY
CC-02	COORDINATE WITH STAKEHOLDERS
CC-03	COORDINATE
CC-04	PROFESSIONAL APP. WITH TEXTS PROVIDED FOR DETAILS
CC-05	CONCEPT DEVELOPMENT, VISUALS AND DETAILS

**INTERNAL LAYOUT**  
REFER TO THE BVM INTERIOR DESIGN PLANS FOR INTERNAL LAYOUTS.  
ALL INTERNAL FLOOR FINISHES NOTED ON THE PLAN ARE SUPERSEDED BY THE BVM RITOUT PLANS AND SPECIFICATION.

To estimate this density, verify all dimensions on the before and during any work. **Caution:** The drawing is not the property of The Southern Group Insurance Co. Reproduction in whole or in part without prior company permission.

File

Date: 26-Jun-19 9:21:12 AM  
 Date: 27-Jun-19  
 Site: As Indicated @ A0

**BUCHAN**  
Brihana Studio  
+ 617 3859 9222 / [buchanstudio.com.au](http://buchanstudio.com.au)



**ROOF ACCESS AND BUILDING MAINTENANCE.**  
 ROOF ACCESS, BUILDING MAINTENANCE & ACCESS SAFETY SYSTEMS TO BE DESIGNED BY AN APPROVED  
 ROOF ACCESS & MAINTENANCE SAFETY DESIGN CONSULTANT.  
 THE ROOF ACCESS & MAINTENANCE SAFETY DESIGN CONSULTANT SHALL PROVIDE OVERALL STATE SAFETY LINES,  
 ANCHOR POINTS, ALUMINUM RAILINGS & HANDRAILS, ALUMINUM LADDER SYSTEMS, PERSONAL PROTECTIVE EQUIPMENT,  
 SAFETY BELTS, BUILDING MAINTENANCE & VARIOUS CRAWLING AIDS, SYSTEMS INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

**BUCHAN**  
Brisbane Studio  
+ 617 3859 9220 / [buchangroup.com.au](http://buchangroup.com.au)



KEYNOTE LEGEND	
T&G	DESCRIPTION
K-20	WYOM 20030

File	Date	Description	In	Opp
1	26-06-07	DAARF (SSE)	0.0	0.0
2	16-08-07	SD (SARMS) SDIN REVISED	0.0	0.0
3	26-07-07	REVISED SD (SARMS) SDIN	0.0	0.0
4	27-08-07	DA (SARMS) SDIN	0.0	0.0
5	27-08-08	DAARFVS (SSE)	0.0	0.0
6	27-08-08	DAARFVS (SSE)	0.0	0.0

To schedule this drawing, verify all dimensions on site before construction begins.  
 Drawn: This drawing remains the property of The Buckner Group Australia Pty Ltd. Reproduction in whole or in part without written permission is prohibited.

1

**Ipswich City Council Administration Building**  
by Ipswich City Council

Subject Number  
**716150**

Status	DA AMENDMENTS
Date Filed	27-Jun-19 4:25:50 PM
Date Issued	27-Jun-19
Date	As Indicated @ A0



Drawing Title  
**ROOF PLAN**

Drawing Number  
**A-DA-1013**

**BUCHAN**

Brisbane Studio  
+ 61 7 3859 9222 / [bushbananas.com.au](http://bushbananas.com.au)





It is recommended that clothing, jewelry and accessories be removed before using any such equipment. The clothing manufacturer's property of The Buckle Group is substantially lost. Reproduction in whole or in part without prior permission is prohibited.

**Ipswich City Council Administration Building**  
by Ipswich City Council

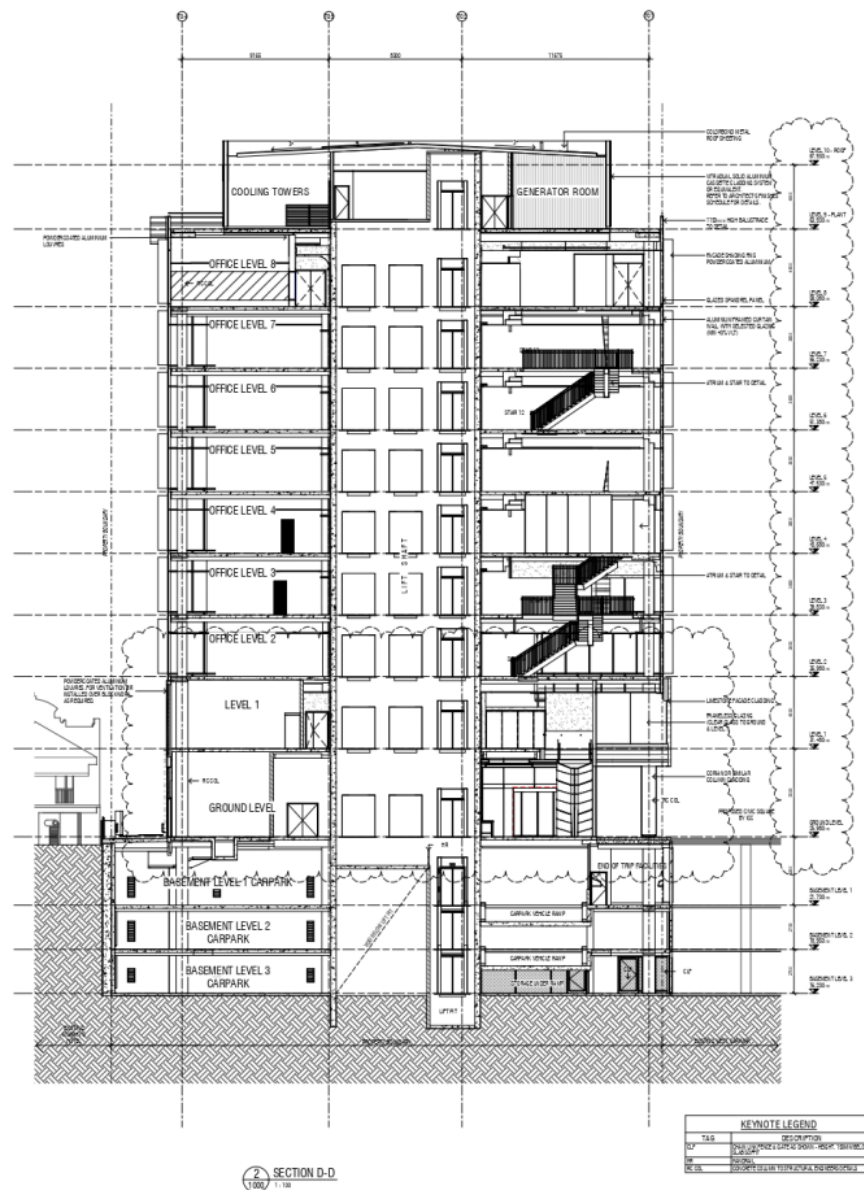
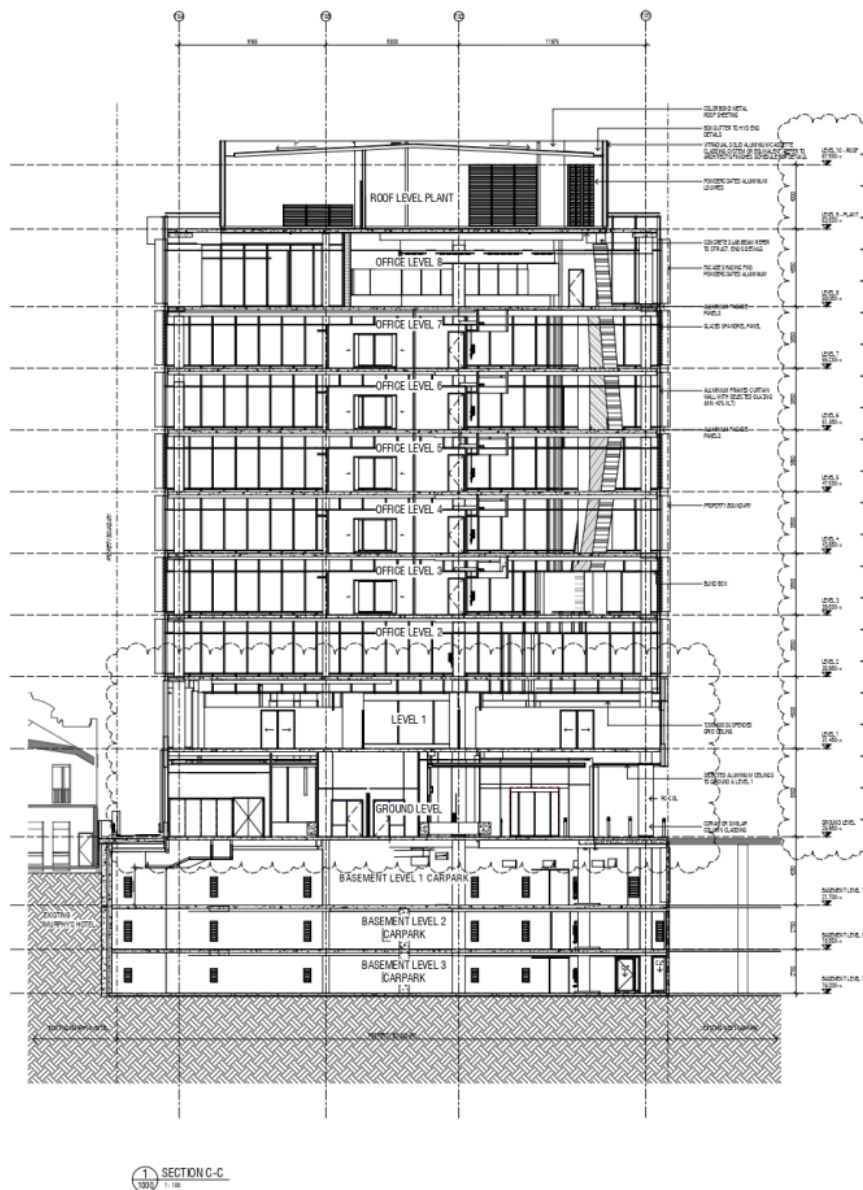
Date: 27-Jun-19 4:38:21 PM  
 Date: 27-Jun-19  
 Scale: 1 : 100 @ A3

Building Title:  
**BUILDING SECTIONS - SHEET 2**

Drawing Number:  
**A-DA-2001**

**BUCHAN**  
Brihana Studio  
+ 617 3658 9222 / [buchangroup.com.au](http://buchangroup.com.au)

Item 1 / Attachment 3.



DA AMENDMENTS

Rev	Description	Date
1	Issue for tender	27.08.19
2	Issue for tender	27.08.19
3	Issue for tender	27.08.19
4	Issue for tender	27.08.19
5	Issue for tender	27.08.19
6	Issue for tender	27.08.19

Rev	Description	Date
1	Issue for tender	27.08.19
2	Issue for tender	27.08.19
3	Issue for tender	27.08.19
4	Issue for tender	27.08.19
5	Issue for tender	27.08.19
6	Issue for tender	27.08.19

Ipswich City Council Administration Building  
by Ipswich City Council

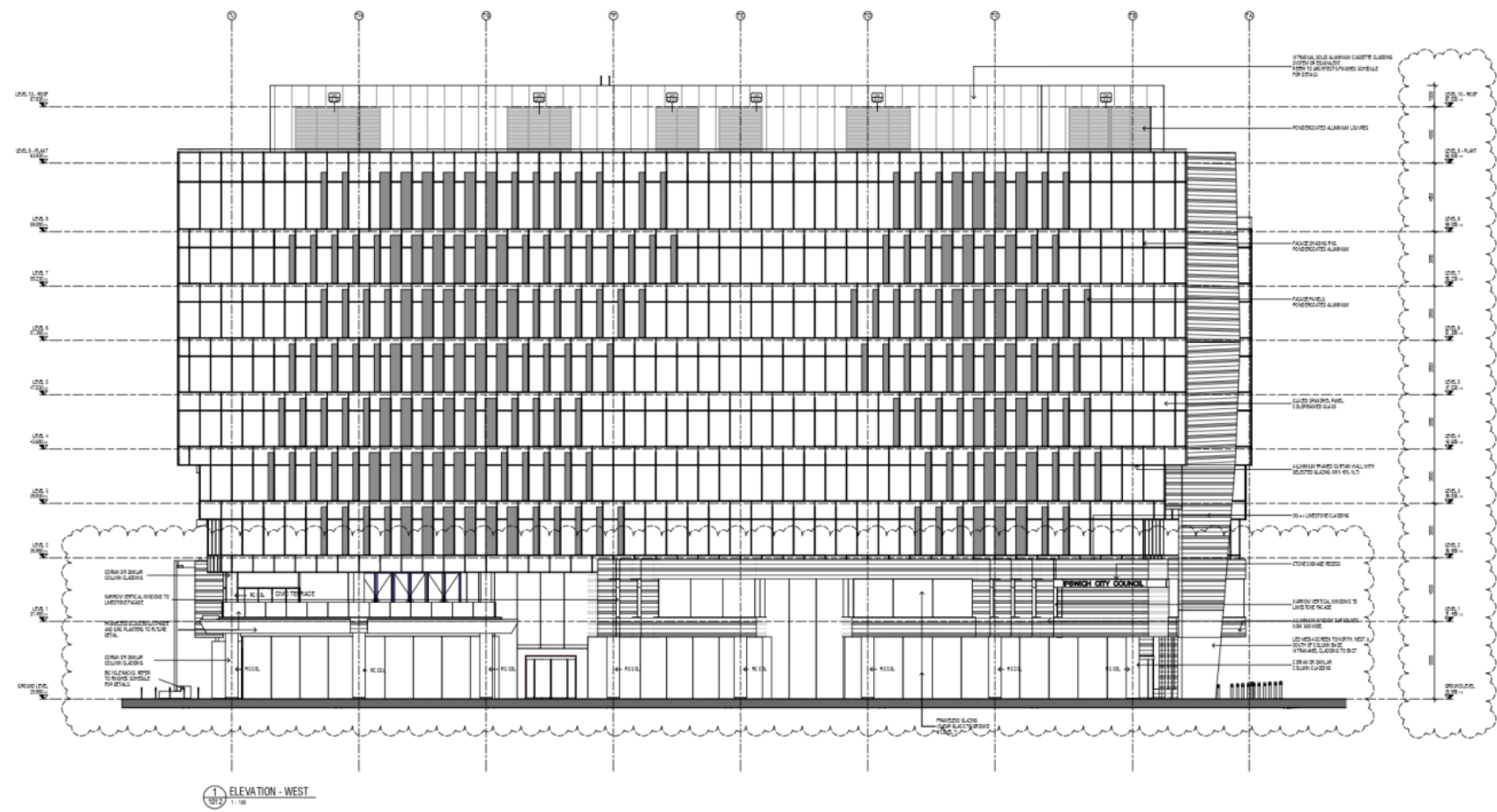
Project Number  
716150

Drawn	DA AMENDMENTS
Check	DA AMENDMENTS
Scale	1:100 @ A3
Date	27.08.19

BUILDING SECTIONS - SHEET 3  
A.A.2002

**BUCHAN**

Architects  
+ 617 384 9222 / b Buchanan Group Pty Ltd



Rev	Date	Description	By	App
1	10.01.18	Issue for tender	DA	DA
2	10.01.18	Issue for tender	DA	DA
3	10.01.18	Issue for tender	DA	DA
4	10.01.18	Issue for tender	DA	DA
5	10.01.18	Issue for tender	DA	DA
6	10.01.18	Issue for tender	DA	DA

Project: Ipswich City Council Administration Building  
by Ipswich City Council

Drawn: DA  
Check: DA  
Date: 27.08.18  
Scale: 1:500 @ A3

Project Number: 716150

DA AMENDMENTS

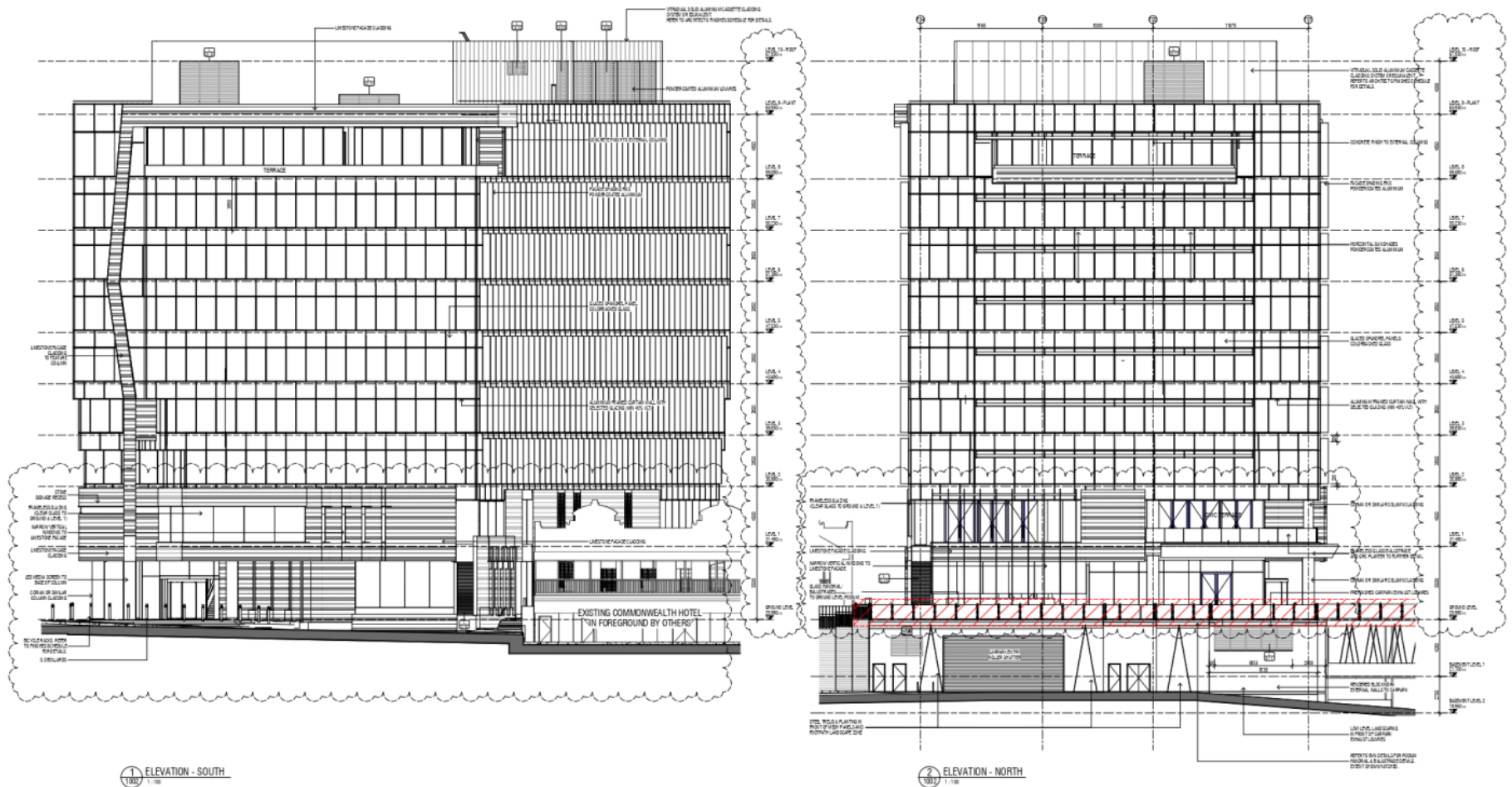
DATE: 27.08.18  
TIME: 11:00 AM

DA AMENDMENTS

**BUCHAN**

Architects

117 BUCHAN ST  
IPSWICH QLD 4700



DA AMENDMENTS

No.	Date	Description	By	App'd
1	10.01.17	ISSUED FOR PERMIT	DA	DA
2	10.01.17	ISSUED FOR PERMIT	DA	DA
3	10.01.17	ISSUED FOR PERMIT	DA	DA
4	10.01.17	ISSUED FOR PERMIT	DA	DA
5	10.01.17	ISSUED FOR PERMIT	DA	DA
6	10.01.17	ISSUED FOR PERMIT	DA	DA

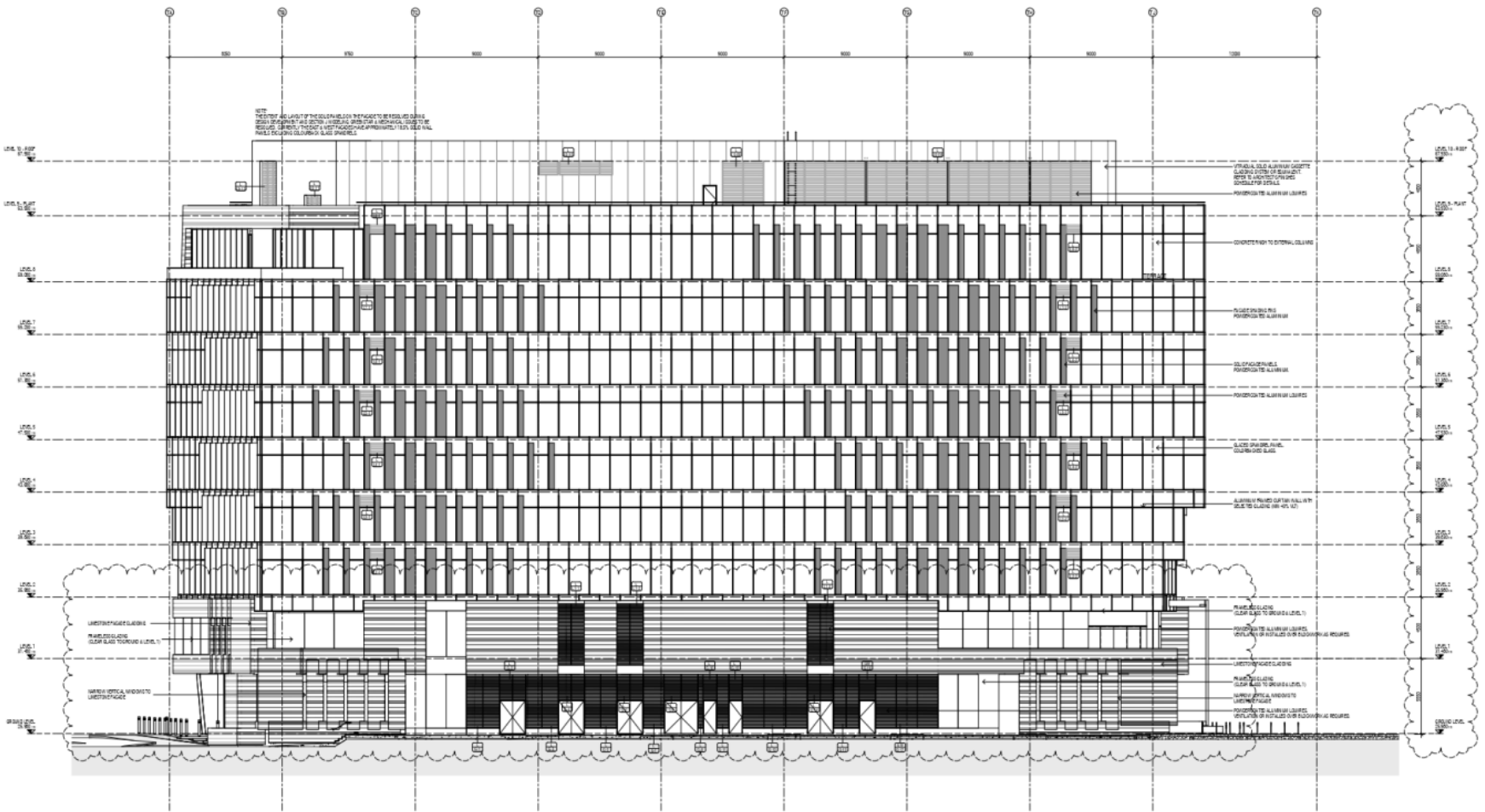
It is intended that drawings, notes, and specifications are to be used in conjunction with the Building Group's standard specifications. The Building Group's standard specifications are available on the Building Group's website.

**Ipswich City Council Administration Building**  
by Ipswich City Council

Drawn: DA AMENDMENT 1  
Date: 27.08.18  
Scale: 1:100 @ A3  
Sheet: 6

**ELEVATIONS - SHEET 2**  
A.A.3001

**BUCHAN**  
Architects  
+ 617 3658 9222 / buechan@buechan.com.au



DA AMENDMENTS

No.	Description	Rev.
1	DA 1000-001	01
2	DA 1000-002	01
3	DA 1000-003	01
4	DA 1000-004	01
5	DA 1000-005	01
6	DA 1000-006	01

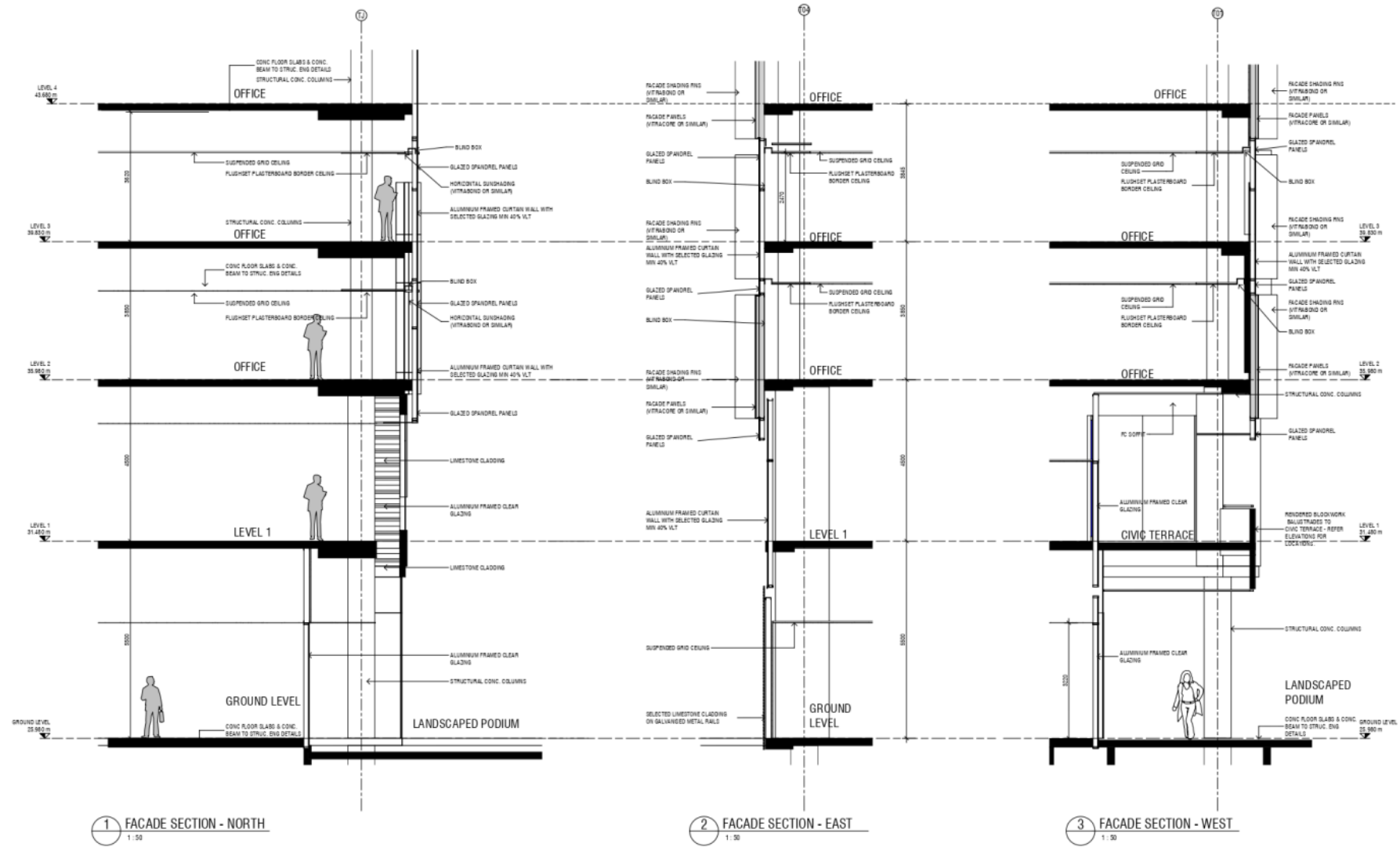
By submitting this drawing, the client acknowledges and warrants that it is the client's responsibility to ensure that the drawing is accurate and that it is the client's responsibility to ensure that the drawing is accurate and that it is the client's responsibility to ensure that the drawing is accurate.

Ipswich City Council Administration Building  
by Ipswich City Council

DA 1000-001  
27.08.19  
1:100 @ A3

ELEVATIONS - SHEET 3  
A-DA-3002

BUCHAN  
Brisbane Studio  
+ 617 3855 9222 / buehangroup.com.au



DA SURREY

Rev	Date	Description	By	App
1	24-01-17	ISSUED FOR PERMIT	GD	GD
2	24-01-17	REVISED TO INCLUDE	GD	GD
3	24-01-17	REVISED TO INCLUDE	GD	GD
4	24-01-17	REVISED TO INCLUDE	GD	GD
5	24-01-17	REVISED TO INCLUDE	GD	GD

On not applicable drawing, the information on the building is not to be used for construction purposes. The information on the building is not to be used for construction purposes. The information on the building is not to be used for construction purposes.

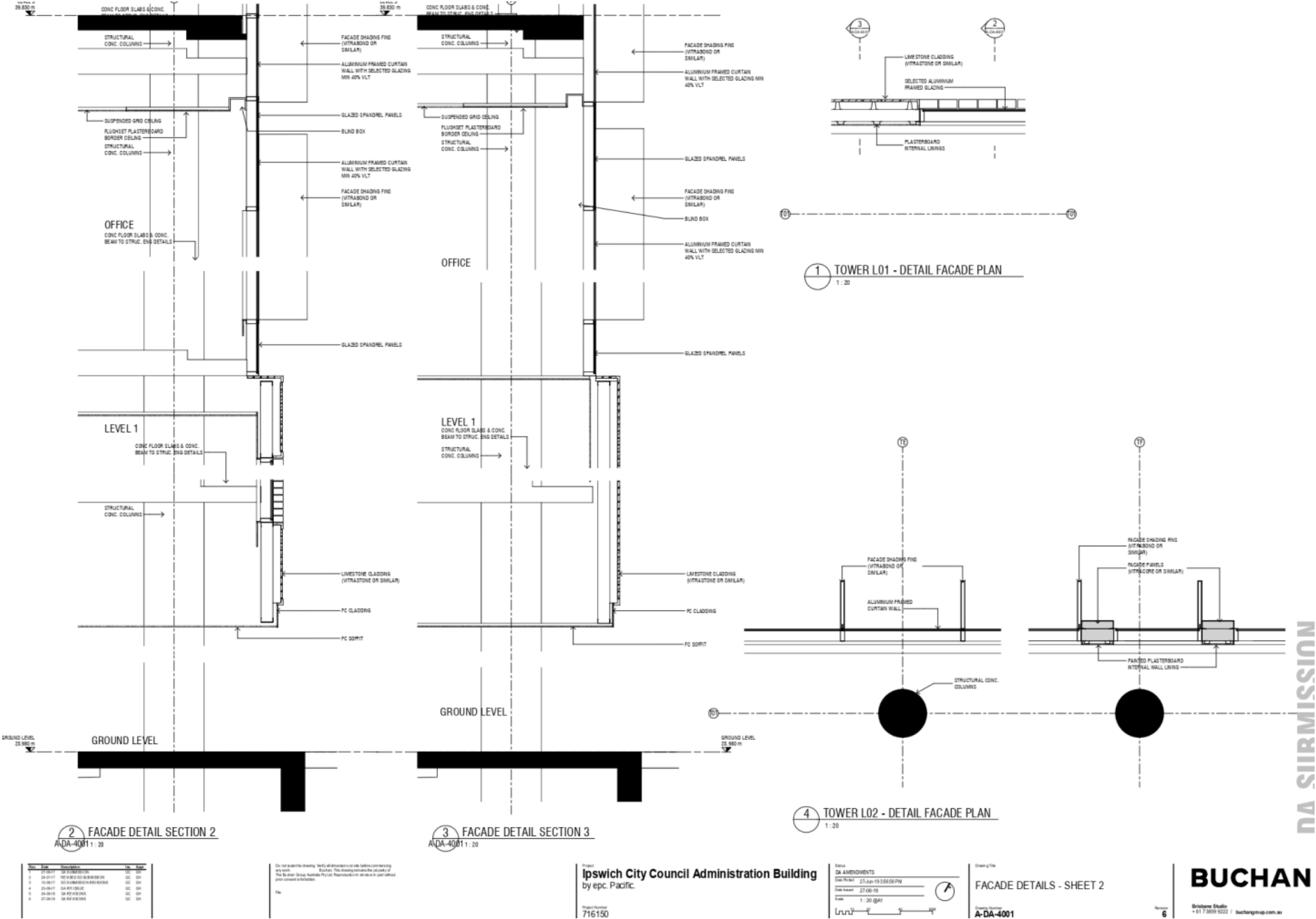
Project:  
**Ipswich City Council Administration Building**  
by epc Pacific.

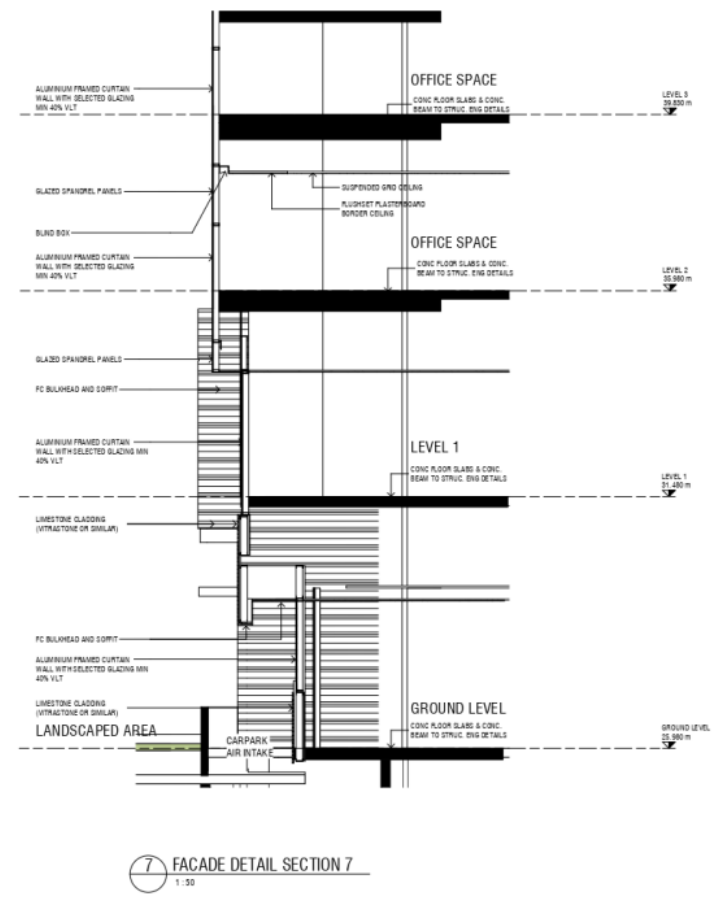
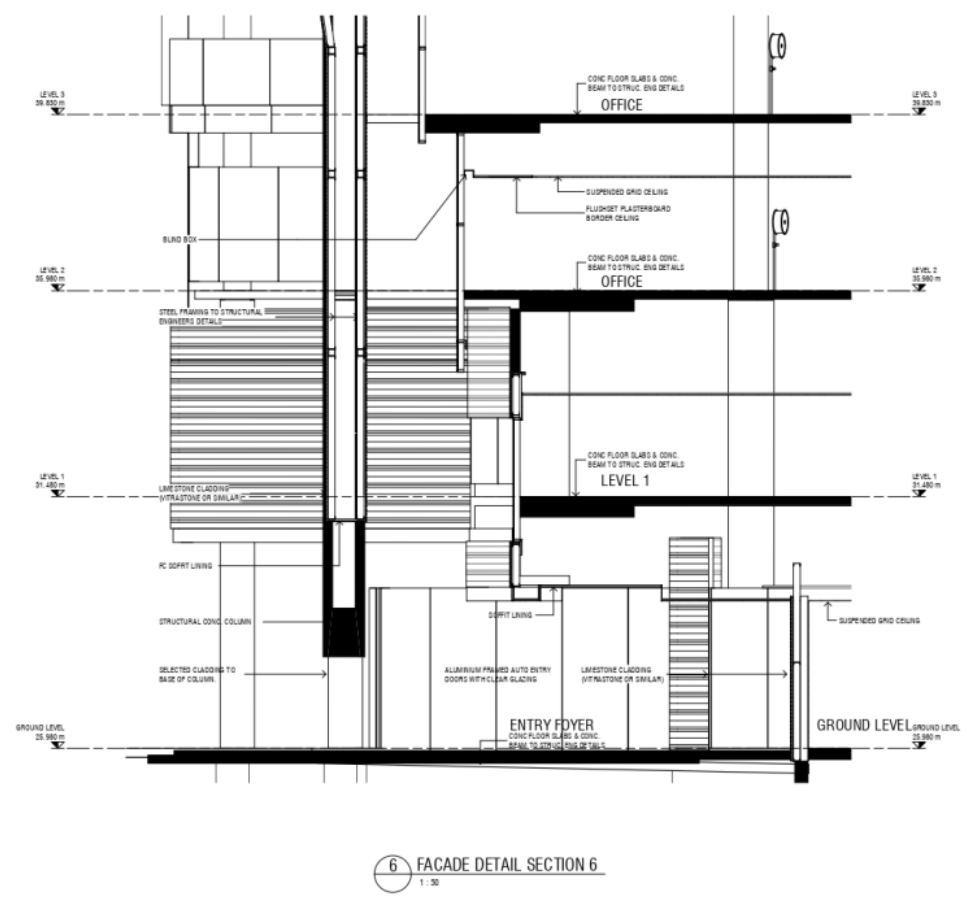
Project Number:  
**716150**

Drawn:  
**DA SURREY**  
Date:  
**24-01-17**  
Scale:  
**1:50 (A1)**

Drawing Title:  
**FACADE DETAILS - SHEET 1**  
Drawing Number:  
**A-DA-4000**

**BUCHAN**  
Brisbane Studio  
+ 61 7 3609 9222 / buechan@buechan.com.au





BUCHANAN

Rev	Date	Description	By	App
1	20-08-17	ISSUED FOR PERMIT	GH	GH
2	24-08-17	REVISED TO INCLUDE	GH	GH
3	10-09-17	REVISED TO INCLUDE	GH	GH
4	20-09-17	REVISED TO INCLUDE	GH	GH
5	24-09-17	REVISED TO INCLUDE	GH	GH
6	27-09-17	REVISED TO INCLUDE	GH	GH

On not submitted drawing, but all information is to be taken as correct.  
The drawing is the property of Buchanan Group Limited. It is not to be used for any other purpose without the written consent of Buchanan Group Limited.

Project  
**Ipswich City Council Administration Building**  
by epc Pacific

Project Number  
716150

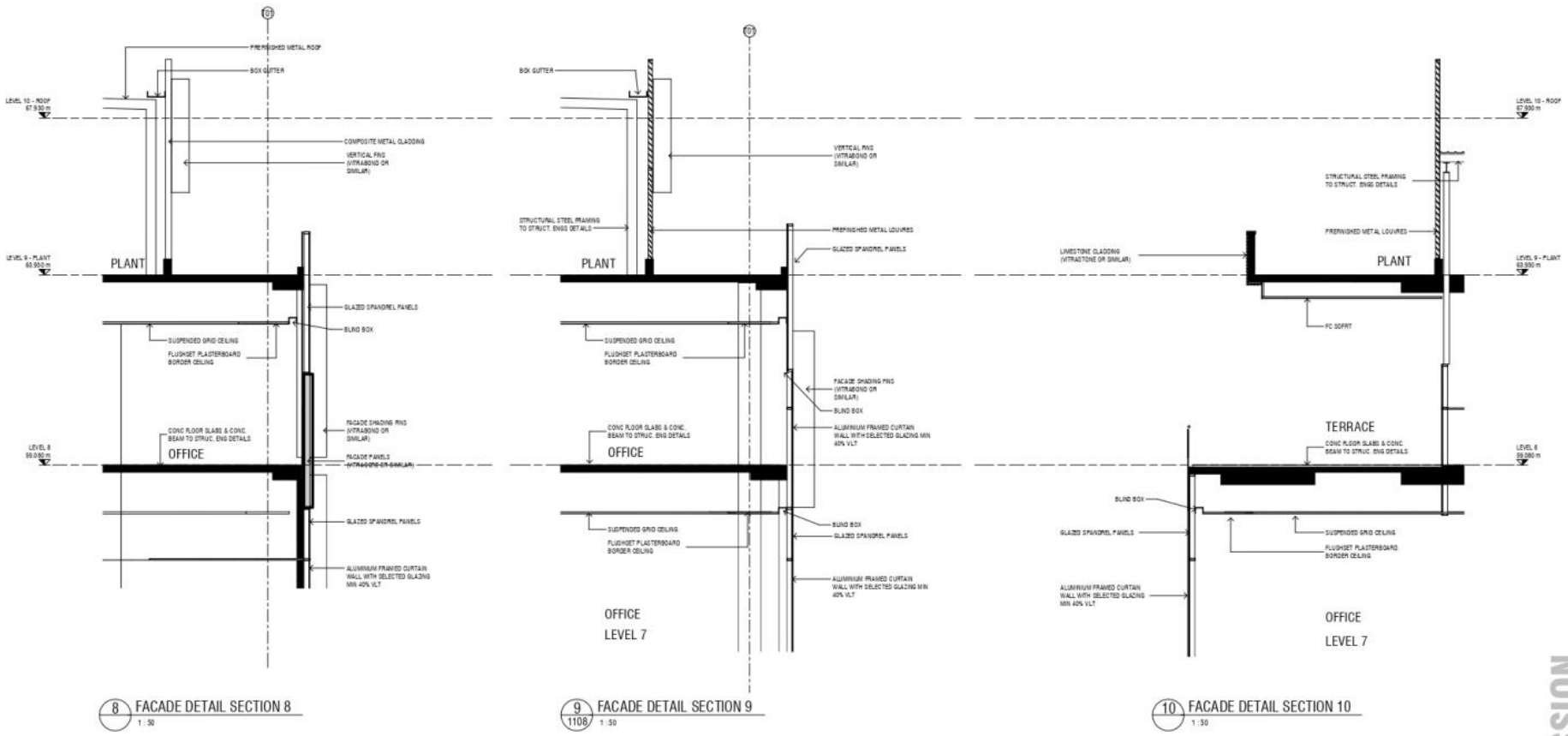
Scale  
2: A4 ARCHITECTURE  
Date/Time: 25-Jan-19 10:07:08 PM  
Date Issued: 27-09-19  
Scale: 1:50 (A4)

Drawing Title  
**FAÇADE DETAILS - SHEET 3**

Drawing Number  
**A-DA-4002**

**BUCHANAN**

Buchanan Studio  
+ 61 7 3609 9222 | buchananstudio.com.au



FOR SUBMISSION

Rev	Date	Description	By	App
1	24/01/17	ISSUED FOR TENDER	GD	GD
2	24/01/17	REVISED TO INCLUDE CHANGES	GD	GD
3	15/02/17	REVISED TO INCLUDE CHANGES	GD	GD
4	23/04/17	ISSUED FOR TENDER	GD	GD
5	24/05/17	REVISED TO INCLUDE CHANGES	GD	GD
6	27/06/17	REVISED TO INCLUDE CHANGES	GD	GD

On the architect's drawing, the architect is not responsible for the accuracy of the information. The architect is not responsible for the accuracy of the information. The architect is not responsible for the accuracy of the information.

Project  
**Ipswich City Council Administration Building**  
by epc Pacific  
Project Number  
716150

Drawn  
DA AMENDMENTS  
Date/Rev  
25/06/19/07/20PM  
Date Issued  
27/06/19  
Scale  
1:50 (A1)  
1:50 (A1)

Drawing Title  
**FACADE DETAILS - SHEET 4**  
Drawing Number  
**A-DA-4003**

**BUCHAN**  
Bushman Studio  
+ 61 7 3609 5222 / bushmanstudio.com.au  
Drawing Number  
6



DA SUBMISSION

Rev	Date	Description	By	Appr
1	24-08-17	ISSUED FOR PERMIT	QD	QD
2	24-08-17	REVISED TO INCLUDE DA	QD	QD
3	24-08-17	REVISED TO INCLUDE DA	QD	QD
4	24-08-17	DA REVISED	QD	QD
5	24-08-17	DA REVISED	QD	QD
6	27-08-19	DA REVISED	QD	QD

On the architect drawing, the information is not sufficient to verify the accuracy of the information. The information is not sufficient to verify the accuracy of the information.

**Ipswich City Council Administration Building**  
by epc Pacific.  
Project Number  
716150

Revision  
DA AMENDMENTS  
Rev No: 01  
Rev Date: 27-08-19  
Rev By: QD  
Rev Appr: QD

Drawing Title  
PERSPECTIVE - SOUTH - WEST  
Drawing Number  
A-DA-9000

**BUCHAN**  
Brisbane Studio  
+ 61 7 3609 9222 / buechan@buechan.com.au



DA SUBMISSION

Rev	Date	Description	By	App
1	20/08/19	ISSUED FOR PERMIT	GD	GD
2	24/08/19	REVISED TO INCLUDE DA	GD	GD
3	26/08/19	REVISED TO INCLUDE DA	GD	GD
4	27/08/19	REVISED TO INCLUDE DA	GD	GD

On this architectural drawing, the information is not to be used for any other purpose than the one for which it was intended. The drawing is the property of the Ipswich City Council and is not to be reproduced or used in any other way without the written consent of the Ipswich City Council.

**Ipswich City Council Administration Building**  
by epc Pacific.

Project Number  
716150

Drawn  
DA AMENDMENTS  
Date: 27/08/19  
Time: 10:00 AM  
Scale: 1:100

Drawing Title  
**PERSPECTIVE - NORTH - WEST**  
A-DA-9001

**BUCHAN**  
Bushman Studio  
+ 61 7 3609 9222 / bushmanstudio.com.au



DA SUBMISSION

Rev	Date	Description	By	App
1	20/08/17	ISSUED FOR PERMIT	QSD	QSD
2	24/08/17	REVISED TO INCLUDE DA	QSD	QSD
3	10/09/17	REVISED TO INCLUDE DA	QSD	QSD
4	23/09/17	DA REVISED	QSD	QSD
5	24/09/18	DA REVISED	QSD	QSD
6	27/09/18	DA REVISED	QSD	QSD

On the architect drawing, the information is not taken into account.  
The Building Group handles the DA. The drawing is not to be used for construction.  
The Building Group handles the DA. The drawing is not to be used for construction.

**Ipswich City Council Administration Building**  
by epc Pacific.  
Project Number  
716150

Issue: DA AMENDMENTS  
Date: 25/08/18 10:57:56 PM  
Date Issued: 27/09/18  
Scale: 1:100  
Drawing Number: A-DA-9002

Drawing Title: PERSPECTIVE - SOUTH - WEST  
Drawing Number: A-DA-9002

**BUCHAN**  
Brisbane Studio  
+ 61 7 3609 9222 / buechanstudio.com.au



DA SUBMISSION

Rev	Date	Description	By	Appr
1	24-08-17	ISSUED FOR PERMIT	QJ	QJ
2	24-08-17	REVISED TO INCLUDE DA	QJ	QJ
3	24-08-17	REVISED TO INCLUDE DA	QJ	QJ
4	24-08-17	DA REVISED	QJ	QJ
5	24-08-18	DA REVISED	QJ	QJ
6	27-08-18	DA REVISED	QJ	QJ

On the architect drawing, the information is not sufficient to identify the building. The drawing is not a true representation of the building. The drawing is not a true representation of the building. The drawing is not a true representation of the building.

**Ipswich City Council Administration Building**  
by epc Pacific.  
Project Number  
716150

Drawn  
24-08-17  
25.08.18 10:08 PM  
Date Issued  
27-08-18  
Scale  
1:100

Drawing Title  
**PERSPECTIVE - NORTH - EAST**  
Drawing Number  
**A-DA-9003**

**BUCHAN**  
Brisbane Studio  
+ 61 7 3609 9222 / buechanstudio.com.au



DA SUBMISSION

No.	Date	Description	By	Appr.
1	24-06-17	ISSUED FOR CONSULTATION	DAI	DAI
2	05-08-17	ISSUED FOR CONSULTATION	DAI	DAI
3	20-08-17	ISSUED FOR CONSULTATION	DAI	DAI
4	24-08-18	ISSUED FOR CONSULTATION	DAI	DAI
5	27-08-18	ISSUED FOR CONSULTATION	DAI	DAI

On the architect's drawing, the building is shown with a cantilevered upper section. The building is shown with a cantilevered upper section. The building is shown with a cantilevered upper section.

**Ipswich City Council Administration Building**  
by epc Pacific.  
Project Number  
716150

Revision  
716150  
Date  
27-08-18  
Scale  
1:100

PERSPECTIVE - NORTH  
A-DA-9004

**BUCHAN**  
Brisbane Studio  
+ 61 7 3869 9222 / buechan@buechan.com.au



VIEW FROM DAVID TRUMPY BRIDGE



VIEW FROM BRADFIELD PEDESTRIAN BRIDGE

Row	Date	Description	Loc	Run
1	24-08-17	00:00:00-00:00:00 (0)	QC	00
2	16-08-17	00:00:00-00:00:00 (0)	QC	00
3	23-08-17	00:00:00-00:00:00 (0)	QC	00
4	24-08-18	00:00:00-00:00:00 (0)	QC	00
5	25-08-18	00:00:00-00:00:00 (0)	QC	00

Do not scale the drawing. Verify dimensions in or on before commencing any work. **BUTCHER.** This drawing remains the property of The B. & C. Group Australia Pty Ltd. Reproduction or use without prior consent is forbidden.

File

**Ipswich City Council Administration Building**  
by epc. Pacific.

DA AMENDMENTS

Drawing Title  
**PERSPECTIVES - NORTH**  
Drawing Number  
**A-DA-9005**

**BUCHAN**

Brisbane Studio  
+ 61 7 3559 9222 / [buchanstudio.com.au](http://buchanstudio.com.au)

Doc ID No: A5689947

ITEM: 2

SUBJECT: 993-1049 KARRABIN ROSEWOOD ROAD, THAGOONA - MINOR CHANGE - ONE (1) LOT INTO FIFTY-ONE (51) LOTS - STAGE ONE, PRELIMINARY APPROVAL TO RECONFIGURE THE BALANCE 516 LOTS, PRELIMINARY APPROVAL TO OVERRIDE THE PLANNING SCHEME

AUTHOR: TEAM COORDINATOR (WEST)

DATE: 26 JULY 2019

---

## EXECUTIVE SUMMARY

This is a report concerning a minor change request to development application number 4350/2007/RAL. This request seeks to amend the approved One (1) Lot into Fifty-One (51) Lots - Stage One, Preliminary Approval to Reconfigure the Balance 516 Lots, and Preliminary Approval to Override the Planning Scheme located at 993-1049 Karrabin Rosewood Road, Thagoona. More specifically, the proposal involves changes to the internal lot and road layout, staging and removal of a land dedication that is no longer required by the Department of Transport and Main Roads (DTMR).

The subject application requires review by Committee and determination by Full Council in accordance with the Framework for Development Applications and Related Activities Policy as the application involves a Variation Request (previously a preliminary approval to override the planning scheme).

The minor change request is recommended to be approved.

## RECOMMENDATION/S

**That the Interim Administrator of Ipswich City Council resolve:**

- A. That Council (Interim Administrator of Ipswich City Council) resolve to decide the minor change request, development application no. 4350/2007/MAMC/A as outlined in the report by the Acting General Manager – Planning and Regulatory Services dated 26 July 2019 in accordance with section 81A of the *Planning Act 2016*.**
- B. That the General Manager – Planning and Regulatory Services be authorised to give a decision notice on the change application in accordance with section 83 of the *Planning Act 2016*.**

- C. That the General Manager – Planning and Regulatory Services be authorised to give an amended infrastructure charges notice for the application in accordance with section 119 of the *Planning Act 2016*.

#### RELATED PARTIES

- Queensland Residential Estates Pty Ltd (Owner) – The directors of this company as extracted from the ASIC database on 23 July 2019 are Nicholas Lennon and Anthony Lennon.
- LandPartners Pty Ltd (Applicant) – The directors of this company as extracted from the ASIC database on 23 July 2019 are Michael Milestone, Ross McDowall, Gregory Oxley, Leonard Brock, John Davidson, Peter Barbaro, Raymond Keable and Roland Mollison. The alternate directors of this company as extracted from the ASIC database on 23 July 2019 are Shane Smith, Robert Pascoe and Adam Dee. The primary contact has been Town Planner, Peter Strain and Director of Planning and Design, Shane Smith.
- Lennium Group Pty Ltd (Development Managers) - The primary contact has been Development Manager, Ian Worthington.

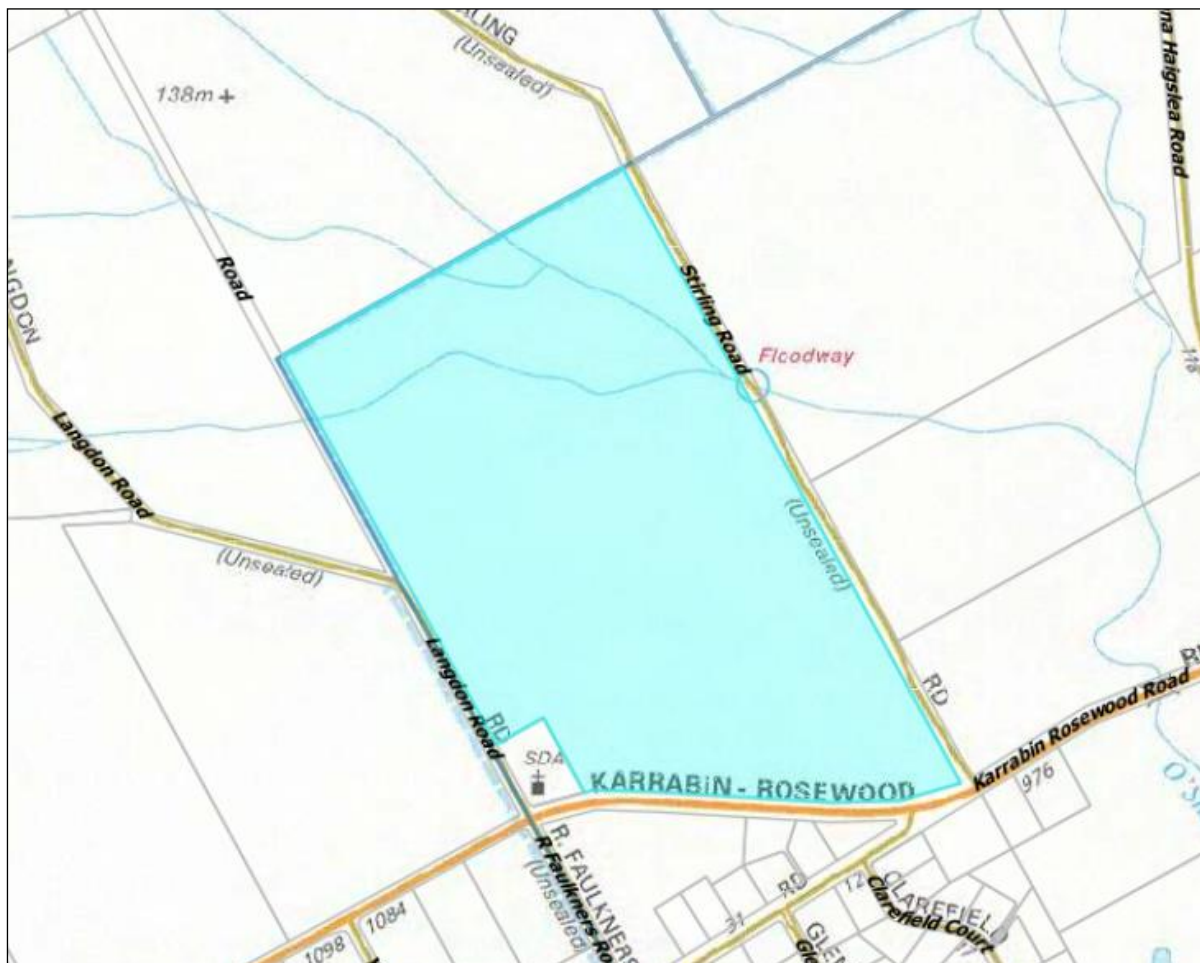
#### ADVANCE IPSWICH THEME LINKAGE

#### MANAGING GROWTH AND DELIVERING KEY INFRASTRUCTURE.BACKGROUND INFORMATION

SITE ADDRESS	993-1049 KARRABIN ROSEWOOD ROAD, THAGOONA
APPLICATION TYPE:	Modification-Change Application Minor
ORIGINAL APPROVAL:	4350/2007/RAL Making a Material Change of Use of Premises – Preliminary Approval to Affect the Planning Scheme pursuant to section 242 of the <i>Sustainable Planning Act 2009</i> for the development of Land for Residential Low Density Purposes; Reconfiguring a Lot – One (1) Lot into Fifty Two (52) Lots plus Balance Area, Drainage Reserve and New Roads; and Reconfiguring a Lot – One (1) Lot into Three Hundred and Seventy Three (373) Lots Plus a Balance Lot, Drainage Reserve and New Roads
AMENDED PROPOSAL	Making a Material Change of Use of Premises – Preliminary Approval to Affect the Planning Scheme pursuant to section 242 of the <i>Sustainable Planning Act 2009</i>

	for the development of Land for Residential Low Density Purposes; Reconfiguring a Lot – One (1) Lot into <del>Fifty Two (52)</del> <b>Fifty-Seven (57)</b> Lots plus Balance Area, Drainage Reserve and New Roads; and Reconfiguring a Lot – One (1) Lot into <del>Three Hundred and Seventy Three (373)</del> <b>Three Hundred and Seventy-Five (375)</b> Lots Plus a Balance Lot, Drainage Reserve and New Roads
<b>ZONE:</b>	Future Urban – Walloon/Thagoona
<b>OVERLAYS:</b>	Slope 15 Percent to 20 Percent Slope 20 Percent to 25 Percent Slope > 25 Percent Building Height Restriction Area 45m Outer Horizontal Surface RL 176.5 13km Existing Committed urban Townships Buffer
<b>APPLICANT:</b>	Queensland Residential Estates Pty Ltd C/- LandPartners Pty Ltd
<b>OWNER:</b>	Queensland Residential Estates Pty Ltd
<b>EXISTING OR PROPOSED TRADING NAMES:</b>	Not applicable
<b>APPLICATION NO:</b>	4350/2007/MAMC/A
<b>AREA:</b>	54.402ha
<b>REFERRAL AGENCIES:</b>	State Development, Manufacturing, Infrastructure and Planning
<b>EXISTING USE:</b>	Cattle Breeding/Fattening
<b>DATE RECEIVED:</b>	6 June 2019
<b>DECISION PERIOD START DATE:</b>	5 July 2019
<b>EXPECTED DETERMINATION DATE:</b>	1 September 2019

**SITE LOCATION:**



*Site Locality*

**PROPOSAL SUMMARY:**

On 22 March 2013, Council issued a Negotiated Decision Notice in relation to Development Permit No. 4305/2007/RAL that approved a Preliminary Approval to Affect the Planning Scheme pursuant to section 242 of the Sustainable Planning Act 2009 for the development of Land for Residential Low Density Purposes; Development Permit for Reconfiguring a Lot – One (1) Lot into Fifty Two (52) Lots plus Balance Area, Drainage Reserve and New Roads; and Preliminary Approval Reconfiguring a Lot – One (1) Lot into Three Hundred and Seventy Three (373) Lots Plus a Balance Lot, Drainage Reserve and New Roads at 993-1049 Karrabin Rosewood Road, THAGOONA QLD 4306.

On 7 December 2018, the applicant submitted an application to extend the currency period of Development Permit No. 4350/2007/RAL by four (4) years. In accordance with s87 of the *Planning Act 2016*, Council advised the applicant that the approved layout no longer complied with the current provisions of the Ipswich Planning Scheme and recommended that the plans of development be amended in order to comply.

On 6 June 2019, the applicant submitted the subject minor change application. Specifically, the applicant has submitted amended plans which incorporate changes to the lot and

internal road layout and staging in order to achieve compliance with Council's updated Planning Scheme Policies. Furthermore, the plans have also been amended to remove a land dedication along Karrabin Rosewood Road that is no longer required by the Department of Transport and Main Roads. In lieu of the DTMR land dedication, the applicant has proposed the land be designated as 'Residential Low Density' which is appropriately reflected within the plans of development.

In order to facilitate the proposed changes the applicant has provided representations specifically in relation to Part 3 – Approved Plans Specifications and Supporting Materials. As a consequence of the amended plans, a number of decision details and conditions will also need to be amended in order to reflect the new layout. A complete assessment of these changes is discussed in Attachment 1.

**Nature of Changes:**

<b>Nature of Change</b>	<b>Recommendation</b>
<b>Decision Notice</b>	
Part 1 – Decision Details	To be amended
Part 3 – Approved Plans, Specification and Supporting Material	To be amended
Part 5 – Other Necessary Development Permits and/or Compliance Permits	To be amended
<b>Attachment A</b>	
Attachment A – Condition 4 – Site Development	To be amended
Attachment A – Condition 14 – Plan of Subdivision	To be amended
Attachment A – Condition 15 – Plan of Survey	To be amended
Attachment A – Condition 25 – Roadworks	To be amended
Attachment A – Condition 29 – Stormwater - General	To be amended
Attachment A – Condition 45 – Development Plan	To be amended
Attachment A – Condition 50 – Provision of Open Space – Level 3 Local Play and Picnic Park	To be amended
Attachment A – Condition 54 – Roadworks	To be amended
Attachment A – Annexure A – Adopted Infrastructure Charges Notice	To be amended
Attachment B – Annexure A – Adopted Infrastructure Charges Notice	To be amended
Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons	To be amended

**RESOURCE IMPLICATIONS**

There are no resource implications associated with this report.

## RISK MANAGEMENT IMPLICATIONS

A risk to Council exists should the proposal not be determined in accordance with legislative requirements. The assessment and subsequent recommendations have been prepared to minimise the risk.

## LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:  
*Planning Act 2016*  
*Ipswich Planning Scheme 2006*







## COMMUNITY AND OTHER CONSULTATION

Community and other consultation has not been undertaken and this application did not require public notification in accordance with the requirements of the *Planning Act 2016*.

## CONCLUSION

An assessment of the minor change request has been undertaken and it has been determined that the changes are generally consistent with the original approval and relevant legislative requirements. Accordingly, the minor change application is recommended to be approved in accordance with the recommendations and attachments of this report.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Change Application Assessment <a href="#"></a> 
2.	Draft Decision Notice Change Application <a href="#"></a> 
3.	Draft DA Plans Approved <a href="#"></a> 

Michael Simmons

**TEAM COORDINATOR (WEST)**

I concur with the recommendations contained in this report.

Anthony Bowles

**SENIOR PLANNER (DEVELOPMENT)**

I concur with the recommendations contained in this report.

Brett Davey

**ACTING GENERAL MANAGER - PLANNING AND REGULATORY SERVICES**

***"Together, we proudly enhance the quality of life for our community"***

**ASSESSMENT – CHANGE APPLICATION ASSESSMENT REPORT****Part 1 Decision Details (from original Decision Notice):**

Development	Approval Type	Decision	Relevant Period
Making a Material Change of Use of Premises – Preliminary Approval <del>Overriding</del> to Affect the Planning Scheme pursuant to section 3.1.6 of the <del>Integrated Planning Act 1997</del> 242 of the <i>Sustainable Planning Act 2009</i> for the development of Land for Residential Low Density Purposes	Preliminary Approval	Approved subject to conditions set out in Attachment A - Assessment Manager Conditions	Ten (10) Years
Reconfiguring a Lot – One (1) Lot into <del>Fifty One (51)</del> Fifty Two (52) Lots plus Balance Area, Drainage Reserve and New Roads	Development Permit	Approved subject to the conditions set out in Attachments A and B – Assessment Manager Conditions	Six (6) Years
Reconfiguring a Lot – One (1) Lot into Three Hundred and Seventy <del>Four</del> Three <del>(374)</del> Lots (373) Lots Plus a Balance Lot, Drainage Reserve and New Roads	Preliminary Approval	Approved subject to the conditions set out in Attachments A and B – Assessment Manager Conditions	Six (6) Years

**Applicant's Requested Change:**

The applicant has requested minor changes to the approved plans. Specifically, the applicant has submitted amended plans which incorporate changes to the lot and internal road layout and staging in order to achieve compliance with Council's updated Planning Scheme Policies. Furthermore, the plans have also been amended to remove a land dedication along Karrabin Rosewood Road that is no longer required by the Department of Transport and Main Roads (DTMR). In lieu of the DTMR land dedication, the applicant has proposed the land be designated as 'Residential Low Density' which is appropriately reflected within the plans of development.

This change has subsequently resulted in the creation of five additional lots within Stage 1 totalling fifty-seven (57) lots in lieu of fifty-two (52). Further changes have occurred to the lot layout within several stages of the proposed development as a consequence of the revised road layout. These minor changes have ultimately altered the total number of lots from four hundred and twenty-five (425) to four hundred and thirty-two (432).

**Evaluation of Change:**

Changes to the approved plans are considered acceptable as the revised road layout is consistent with Council's current Planning Scheme Policies. It is acknowledged that as a result of the revised road layout and removal of the DTMR land dedication, minor changes to the lot layout are inevitable.

**Part 1 Decision Details (to appear in Change Decision Notice):**

Development	Approval Type	Decision	Relevant Period
Making a Material Change of Use of Premises – Preliminary Approval to Affect the Planning Scheme pursuant to section 242 of the <i>Sustainable Planning Act 2009</i> for the development of Land for Residential Low Density Purposes	Preliminary Approval	Approved subject to conditions set out in Attachment A - Assessment Manager Conditions	Ten (10) Years
Reconfiguring a Lot – One (1) Lot into <del>Fifty Two (52)</del> <b>Fifty-Seven (57)</b> Lots plus Balance Area, Drainage Reserve and New Roads	Development Permit	Approved subject to the conditions set out in Attachments A and B – Assessment Manager Conditions	Six (6) Years
Reconfiguring a Lot – One (1) Lot into <del>Three Hundred and Seventy Three (373)</del> <b>Three Hundred and Seventy-Five (375)</b> Lots Plus a Balance Lot, Drainage Reserve and New Roads	Preliminary Approval	Approved subject to the conditions set out in Attachments A and B – Assessment Manager Conditions	Six (6) Years

**Part 3 Approved Plans (from original Decision Notice):**

The approved plans for this development approval are:

- (a) The plans referred to in the table of approved plans (including the amendments that are required to be made to those plans); and
- (b) Where the amended version of the plans referred to in the table of approved plans have been approved by the assessment manager, the amended version of those plans; and
- (c) The approved plans are attached to this decision notice.

**Table of Approved Plans:**

Plan/ Document No	Description	Prepared By	Date	Amendments Required
BRIK3181-00-028	Queensland Residential Estates Pty Ltd – Land Use Plan	Landpartners	17 September 2012	Inclusion of a shifting boundary along the north and south sides of the proposed Recreation Zone.
BRIK3181-00-027	Queensland Residential Estates Pty Ltd – Proposed Reconfiguration Plan (Preliminary Approval) – Network Hierarchy Plan	Landpartners	14 September 2012	Inclusion of a shifting boundary along the north and south sides of the proposed Recreation Zone.
BRIK3181-00-026	Queensland Residential Estates Pty Ltd – Proposed Reconfiguration Plan (Preliminary Approval)	Landpartners	18 September 2012	Inclusion of a shifting boundary along the north and south sides of the proposed Recreation Zone.
BRIK3181-00-020	Queensland Residential Estates Pty Ltd – Proposed Reconfiguration Plan	Landpartners	22 January 2013	Inclusion of the land dedication as required by Condition 15(a) of this Decision Notice.

**Note:** Amended plans shall be to the satisfaction of the assessment manager and submitted for endorsement prior to the submission of an Operational Works application or the plan of subdivision for signing.

**Applicant's Requested Change:**

The applicant has requested minor changes to the road layout in order to ensure that the development complies with Council's current Planning Scheme Policies. Specifically, the applicant has proposed the following amendments:

- Road width of Access Streets be increased from 15m to 16m.
- Road width of Major Collector Roads be reduced from 22m to 21m.
- Cul-de-sacs be removed from within Stage 14.
- Additional road access be removed from Langdon Road and Stirling Road.

Changes have also been proposed via the submission of proposed plan titled 'Langdon Road Preliminary Kerb and Pavement Layout Plan'. This plan ultimately requests amendments to Condition 15 (a) of the Decision Notice which removes the intent of providing an Access Major Collector Road and land dedication for future upgrades to Langdon Road.

Furthermore, minor changes have also been made to the lot layout of the proposed development. Specifically, the applicant has proposed the following amendments:

- Lots have been proposed over an area of land that was previously required by the Department of Transport and Main Roads (TMR) to be dedicated for the future road widening of Karrabin Rosewood Road.
- Creation of five additional lots within Stage 1 totalling fifty-seven (57) lots in lieu of fifty-two (52).
- Increased Stage 1 Drainage Reserve area from 5325m<sup>2</sup> to 1.064ha and Stage 2 Drainage Reserve area from 9,690m<sup>2</sup> to 1.847ha.
- Lot layout changes within several stages of the proposed development as a consequence of the revised road layout.

These minor changes have ultimately altered the total number of lots from four hundred and twenty-five (425) to four hundred and thirty-two (432).

Changes to the staging has also been proposed, specifically in relation to the delivery of the Level 3 Local Plan and Picnic Park, which is now proposed in Stage 7 in lieu of Stage 4.

#### **Evaluation of Change:**

Upon review it is considered that the majority of the changes made to the approved plans are consistent with Council's current Planning Scheme Policies and will facilitate greater flexibility in terms of future building design, while still facilitating the delivery of a suitable urban design outcome for the estate.

The applicant has also requested some changes to the approved plans which are not supported by Council. More specifically, these changes relate to the Stage 3 connection to Stirling Road, an un-notated pathway within Stage 13 which provides access to Langdon Road, and the removal of land dedication on Langdon Road which adjoins Stage 1A.

The applicant has failed to acknowledge Condition 15 (a) when preparing the proposed Langdon Road Kerb and Pavement Layout Plan. More specifically, the plan does not provide for an Access Major Collector Road and land dedication for future upgrades to Langdon Road which will ultimately provide on-street parking to residents of Stage 1A and future development of Lot 1 on RP193676. As such, some plans have either been marked up in red, or not included within the approval package.

The proposal to include the Local Play and Picnic Park within Stage 7 in lieu of Stage 4 is considered acceptable. This proposal will now facilitate a more appropriate staging sequence as it will now be delivered with adjoining residential lots and not be isolated.

#### **Part 3 Approved Plans (to appear in Change Decision Notice):**

The approved plans for this development approval are:

- (a) The plans referred to in the table of approved plans (including the amendments that are required to be made to those plans); and
- (b) Where the amended version of the plans referred to in the table of approved plans have been approved by the assessment manager, the amended version of those plans; and
- (c) The approved plans are attached to this decision notice.

**Table of Approved Plans:**

Plan/ Document No	Description	Prepared By	Date	Amendments Required
<del>BRIK3181-00-028</del> <b>BRSS3181-01A-33-1</b>	Queensland Residential Estates Pty Ltd – Land Use Plan	Landpartners	<del>17 September 2012</del> <b>2 July 2019</b>	<del>Inclusion of a shifting boundary along the north and south sides of the proposed Recreation Zone.</del>
<del>BRIK3181-00-027</del> <b>BRSS3181-00A-1-2</b>	Queensland Residential Estates Pty Ltd – Proposed Reconfiguration Plan (Preliminary Approval) – Network Hierarchy Plan <b>QUEENSLAND RESIDENTIAL ESTATES PTY LTD - Transport Strategy Plan (Preliminary Approval of Lot 2 on RP193676)</b>	Landpartners	<del>14 September 2012</del> <b>29 May 2019</b>	<ul style="list-style-type: none"> <li>• Inclusion of a shifting boundary along the north and south sides of the proposed Recreation Zone.</li> <li>• Retention of Stage 3 connection to Stirling Road.</li> <li>• Notation of pathway to Stage 1A Drainage Reserve.</li> <li>• Notation of pathway to Langdon Road within Stage 13.</li> <li>• Removal of road width notations.</li> </ul>
<del>BRIK3181-00-026</del> <b>BRSS3181-00A-1-2</b>	Queensland Residential Estates Pty Ltd – Proposed Reconfiguration Plan (Preliminary Approval)	Landpartners	<del>18 September 2012</del> <b>29 May 2019</b>	<ul style="list-style-type: none"> <li>• Inclusion of a shifting boundary along the north and south sides of the proposed Recreation Zone.</li> <li>• Retention of Stage 3 connection to Stirling Road.</li> <li>• Notation of pathway to drainage reserve.</li> <li>• Notation of pathway</li> </ul>

				to Langdon Road within Stage 13.
<del>BRIK3181-00-020</del> <b>BRSS3181-01A-25-2</b>	Queensland Residential Estates Pty Ltd – Proposed Reconfiguration Plan	Landpartners	<del>22 January 2013</del> <b>29 May 2019</b>	<ul style="list-style-type: none"> <li>• Inclusion of the land dedication as required by Condition 15(a) of the Decision Notice.</li> <li>• Notation of pathway to drainage reserve. Removal of road width notations.</li> <li>• Removal of road width notations.</li> </ul>

Note: Amended plans shall be to the satisfaction of the assessment manager and submitted for endorsement prior to the submission of an Operational Works application or the plan of subdivision for signing.

---

**Conditions (from original Decision Notice):**

**Attachment A – Assessment Manager Conditions:**

**Attachment A – Condition 4 – Site Development**

**Attachment A – Condition 14 – Plan of Subdivision**

**Attachment A – Condition 15 – Plan of Survey**

**Attachment A – Condition 25 – Roadworks**

**Attachment A – Condition 29 – Stormwater – General**

**Attachment A – Condition 45 – Development Plan**

**Attachment A – Condition 50 – Provision of Open Space – Level 3 Local Play and Picnic Park**

**Attachment A – Condition 54 – Roadworks**

**Applicant's Requested Change:**

As a consequence of the amended plans, a number of decision details and conditions will also need to be amended in order to reflect the new layout.

**Evaluation of Change:**

As the amended plans are supported, the proposed changes to the Conditions are considered acceptable and will appropriately reflect the amendments.

**Conditions (to appear in Change Decision Notice):**

4. Site Development

- (a) Any future development of the subject site must be undertaken generally in accordance with the Ipswich Planning Scheme as detailed in ~~Proposed Reconfiguration Plan (Preliminary Approval) of Lot 2 on RP 193676 (Land Use Plan) No. BRIK3181-00-028, Issue A prepared by Landpartners and dated 17 September 2012~~ **the Approved Plans (located in Part 3 of the Decision Notice)** subject to all amendments as identified ~~on this plan in the approved plans.~~ In particular, development must occur in accordance with the following:
- (i) Part 4 Division 5: Residential Low Density Zone including the relevant table of development
  - (ii) Part 4 Division 17: Recreation Zone including the relevant table of development
  - (iii) Any applicable development codes and overlay codes as contained within the Ipswich Planning Scheme.
- (b) The land identified as Special Opportunity Area (No.5) must be developed in accordance with Part 4 Division 8: Future Urban Zone including the relevant table of development including any applicable development codes and overlay codes as contained within the Ipswich Planning Scheme.

14. Plan of Subdivision

The proposed development of the site (stage one [1A and 1B]) must be undertaken generally in accordance with ~~Plan Number BRIK3181-00-020 Issue B prepared by Landpartners Limited and dated 22 January 2013~~ **the Approved Plans (located in Part 3 of the Decision Notice).**

15. Plan of Survey

- (a) The applicant must grant, free of cost to or compensation payable by Council, a ~~1.0m~~ **0.5m** wide strip of land dedicated along the Langdon Road frontage of the development site between the proposed major collector/collector intersection (corner of proposed lot ~~425~~ **432**) and Lot 1 on RP193678 to facilitate the footprint of the future major collector street. The ~~1m~~ **0.5m** widening must transition back to the current road width. This land must be dedicated as road reserve in conjunction with the lodgement of a Plan of Subdivision for Stage 1a of the development site.
- (b) The applicant must grant, free of cost to or compensation payable by Council, minimum 4.0 m wide easements located centrally over proposed stormwater drains (375mm diameter or greater) and water mains, if necessary, where they are located within private property.

The documentation associated with these 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.

- (c) Easements must be centrally located over the alignment of stormwater paths and be of sufficient width to encompass the overland flow from a storm event with an ARI of 100 years.
- (d) Easements must be of sufficient width to contain any fitting, access chamber etc located on stormwater drains, water mains, and sewerage rising mains.
- (e) All pre-existing easements crossing the site must be pegged where they cross each property boundary and at every change of direction. Where infrastructure is proposed to be relocated, the easement must be reinstated where required at the new asset location with a minimum width of 4.0m (unless otherwise approved by the assessment manager) and the old easement be relinquished at the Applicant's cost.
- (f) An adequate number of permanent survey marks must be installed to ensure clear definition of the development. Prior to signing of the Plan of subdivision, the applicant must submit a certificate signed by a cadastral surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position in accordance with the plan of survey.
- (g) Land required for detention basins, constructed wetlands and bio-retention basins or equivalent is to be dedicated as drainage reserve in favour of Council and not included within parkland dedication.
- (h) No access from allotments is permitted along the common boundary of the development and Karrabin Rosewood Road. The means of achieving this must be to the satisfaction of the Senior Development Engineer.

25. Roadworks

External Roadworks

- (a) Langdon Road must be upgraded / reconfigured across the full frontage of the property located at 3 Karrabin Rosewood Road (Lot 1 on RP193676). The minimum configuration of these works must consist of:
  - (i) A 7.0m wide sealed carriageway with 1.0m wide gravel shoulders on both sides
  - (ii) Pavement constructed in accordance with ICC standards for a major collector street
  - (iii) Table drains
  - (iv) Guide posts and

- (v) Concrete footpath on the eastern side (2.0m wide).
- (b) Langdon Road must be upgraded / reconfigured across the entire frontage of the development site-from the northern boundary of 3 Karrabin Rosewood Road (Lot 1 on RP193676) and to the northern boundary of proposed Lot 425 432 (North of the proposed Major Collector Street) plus suitable transitions to the existing road.  
Works must consist of:
  - (i) A 9.5m wide carriageway (with an off-set crown for a future 12.0m wide carriageway) with an edge line marked 2.5m from the proposed kerb on the eastern side to form a parking lane
  - (ii) Pavement constructed in accordance with ICC standards for a major collector street
  - (iii) Kerb and channel (type B1) on the eastern side (4.0m from the existing property boundary, 5.0m from the new property boundary after the dedication) plus associated stormwater infrastructure
  - (iv) A concrete path (2.0m wide) on the eastern side
  - (v) Street lighting on the eastern side (designed in accordance with AS1158 series category P3 and installed in accordance with Energex Rate 2) and
  - (vi) Landscaping and turfing
- (c) The intersection of Karrabin - Rosewood Rd / Langdon Rd must be reconfigured / upgraded to the requirements of Department of Transport and Main Roads.

Roadworks – Internal and General

- (d) All elements and requirements of the Council approved Transport Strategy must be complied with as part of this stage of the development.
- (e) All roadworks must be designed and constructed in accordance with Council's Policies and Standards, the DTMR *Road Planning & Design Manual*, Austroads Publications and any other documentation accepted as best practice by Council. The design and construction of each road or street must ensure that the speed environment, geometry, sight distances, carriageway widths, lighting, facilities for bus stops, refuse collection vehicle movements, pedestrians and cyclists, and on-street parking and other physical attributes are consistent with the function and role of the road or street in the transportation network.
- (f) Roads internal and adjacent to the development must be constructed with concrete kerb and channel, asphalt concrete surfacing and associated works, for the full length of all property frontages (excluding the area of Stirling Road adjacent to the proposed drainage reserve on the south eastern corner of the site). Kerb ramps in accordance with Council's Standard Drawing SR.18 must be provided at all intersections.

- (g) Road pavements must be designed and constructed in accordance with the Ipswich City Council's Planning Scheme Policy 3 - General Works, Chapter 5 - Roadworks. All roads must have two way cross-falls in accordance with Council's adopted standards.
- (h) Kerb ramps must be constructed in accordance with Council's *Standard Drawing SR.18* at all intersections and at additional locations where they are required to connect concrete pathways and cycleways. Generally at "T" intersections, four (4) kerb ramps are required.
- (i) All road layouts and configurations must be designed in accordance with Table 1 below:

**Table 1**  
Residential Streets

Road Classification	Min Total Reserve Width (m)	Min Verge Width (m)	Min Carriageway Width (m)	Bus Stops (Translink Specifications)	Bicycle Lanes
Access Place or Street	<del>15.0</del> <b>16.0</b>	<del>4.25</del> <b>4.0</b> (Min desirable)	<del>6.5</del> <b>8.0</b>	N/A	N/A
Collector Street	17.0	4.25	8.5	Indented Bus Bays	On Carriageway
Major Collector Streets	<del>22.0</del> <b>21.0</b>	<del>5.0</del> <b>4.5</b>	12.0	Indented Bus Bays & Shelters	Dual use both verges or Footpath and Cycleway on opposite sides

Note: Refer Ipswich Planning Scheme Part 12, Division 5 Appendix D and Standard Drawings

- Notes: (1) Dimensions and quantities are Council's minimum requirements.  
 (2) Where a footpath is required on one side only, the footpath must be installed on the same side of the road as street lighting.  
 (3) Where an indented bay is provided on a collector street, the through traffic lane must have a minimum width of 3.5m.  
 (4) Access Places, Access Streets and Collector Streets must be provided with concrete Kerb and Channel (Type M1) on both sides.
- (j) The Major Collector Street internal to the development must be provided with Kerb and Channel (Type B1) on both sides.
- ~~(h)~~(k) Any terminating roads that may be extended as a part of a later stage must be provided with a minimum 18m diameter gravel turn around area with a two-coat

bitumen seal. Hazard markers and delineator posts must be erected to define the turnarounds. Kerb and channel (type B1)

~~(m)~~(l) A vehicle turning area must be provided at the end of all "No Through" roads and culs-de-sac. Circular cul-de-sac turning heads, based on a minimum turning circle of 9.0 m radius, must be provided.

~~(n)~~(m) "No Through Road" signs must be erected at the entries to all culs-de-sac and terminating roads.

~~(e)~~(n) The applicant must provide concrete footpaths of minimum width 1.5 m on one side of all streets except for the Major Collector Street. This road must be provided with a minimum 2.0m wide concrete footpath along each verge. Concrete footpaths and cycleways must be constructed in accordance with Council's Standard Drawing SR.19. The footpaths must be on the same side as the street lights, and the longitudinal grade must not exceed 1:8.

~~(p)~~(o) Provision must be made for 6m radius, three-chord truncations of property boundaries at intersections. The 6m distance is measured along the boundary of the property on each frontage from the corner.

~~(q)~~(p) All streets must include the provision of street lighting designed in accordance with Australian Standard AS1158 Series and installed in accordance with Energex Rate 2.

~~(r)~~(q) A minimum of one (1) indented parking areas shall be provided in Stage 1 of the development providing parking for four (4) vehicles to the satisfaction of the Senior Development Engineer.

45. Development Plan

- (a) The applicant must submit an amended development plan of the development (subject site) to the Assessment Manager prior to the submission of any development application for any further assessable development pursuant to this Preliminary Approval. This Plan must be endorsed by Council and the Department of Transport and Main Roads prior to approval of any Development Permit pursuant to this Preliminary Approval and is to include all proposed stages of development, up to a maximum of ~~425~~ 432 lots (inclusive of Stages 1a and 1b).
- (b) The development plan must be consistent with all conditions of the Preliminary Approval to Affect the Planning Scheme Pursuant to Section 242 of the *Sustainable Planning Act 2009* for Residential Low Density Purposes, Ipswich City Council reference 4350/07.
- (c) The development plan must include, at minimum, the information outlined in Planning Scheme Policy 2: Information Local Government May Request (Section 28: Integrated Planning) along with:

- (ii)(i) Road network, open space layout and pedestrian and cycle network in accordance with section 4.8.5C Effects of Development within Sub Area FU4 – Walloon/Thagoona of the Ipswich Planning Scheme
  - (vi)(ii) Open Space details in accordance with Conditions 49 and 50 of this Preliminary Approval for Reconfiguring a Lot
  - (vii)(iii) External Roadworks, Internal Roadworks and Transport requirements in accordance with Condition 54 of this Preliminary Approval for Reconfiguring a Lot
  - (viii)(iv) Earthworks and Retaining Walls requirements in accordance with Condition 58 of this Preliminary Approval for Reconfiguring a Lot
  - (ix)(v) Geotechnical requirements in accordance with Condition 57 of this Preliminary Approval for Reconfiguring a Lot
  - (x)(vi) Stormwater Quality and Quantity details in accordance with Conditions 55 and 56 of this Preliminary Approval for Reconfiguring a Lot
  - (c) The proposal plan must be consistent with the Ipswich Planning Scheme, specifically:
    - (i) The Reconfiguring a Lot Code (Part 12, Division 6 of the Ipswich Planning Scheme)
    - (ii) The Urban Areas Zone Code – Residential Low Density Zone (Part 4, Division 5 of the Ipswich Planning Scheme)
    - (iii) The Urban Areas Zone Code – Recreation Zone (Part 4, Division 17 of the Ipswich Planning Scheme)
  - (d) The proposed development of the site must be undertaken generally in accordance with the approved amended development plan required by part (a) of this condition (above) and in accordance with the endorsed master plan pursuant to Section 242 of the *Sustainable Planning Act 2009* - Residential Low Density Purposes and Recreation Purposes, Ipswich city Council Reference ~~4350/07~~ **4350/2007/MAMC/A**.
  - (e) The number of allotments associated with the proposal may require amendment (~~reduction~~) to comply with the above.
50. Provision of Open Space – Level 3 Local Play and Picnic Park
- (a) The subject development must make provision for a Level 3 Local Play and Picnic Park to be constructed and transferred to Council prior to the signing of the plan of subdivision for ~~Stage 4~~ **Stage 7** of development. The park must be located generally in accordance with Map 6.2: Future Parks Infrastructure of Planning Scheme Policy 5: Infrastructure and Figure 4.8.3: Walloon Thagoona Greenspace Plan and Figure 4.8.6: Walloon Thagoona Visual Character and Landscape Plan of Part 4, Division 8 of the Ipswich Planning Scheme.

- (b) Future applications for Development Permits pursuant to this Preliminary Approval must demonstrate that the proposed park meets the desired standard of service in accordance with Planning Scheme Policy 3: General Works and the Ipswich Public Parks Strategy 2007. Details to be submitted are to include (but not be limited to):
  - (i) Area and topography details
  - (ii) Catchment and access details
  - (iii) Details of proposed facilities (hard and soft), planting and existing vegetation
  - (iv) The areas of proposed parkland overlaid with the master stormwater management plan to identify areas of recreation function and drainage function. Recreation function land (to meet the desired standard of service) is to be exclusive of drainage function land unless otherwise approved by Council.
  - (v) Survey accurate details of existing vegetation proposed to be retained.

Such information is to be prepared by a suitably qualified person in consultation with the Planning Scheme Policies and support documents nominated above.

Note: The provisions of Implementation Guideline No. 27 - Guidance on Recreation Range and Opportunity Outcomes Arising from Embellishment of Public Parks may be considered upon representations made to the Assessment Manager in accordance with this Guideline.

54. Roadworks

Roadworks - General

- (a) All roadworks must be designed and constructed in accordance with Council's Policies and Standards, the *DMR Road Planning & Design Manual*, Austroads Publications and any other documentation accepted as best practice by Council. The design and construction of each road or street must ensure that the speed environment, geometry, sight distances, carriageway widths, lighting, facilities for bus stops, refuse collection vehicle movements, pedestrians and cyclists, and on-street parking and other physical attributes are consistent with the function and role of the road or street in the transportation network.
- (b) Roads must be designed to be constructed with concrete kerb and channel, asphalt concrete surfacing and associated works, for the full length of all property frontages. Kerb ramps in accordance with Council's Standard Drawing SR.18 must be provided at all intersections.
- (c) Road pavements must be designed and constructed in accordance with the Ipswich City Council's Planning Scheme Policy 3 - General Works, Chapter 5 – Roadworks or equivalent. All roads must have two way cross-falls in accordance with Council's adopted standards.

#### External Roadworks

- (d) The intersection upgrades located on Karrabin Rosewood Road recommended by DTMR must be identified on each plan of development for development permits issued pursuant to this preliminary approval.
- (e) An emergency access point for the site linking through to Karrabin-Rosewood Road via Stirling Road (gravel track for use during times of emergency) must be provided before the number of new lots created over the site totals 101. The location and configuration of this emergency access point must be approved as part of any future Development Permit.

#### Pedestrian Accessways

- (f) A series of pedestrian accessways must be provided linking the internal street system with the east-west major collector street and the external roads (Langdon Road, Stirling Road and Karrabin-Rosewood Road). These must consist of a minimum 10.0m wide reserve, through drainage reserve/parks, or linking the internal road network between proposed future lots. This must be identified on proposed future reconfiguration plans for each stage of the development and must be approved as part of future Development Permits over the site for each relevant stage.

#### Bus Stop Infrastructure

- (g) The applicant must provide bus stops and associated infrastructure in accordance with the Council approved *Network Hierarchy Plan* as shown in Part 3 Approved Plans. Each bus stop must be positioned, designed and constructed in accordance with Translink specifications and standards as published in the *Translink Public Transport Infrastructure Manual Version 1 June 2007 Section 2.4.1 Bus Stop Layout and Construction Details*, Drawing No's TL-R02, TL-I02, TL-P01, TL-S01 for the applicable standard of bus stop required (Regular, Intermediate, Premium or Signature stop), and *Disability Standards for Accessible Public Transport 2004* including:
  - (i) A reinforced concrete hardstand area with appropriate footings, positioned between the kerb and path;
  - (ii) Indented bus bay with tapers;
  - (iii) Kerb ramps;
  - (iv) A 'flag' sign indicating 'future bus route', using white writing on a dark blue background;

- (v) Paths, kerb ramps and refuge islands designed in accordance with the MUTCD Figure 4 of Part 10 on key pedestrian routes to and from each bus stop; and
- (vi) Bus zone signage and pavement markings in accordance with the MUTCD Part 11 – Figure C1[b] and Australian Standard 2890.5 Parking Facilities Part 5 – On-street Parking Section 2.4[a].

Note: The verge area adjacent to bus stops must be widened to 6.3m generally in accordance with Ipswich City Council Standard Drawing SR.40 to allow for a future bus shelter.

- (h) Where a bus bay is located in front of any allotments on a collector road, a driveway must be constructed for each affected allotment. Such driveways must not be constructed within the bus set down area but constructed within the tapers of the bus bay or outside the bus bay area.
- (i) Before the signing of the plan of subdivision associated with each relevant stage of the development, the applicant must pay to Council the sum of AUD\$25,000.00 towards the construction of two (2) future bus shelters within the development site. This amount must be fixed for 12 months from the date of issue of each development permit for that stage/s and then indexed in accordance with the Road and Bridge Construction Index applicable at the time of payment.

#### Internal Street System

- (j) The configuration of the internal street system must be configured in accordance with the approved Transport Strategy and approved as part of future Development Permits over the site.
- (k) All road layouts and configurations must be designed in accordance with Table 1 below:

**Table 1**  
Residential Streets

Road Classification	Min Total Reserve Width (m)	Min Verge Width (m)	Min Carriageway Width (m)	Bus Stops (Translink Specifications)	Bicycle Lanes
Access Place or Street	<del>15.0</del> <b>16.0</b>	4.25 <b>4.0</b> (Min desirable)	6.5 <b>8.0</b>	N/A	N/A
Collector Street	17.0	4.25	8.5	Indented Bus Bays	On Carriageway
Major Collector Streets	<del>22.0</del> <b>21.0</b>	<del>5.0</del> <b>4.5</b>	12.0	Indented Bus Bays & Shelters	Dual use both verges or Footpath and

					Cycleway on opposite sides
--	--	--	--	--	----------------------------

Note: Refer Ipswich Planning Scheme Part 12, Division 5 Appendix D and Standard Drawings

- Notes:
- (1) Dimensions and quantities are Council's minimum requirements.
  - (2) Where a footpath is required on one side only, the footpath must be installed on the same side of the road as street lighting.
  - (3) Where an indented bay is provided on a collector street, the through traffic lane must have a minimum width of 3.5m.
  - (4) All requirements apply equally to roads within and fronting the development.
- (l) The Major Collector Street internal to the development must be designed with Kerb and Channel (Type B1) on both sides.
  - (m) The road pavement widths and geometric layouts must make adequate provision for Council's refuse collection vehicles and public transport movements.
  - (n) A vehicle turning area must be provided at the end of all "No Through" roads and culs-de-sac. Circular cul-de-sac turning heads, based on a minimum turning circle of 9.0 m radius must be provided.
  - (o) The applicant must provide concrete footpaths of minimum width 1.5 m on at least one side of all streets. Concrete footpaths must be constructed in accordance with Council's Standard Drawing SR.19. The footpaths must be on the same side as the street lights, and the longitudinal grade must not exceed 1:8.
  - (p) Provision must be made for 6m radius, three-chord truncations of property boundaries at intersections. The 6m distance is measured along the boundary of the property on each frontage from the corner.
  - (q) All streets must include the provision of street lighting designed in accordance with Australian Standard AS1158 Series and installed in accordance with Energex Rate 2.

---

**Attachment A & Attachment B – Adopted Infrastructure Charges Notice (from original Decision Notice)**

**DA No. 4350/07****ATTACHMENT A - ANNEXURE A****ADOPTED INFRASTRUCTURE CHARGES NOTICE**

This Infrastructure Charges Notice is issued by Council and relates to charges for the purpose of trunk infrastructure (roadworks, open space and land for community facilities) owned by Ipswich City Council.

**Application No:** 4350/2007

**The land to which the infrastructure charge/s applies:**

**Real Property Description:** Lot 1 on SP160756

**Property Location:** 993-1049 Karrabin Rosewood Road, Thagoona

**Development Approval Details:** In accordance with the conditions of Development Decision Notice 4350/2007

**Infrastructure Charges Calculation:**

Infrastructure Network & Catchment	Charge/ VT	Unit Charge Multiplier/VT	Units of Demand Factor and Demand Credit	Infrastructure Charge
<b>Roadworks</b>	\$255	1.1281	<b>Stage 1A – 32 Lots</b>	
RD53- Thagoona- Rosewood East			<u>Demand Factor</u>  Number of Lots (> 450m <sup>2</sup> ): 30 @ 6.5 EP = 195 EP  Number of Lots (≤ 450m <sup>2</sup> ): 2 @ 6.5 EP = 13 EP  Credits  N/A  Net Demand  208 EP	208 VT x \$255/VT x 1.1281 = \$59,834.42  <b>Total = \$59,834.00</b>

## Item 2 / Attachment 1.

Ipswich City Council

Page 18

			<b>Stage 1B – 20 Lots</b>	
			<u>Demand Factor</u>  Number of Lots (> 450m <sup>2</sup> ): 19 @ 6.5 EP = 123.5 EP  Number of Lots (≤ 450m <sup>2</sup> ): 1 @ 6.5 EP = 6.5 EP  Credits  N/A  Net Demand  130 EP	130 VT x \$255/VT x 1.1281 = \$37,396.52  <b>Total = \$37,397.00</b>
Infrastructure Network & Catchment	Charge/Person	Unit Charge Multiplier/Person	Units of Demand and Demand Credit	Infrastructure Charge
<b>Open Space</b>  PKW2 - Thagoona	Level 1: \$1,289.70 Level 2: \$688.76 Level 3: \$724.50	1.1724	<b>Stage 1A – 32 Lots</b>	
			<u>Demand Factor</u>  Number of Lots (> 450m <sup>2</sup> ): 30 @ 2.74 EP = 82.2 EP  Number of Lots (≤ 450m <sup>2</sup> ): 2 @ 2.74 EP = 5.48 EP  <u>Credits</u>  N/A  <u>Net Demand</u>  87.68 EP	Level 1: 87.68 EP x \$1,289.70 x \$1.1724 = \$132,576.04  Level 2: 87.68 EP x \$688.76 x \$1.1724 = \$70,801.80  Level 3: 87.68 EP x \$724.50 x \$1.1724 = \$74,475.73  Total = \$277,853.57  <b>Total = \$277,854.00</b>
			<b>Stage 1B – 20 Lots</b>	
			<u>Demand Factor</u>  Number of Lots (> 450m <sup>2</sup> ): 19 @ 2.74 EP = 52.06 EP  Number of Lots (≤ 450m <sup>2</sup> ): 1 @ 2.74 EP = 2.74 EP  <u>Credits</u>  N/A  <u>Net Demand</u>  54.8 EP	Level 1: 54.8 EP x \$1,289.70 x \$1.1724 = \$82,860.03  Level 2: 54.8 EP x \$688.76 x \$1.1724 = \$44,251.12  Level 3: 54.8 EP x \$724.50 x \$1.1724 = \$46,547.33  Total = \$173,658.48  <b>Total = \$173,658.00</b>

Item 2 / Attachment 1.

Ipswich City Council

Page 19

Infrastructure Network & Catchment	Charge/Person	Unit Charge Multiplier/Person	Units of Demand and Demand Credit	Infrastructure Charge
Community Facilities  SIW2- Thagoona	\$ Level 1: \$51.89 Level 2: \$48.68 Level 3: \$21.55	1.1724	Stage 1A – 32 Lots	
			<u>Demand Factor</u>  Number of Lots (> 450m²): 30 @ 2.74 EP = 82.2 EP  Number of Lots (≤ 450m²): 2 @ 2.74 EP = 5.48 EP  <u>Credits</u>  N/A  <u>Net Demand</u>  87.68 EP	Level 1: 87.68 EP x \$51.89 x \$1.1724 = \$5,334.09  Level 2: 87.68 EP x \$48.68 x \$1.1724 = \$5,004.11  Level 3: 87.68 EP x \$21.55 x \$1.1724 = \$2,215.25  Total = \$12,553.45  <b>Total = \$12,553.00</b>
			Stage 1B – 20 Lots	
			<u>Demand Factor</u>  Number of Lots (> 450m²): 19 @ 2.74 EP = 52.06 EP  Number of Lots (≤ 450m²): 1 @ 2.74 EP = 2.74 EP  <u>Credits</u>  N/A  <u>Net Demand</u>  54.8 EP	Level 1: 54.8 EP x \$51.89 x \$1.1724 = \$3,333.80  Level 2: 54.8 EP x \$48.68 x \$1.1724 = \$3,127.60  Level 3: 54.8 EP x \$21.55 x \$1.1724 = \$1,384.53  Total = \$7,845.93  <b>Total = \$7,846.00</b>
Total Infrastructure Charge Amount	Roadworks		\$ 97,231.00	
	Open Space		\$451,512.00	
	Community Facilities		\$ 20,399.00	
	Total		\$569,142.00	

**Details of Payment**

**Payment Details:**

Payment of the infrastructure charges must be made to Ipswich City Council.

It is advised that direct debit, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.

A copy of this Adopted Infrastructure Charges Notice is to accompany the above payment.

**Due date for payment**

Payment of the adopted infrastructure charges is required before Council approves the plan of subdivision for the reconfiguration in accordance with Section 648H of the *Sustainable Planning Act 2009*.

**General Information**

**GST:**

The Federal Government has determined that contributions made by developers to Government for Infrastructure and services under the *Sustainable Planning Act 2009* are GST exempt.

**Authority for the charge:**

The infrastructure charges in this notice are payable in accordance with Chapter 8, Part 1, Division 5A (Trunk infrastructure funding and related matters – adopted infrastructure charges) of the *Sustainable Planning Act 2009*.

Pursuant to Section 648A of the *Sustainable Planning Act 2009*, this Adopted Infrastructure Charges Notice specifies charges that is the lesser of the following –

- (i) a charge equivalent to the pre-SPRP amount for development for which the charge is levied;
- (ii) the maximum adopted charge for the infrastructure.

**Related payments and by provision of infrastructure:**

The total infrastructure charges may be altered having regard to other infrastructure charges paid for the particular property or whether it has been offset through the provision of infrastructure through an infrastructure agreement(s).

**Appeals:**

Pursuant to section 478 of the *Sustainable Planning Act 2009* a person may appeal an adopted infrastructure charges notice.

**Circumstance where the infrastructure charges are not recoverable:**

The above charges are not recoverable unless the entitlements under the development approval or compliance permit are exercised in accordance with Section 648F (4) of the *Sustainable Planning Act 2009*.

**When this notice lapses:**

This notice lapses if the development approval or compliance permit ceases to have effect in accordance with Section 648F (5) of the *Sustainable Planning Act 2009*.

**Attachment B**

***File No: 4350/2007/RAL***

***Location: 993-1049 Karrabin Rosewood Road, THAGOONA QLD 4306***

***Assessment Manager Conditions issued by Ipswich City Council under delegation from the Central SEQ Distributor-Retailer Authority and relate to requirements for development for water***

**Conditions of Assessment Manager (Ipswich City Council) - Reconfiguring a Lot - One (1) Lot into 52 lots (plus balance area), new roads and drainage reserve**

1. Water Supply

- (a) The applicant must provide a reticulated water supply system which connects into Council's existing reticulation system, together with valves and fire hydrants, in accordance with the *Guidelines for Planning and Design of Urban Water Supply Systems*.
- (b) All works on live water mains must be carried out by Queensland Urban Utilities in accordance with *Planning Scheme Policy 3 Section 11.1.2*, and at the applicant's expense.
- (c) The applicant must lodge a private works request for Queensland Urban Utilities to supply and install a suitable metered water connection for each proposed allotment. The relevant fees must be paid and evidence of payment submitted to Council in conjunction with any application for signing of plan of survey.
- (d) Wherever possible, the water main must be constructed on the opposite side of the road to the concrete footpaths.
- (e) Where the applicant is required to supply water connections to allotments, the connections must be installed in accordance with *Standard Drawings SW.14* and *SW.15*.
- (f) Where the water main is under a concrete footpath, the applicant must provide a water connection to each allotment, excluding the provision of meters, but including the provision of approved pre-cast concrete or cast iron path boxes over the stop cock, in accordance with *Standard Drawing SW.08*. The boxes must be placed flush with the finished turf surface level.
- (g) Sufficient stop valves must be installed so that in the event of any failure of supply, a maximum of twenty (20) allotments will be without water.

- (h) The applicant must design and construct a booster pump station to service Stage 1 of the development. This pump station must be designed to ultimately service all areas of the proposed and future areas of this development above RL75.0m AHD. A detailed water reticulation analysis which supports the design layout, sizing, and location of the booster pump station must be submitted and approved by QUU prior to any submission for operational works. The hydraulic analysis must address as a minimum the following;
  - (i) Conceptual design layout of the proposed booster station
  - (ii) Location of the proposed booster station;
  - (iii) Connectivity to the existing system;
  - (iv) Design considerations which will ensure effective and efficient operation;
  - (v) Compatibility with the existing system. Measuring minimum and maximum available head and likely pressure flux from the approved connection point;
  - (vi) Layout plans of Stage 1 as well as the balance of the ultimate development area detailing the layout of the network connected to the booster pump station highlighting the locality of isolation valves between pressure zone boundaries, and size of internal mains;
  - (vii) Pump selection. All appropriate supporting information must be included to confirm accurate pump selection such as required flow, and pressure head;
  - (viii) Details on how minimum flows will be efficiently managed through installation of jockey pumps;
  - (ix) Reference to appropriate design standards;
  - (x) Boundary conditions for design;
  - (xi) Development yields including assumptions for future growth and likely additional connections to the zone that is to be connected to the pump station;
  - (xii) Consideration for possible future decommission with connection to the Haigslea water supply zone;
  - (xiii) Assessment of noise production for pump and generator installations and methods of any necessary noise dampening;
- (i) The applicant must ensure that security of supply within the boosted area meets the criteria at a minimum for Stages 1(a) and 1(b).
  - No more than 150 property connections will be without water when the pump station is offline.

- The pump motors are variable speed.
  - (j) The layout of the pump station site must be designed to comply with QUU water pump station design guidelines. Site specific requirements may be further requested at operational works stage, and review of detailed drawings to suit the local environment.
2. Sewerage
- (a) The applicant must, prior to the signing of the plan of survey, provide a sewerage reticulation system with appropriate house connection branches, designed to command the whole of each of the proposed allotments.
  - (b) The applicant must prior to the signing of the plan of survey provide all external trunk sewer work necessary to service the proposed development In accordance with the current QUU Master Planning Strategy including as a minimum:
    - (i) Gravity sewer main combinations to comply with QUU master planning for the area, extending from the subject site to the existing pump station located at the intersection of School Street and Ipswich Rosewood Road.
    - (ii) A rising main extending from School Street pump station to Rosewood treatment plant and
    - (iii) Any other infrastructure/costs as required by master planning for the area or related infrastructure agreements.
  - (c) No work on the sewerage reticulation system may commence prior to the approval of the Operational Works application.

**Conditions of Assessment Manager (Ipswich City Council): Preliminary Approval for Reconfiguring a Lot – One (1) Lot into a maximum of 373 Lots Plus a Balance Lot, Drainage Reserve and New Roads**

3. Water Supply
- (a) The applicant must design a reticulated water supply system which connects into Council's existing reticulation system, together with valves and fire hydrants, in accordance with the *Guidelines for Planning and Design of Urban Water Supply Systems*. To this end, the applicant must also design a booster pump station to service areas of this development above RL75.0m AHD. A detailed water reticulation analysis which supports the design layout, sizing, and location of the booster pump station must be submitted and approved by Queensland Urban Utilities prior to further application for a development permit to reconfigure a lot.

- (b) The applicant must relocate the existing 200mm water main preferably along the Karrabin Rosewood Road or to the satisfaction of QUU. A network analysis report which investigates the criticality to upgrade the main must be undertaken to determine whether the main should be upgraded to ultimate upon relocation. This assessment must be submitted for review and approval in conjunction with any operational works application other than Stages 1A and 1B.
- (c) The applicant must provide a water supply analysis demonstrating that the subject site below RL.75.0m AHD has adequate access to water supply services and that the available pressure head is satisfactory for any stage below RL 75.0m. The modelling used to demonstrate this must be submitted with the above referenced analysis. The proposed water reticulation network within the development and the modeling must comply to the requirements of the "Guidelines for Planning and Design of Urban Water Supply Systems" and Queensland Urban Utilities planning guidelines. The analysis must address as a minimum:
  - (i) Available pressure during maximum hour;
  - (ii) Available pressure and flows for fire fighting and other purposes, and any recommendations pertaining thereto; and
  - (iii) Comments regarding pressure and flow conditions at various stages of the development.

The water supply analysis must be submitted and approved by QUU prior to any further applications for a development permit to reconfigure a lot.

4. Sewerage

- (a) The applicant must design a sewerage reticulation system with the appropriate house connection branches, designed to command the whole of each of the proposed allotments.
- (b) The applicant shall demonstrate how each of the proposed lots contained within each relevant stage of the development shall be serviced in conjunction with the lodgement of each development permit application for reconfiguration of a lot.

Advice

The Applicant be further advised of the following:

1. Infrastructure Credits

Trunk Infrastructure may be subject to credits to be offset against infrastructure charges in accordance with Council's Planning Scheme Policy 5 (PSP 5). Such arrangements would be the subject of an Infrastructure Agreement to be prepared by Council or Queensland Urban Utilities at the cost of the applicant.

2. Submission of Drawings

Any engineering drawings submitted for Council review and approval in conjunction with an Operational Works application should be arranged to leave a blank space with minimum dimensions 6 cm wide and 14 cm high near the right border for a Council Stamp of Approval, so that any existing notes are not over-written by the stamp.

3. Bonding of Incomplete Works Associated with Reconfiguring a Lot

- (a) Council may approve the signing of the plan of subdivision prior to the acceptance of works "on-maintenance", subject to compliance with the conditions listed in Planning Scheme Policy 3 Clause 14.1.4.
- (b) In particular, Clause 14.1.4(f) requires the applicant to include in the contracts of sale, written advice to purchasers of subject lots, that building works applications for those lots cannot be submitted until the development is accepted "on-maintenance".
- (c) Should an Uncompleted Works Bond be requested, the applicant must demonstrate to the satisfaction of the Senior Development Engineer that the requirements of Planning Scheme Policy 3 Clause 14.1.4(f) have been met for any existing Contracts of Sale.

**DA No. 4350/07**

**ATTACHMENT B - ANNEXURE A**

**ADOPTED INFRASTRUCTURE CHARGES NOTICE**

This Infrastructure Charges Notice is issued by Council under delegation from the Central SEQ Distributor-Retailer Authority and relates to charges for the purpose of water and wastewater network owned by Central SEQ Distributor-Retailer Authority.

**Application No:** 4350/07

**The land to which the infrastructure charge/s applies:**

**Real Property Description:** Lot 1 on SP160756

**Property Location:** 993-1049 Karrabin Rosewood Road, Thagoona

**Development Approval Details:** In accordance with Section 1 of Development Decision Notice 4350/07

**Infrastructure Charges Calculation:**

Infrastructure Network & Catchment	Charge/EP or NRU	Unit Charge Multiplier/EP or NRU	Units of Demand and Demand Credit	Net Infrastructure Charge Payable
<b>Water Supply</b>	\$969	1.1724	<b>Stage 1A – 32 Lots</b>	
WT25 – Rosewood (Stirling Road) High Level Zone			<u>Demand Factor</u>  Number of Lots (> 450m <sup>2</sup> ): 30 @ 3.3 EP = 99 EP  Number of Lots (≤ 450m <sup>2</sup> ): 2 @ 2.7 EP = 5.4 EP  <u>Credits</u>  N/A  <u>Net Demand</u>  104.4 EP	104.4 EP x \$969 x \$1.1724 = \$118,604.20  <b>Total = \$118,604.00</b>

		<b>Stage 1B – 20 Lots</b>		
		<u>Demand Factor</u>  Number of Lots (> 450m <sup>2</sup> ): 19 @ 3.3 EP = 62.7 EP  Number of Lots (≤ 450m <sup>2</sup> ): 1 @ 2.7 EP = 2.7 EP  <u>Credits</u>  N/A  <u>Net Demand</u>  65.4 EP		65.4 EP x \$969 x \$1.1724 = \$74,298.04  <b>Total = \$74,298.00</b>
Infrastructure Network & Catchment	Charge/EP or NRU	Unit Charge Multiplier/EP or NRU	Units of Demand and Demand Credit	Net Infrastructure Charge Payable
Wastewater (Sewerage)  SW55 Walloon/ Thagoona	\$1,209	1.1724	<b>Stage 1A – 32 Lots</b>	
			<u>Demand Factor</u>  Number of Lots (> 450m <sup>2</sup> ): 30 @ 3.3 EP = 99 EP  Number of Lots (≤ 450m <sup>2</sup> ): 2 @ 2.7 EP = 5.4 EP  <u>Credits</u>  N/A  <u>Net Demand</u>  104.4 EP	104.4 EP x \$1,209 x \$1.1724 = \$147,979.86  <b>Total = \$147,980.00</b>

		<b>Stage 1B – 20 Lots</b>	
		<u>Demand Factor</u>	65.4 EP x \$1,209 x \$1.1724 = \$92,700.03
		Number of Lots (> 450m <sup>2</sup> ): 19 @ 3.3 EP = 62.7 EP	<b>Total = \$92,700.00</b>
		Number of Lots (≤ 450m <sup>2</sup> ): 1 @ 2.7 EP = 2.7 EP	
		<u>Credits</u>	
		N/A	
		<u>Net Demand</u>	
		65.4 EP	
<b>Total Infrastructure Charge Amount</b>		Water	<b>\$192,902.00</b>
		Wastewater (Sewerage)	<b>\$240,680.00</b>
		<b>Total</b>	<b>\$433,582.00</b>

**Details of Payment**

**Payment Details:** Payment of the infrastructure charges must be made to Ipswich City Council.

It is advised that direct debit, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.

A copy of this Adopted Infrastructure Charges Notice is to accompany the above payment.

**Due date for payment** Payment of the adopted infrastructure charges is required before Council approves the plan of subdivision for the reconfiguration in accordance with Section 648H of the *Sustainable Planning Act 2009*.

**General Information**

**GST:** The Federal Government has determined that contributions made by developers to Government for Infrastructure and services under the *Sustainable Planning Act 2009* are GST exempt.

**Authority for the charge:** The infrastructure charges in this notice are payable in accordance with Chapter 8, Part 1, Division 5A of the *Sustainable Planning Act 2009* and section 755KB of the *Sustainable Planning Act 2009*.

Pursuant to Section 648A of the *Sustainable Planning Act 2009*, this Adopted Infrastructure Charges Notice specifies charges that is the lesser of the following –

- (i) a charge equivalent to the pre-SPRP amount for development for which the charge is levied;
- (ii) the maximum adopted charge for the infrastructure.

**Related payments and by provision of infrastructure:** The total infrastructure charges may be altered having regard to other infrastructure charges paid for the particular property or whether it has been offset through the provision of infrastructure through an infrastructure agreement(s).

**Appeals:** Pursuant to section 478 of the *Sustainable Planning Act 2009* a person may appeal an adopted infrastructure charges notice.

**Circumstance where the infrastructure charges are not recoverable:** The above charges are not recoverable unless the entitlements under the development approval or compliance permit are exercised in accordance with Section 648F (4) of the *Sustainable Planning Act 2009*.

**When this notice lapses:** This notice lapses if the development approval or compliance permit ceases to have effect in accordance with Section 648F (5) of the *Sustainable Planning Act 2009*.

**Applicant's Requested Change:**

As a consequence of the amended plans and additional lots, there is an additional infrastructure demand. The infrastructure charges are therefore required to be updated accordingly.

**Evaluation of Change:**

As the amended plans are supported, the infrastructure charges must be updated accordingly.

**Adopted Infrastructure Charges Notice (to appear in Change Decision Notice):**

**DA No. 4350/07**

**ATTACHMENT A - ANNEXURE A**

**ADOPTED INFRASTRUCTURE CHARGES NOTICE**

This Infrastructure Charges Notice is issued by Council and relates to charges for the purpose of trunk infrastructure (roadworks, open space and land for community facilities) owned by Ipswich City Council.

**Application No:** ~~4350/2007~~ **4350/2007/MAMC/A**

**The land to which the infrastructure charge/s applies:**

**Real Property Description:** ~~Lot 1 on SP160756~~ **Lot 2 RP 193676**

**Property Location:** 993-1049 Karrabin Rosewood Road, THAGOONA  
QLD 4306

**Development Approval Details:** In accordance with Development Approval  
~~Decision Notice 4350/2007~~ **4350/2007/MAMC/A**

**Relevant Infrastructure Charges Resolution:** **Ipswich City Council Adopted Infrastructure  
Charges Resolution (No. 2) 2018**

**Levied Charge:** **Stage 1A - \$419,508.00**  
**Stage 1B - \$303,670.00**

**Does the maximum adopted charge  
apply:** **No**

**Does an Offset or Refund apply:** **No**

Item 2 / Attachment 1.

Ipswich City Council

Page 31

Infrastructure Network & Catchment	Charge/VT	Unit Charge Multiplier/VT	Units of Demand Factor and Demand Credit	Infrastructure Charge
<b>Roadworks</b>	\$255	1.1281	<b>Stage 1A – 32 Lots</b>	
RD53- Thagoona- Rosewood East			<u>Demand Factor</u>  Number of Lots (> 450m <sup>2</sup> ): 30 @ 6.5 EP = 195 EP  Number of Lots (≤ 450m <sup>2</sup> ): 2 @ 6.5 EP = 13 EP  Credits  N/A  Net Demand  208 EP	208 VT x \$255/VT x 1.1281 = \$59,834.42  Total = \$59,834.00  <b>\$59,834.00 x CPI Index</b>  <b>\$59,834.00 x 1.127</b>  <b>Total = \$67,432.92</b>  <b>Total = \$67,433.00</b>
			<b>Stage 1B – 20 Lots</b>	
			<u>Demand Factor</u>  Number of Lots (> 450m <sup>2</sup> ): 19 @ 6.5 EP = 123.5 EP  Number of Lots (≤ 450m <sup>2</sup> ): 1 @ 6.5 EP = 6.5 EP  Credits  N/A  Net Demand  130 EP	130 VT x \$255/VT x 1.1281 = \$37,396.52  Total = \$37,397.00  <b>\$37,397.00 x CPI Index</b>  <b>\$37,397.00 x 1.127</b>  <b>Total = \$42,146.42</b>  <b>Total = \$42,146.00</b>
Infrastructure Network & Catchment	Charge/Person	Unit Charge Multiplier/Person	Units of Demand and Demand Credit	Infrastructure Charge
<b>Open Space</b>	Level 1: \$1,289.70 Level 2: \$688.76 Level 3: \$724.50	1.1724	<b>Stage 1A – 32 Lots</b>	
PKW2 - Thagoona			<u>Demand Factor</u>  Number of Lots (> 450m <sup>2</sup> ): 30 @ 2.74 EP = 82.2 EP  Number of Lots (≤ 450m <sup>2</sup> ): 2 @ 2.74 EP = 5.48 EP  <u>Credits</u>  N/A	Level 1: 87.68 EP x \$1,289.70 x \$1.1724 = \$132,576.04  <b>\$132,576.04 x CPI Index</b>  <b>\$132,576.04 x 1.127</b>  <b>= \$149,413.20</b>  Level 2: 87.68 EP x \$688.76 x \$1.1724

Item 2 / Attachment 1.

Ipswich City Council

Page 32

			<u>Net Demand</u>  87.68 EP	= \$70,801.80  <b>\$70,801.80 x CPI Index</b>  <b>\$70,801.80 x 1.127</b>  <b>= \$79,793.63</b>  Level 3: 87.68 EP x \$724.50 x \$1.1724 = \$74,475.73  <b>\$74,475.73 x CPI Index</b>  <b>\$74,475.73 x 1.127</b>  <b>= \$83,934.15</b> <b>Total = \$313,140.98</b>  <b>Total = \$313,141.00</b>
			<b>Stage 1B – 20 Lots</b>	
			<u>Demand Factor</u>  Number of Lots (> 450m <sup>2</sup> ): 19 @ 2.74 EP = 52.06 EP  Number of Lots (≤ 450m <sup>2</sup> ): 1 @ 2.74 EP = 2.74 EP  <u>Credits</u>  N/A  <u>Net Demand</u>  54.8 EP	Level 1: 54.8 EP x \$1,289.70 x \$1.1724 = \$82,860.03  <b>\$82,860.03 x CPI Index</b>  <b>\$82,860.03 x 1.127</b>  <b>Total = \$93,383.25</b>  Level 2: 54.8 EP x \$688.76 x \$1.1724 = \$44,251.12  <b>\$44,251.12x CPI Index</b>  <b>\$44,251.12x 1.127</b>  <b>Total = \$49,871.01</b>

Level 3: 54.8 EP x \$724.50 x \$1.1724  
= \$46,547.33

**\$46,547.33 x CPI Index**

**\$46,547.33 x 1.127**

**= \$52,458.84**

**Total = \$195,713.10**

**Total = \$195,713.00**

Infrastructure Network & Catchment	Charge/Person	Unit Charge Multiplier/ Person	Units of Demand and Demand Credit	Infrastructure Charge
------------------------------------	---------------	--------------------------------	-----------------------------------	-----------------------

Item 2 / Attachment 1.

Ipswich City Council

Page 33

Community Facilities	\$ Level 1: \$51.89 Level 2: \$48.68 Level 3: \$21.55	1.1724	Stage 1A – 32 Lots	
	<u>Demand Factor</u>		Level 1: 87.68 EP x \$51.89 x \$1.1724 = \$5,334.09  <b>\$5,334.09 x CPI Index</b>  <b>\$5,334.09 x 1.127</b>  <b>= \$6,011.52</b>	
	Number of Lots (> 450m²): 30 @ 2.74 EP = 82.2 EP  Number of Lots (≤ 450m²): 2 @ 2.74 EP = 5.48 EP  <u>Credits</u>  N/A  <u>Net Demand</u>  87.68 EP		Level 2: 87.68 EP x \$48.68 x \$1.1724 = \$5,004.11  <b>\$5,004.11 x CPI Index</b>  <b>\$5,004.11 x 1.127</b>  <b>= \$5,639.63</b>  Level 3: 87.68 EP x \$21.55 x \$1.1724 = \$2,215.25  <b>\$2,215.25 x CPI Index</b>  <b>\$2,215.25 x 1.127</b>  <b>= 2,496.59</b>  <del>Total = \$12,553.45</del>  <b>Total = \$12,127.74</b>  <b>Total = \$12,128.00</b>	
SIW2- Thagoona			Stage 1B – 20 Lots	
	<u>Demand Factor</u>	Level 1: 54.8 EP x \$51.89 x \$1.1724 = \$3,333.80  <b>\$5,334.09 x CPI Index</b>  <b>\$5,334.09 x 1.127</b>  <b>= \$6,011.52</b>		
	Number of Lots (> 450m²): 19 @ 2.74 EP = 52.06 EP  Number of Lots (≤ 450m²): 1 @ 2.74 EP = 2.74 EP  <u>Credits</u>  N/A  <u>Net Demand</u>  54.8 EP	Level 2: 54.8 EP x \$48.68 x \$1.1724 = \$3,127.60  <b>\$5,334.09 x CPI Index</b>  <b>\$5,334.09 x 1.127</b>		

Item 2 / Attachment 1.

Ipswich City Council

Page 34

				<b>= \$6,011.52</b>
				Level 3: 54.8 EP x \$21.55 x \$1.1724 = \$1,384.53
				<del>Total</del> = \$7,845.93
				<b>Total = \$7,846.00</b>
				<b>\$12,553.00 x CPI Index</b>
				<b>\$12,553.00 x 1.127</b>
				<b>Total = \$14,147.23</b>
				<b>Total = \$14,147.00</b>

<b>Total Infrastructure Charge Amount</b>	Roadworks	<del>\$97,231.00</del> \$119,579.00
	Open Space	<del>\$451,512.00</del> \$508,854.00
	Community Facilities	<del>\$20,399.00</del> \$26,275.00
	<b>Total</b>	<del>\$569,142.00</del> \$644,708.00

**Details of Payment**

**Payment Details:**

Payment of the infrastructure charges must be made to Ipswich City Council.

It is advised that direct debit, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.

A copy of this Adopted Infrastructure Charges Notice is to accompany the above payment.

**Due date for payment**

Payment of the adopted infrastructure charges is required before Council approves the plan of subdivision for the reconfiguration in accordance with Section 648H of the *Sustainable Planning Act 2009*.

**General Information**

**GST:**

The Federal Government has determined that contributions made by developers to Government for Infrastructure and services under the *Sustainable Planning Act 2009* are GST exempt.

**Authority for the charge:**

The infrastructure charges in this notice are payable in accordance with Chapter 8, Part 1, Division 5A (Trunk infrastructure funding and related matters – adopted infrastructure charges) of the *Sustainable Planning Act 2009*.

Pursuant to Section 648A of the *Sustainable Planning Act 2009*, this Adopted Infrastructure Charges Notice specifies charges that is the lesser of the following –

- (iii) a charge equivalent to the pre-SPRP amount for development for which the charge is levied;

(iv) *the maximum adopted charge for the infrastructure.*

**Related payments and by provision of infrastructure:**

The total infrastructure charges may be altered having regard to other infrastructure charges paid for the particular property or whether it has been offset through the provision of infrastructure through an infrastructure agreement(s).

**Appeals:**

Pursuant to section 478 of the *Sustainable Planning Act 2009* a person may appeal an adopted infrastructure charges notice.

**Circumstance where the infrastructure charges are not recoverable:**

The above charges are not recoverable unless the entitlements under the development approval or compliance permit are exercised in accordance with Section 648F (4) of the *Sustainable Planning Act 2009*.

**When this notice lapses:**

This notice lapses if the development approval or compliance permit ceases to have effect in accordance with Section 648F (5) of the *Sustainable Planning Act 2009*.

## Item 2 / Attachment 1.

## Additional Levied Charge Calculation:

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
<b>Stage 1A ( lots)</b>				
Single Residential Dwelling		<u>Development Demand</u>	0%	Transport \$2,206.00
Lot > 450m <sup>2</sup>	Transport \$2,206.00	1 Lot > 450m <sup>2</sup>		Public Parks \$10,247.00
	Public Parks \$10,247.00	Transport 1 x Lot < or = 450m <sup>2</sup> @ \$2,206.00 = \$2,206.00		Community Facilities \$14,353.00
	Community Facilities \$463.00	Public Parks 1 x Lot < or = 450m <sup>2</sup> @ \$10,247.00 = \$10,247.00		Total \$26,806.00
		Community Facilities 1 x Lot < or = 450m <sup>2</sup> @ \$463.00 = \$14,353.00		
		Total = \$26,806.00		
		<u>Demand Credit</u>		
		Nil		
		<u>Additional Demand</u>		
		Transport \$2,206.00		
		Public Parks \$10,247.00		
		Community Facilities \$14,353.00		
<b>Stage 1B ( lots)</b>				
Single Residential Dwelling		<u>Development Demand</u>	0%	Transport \$8,824.00
Lot > 450m <sup>2</sup>	Transport \$2,206.00	4 Lot > 450m <sup>2</sup>		Public Parks \$40,988.00
	Public Parks \$10,247.00	Transport 4 x Lot > 450m <sup>2</sup> @ \$2,206.00 = \$8,824.00		Community Facilities \$1,852.00
	Community Facilities \$463.00	Public Parks 4 x Lot > 450m <sup>2</sup> @ \$10,247.00 = \$40,988.00		Total \$51,664.00
		Community Facilities 4 x Lot > 450m <sup>2</sup> @ \$463.00 = \$1,852.00		
		Total = \$51,664.00		
		<u>Demand Credit</u>		
		Nil		

		<b><u>Additional Demand</u></b>		
		Transport \$8,824.00		
		Public Parks \$40,988.00		
		Community Facilities \$1,852.00		

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

## ATTACHMENT 1 – INFRASTRUCTURE CHARGES CALCULATION METHODOLOGY

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

	Thagoona				
Network	Charge Area	Charge			
		Lots ≤ 450m <sup>2</sup>	(Proportion of MAC)	Lots > 450m <sup>2</sup>	(Proportion of MAC)
Transport	53	\$2,206.00		\$2,206.00	
Public Parks	W2	\$10,247.00		\$10,247.00	
Community Facilities	W2	\$463.00		\$463.00	
Local Network Charge	N/A	\$12,916.00		\$12,916.00	
Water Supply	25	\$3,620.00		\$4,424.00	
Sewerage	29	\$4,815.00		\$5,885.00	
Distributor Retailer Network Charge	N/A	\$8,435.00		\$10,309.00	
Total Network Charge (NC)		\$21,351.00	N/A	\$23,225.00	N/A
Maximum Adopted Charge		\$29,339.55		\$29,339.55	
Adopted Charge (AC)		\$21,351.00 <sup>#</sup>		\$23,225.00 <sup>#</sup>	
Notes	The Total NC is less than the Maximum Adopted Charge and therefore the charge is applied in accordance with the Ipswich Adopted Infrastructure Charges Resolution (No. 2) 2018				

<sup>#</sup> The AC is LNC/Total NC x MAC

**Attachment B**

***File No: 4350/2007/RAL***

***Location: 993-1049 Karrabin Rosewood Road, THAGOONA QLD 4306***

***Assessment Manager Conditions issued by Ipswich City Council under delegation from the Central SEQ Distributor-Retailer Authority and relate to requirements for development for water***

**Conditions of Assessment Manager (Ipswich City Council) - Reconfiguring a Lot - One (1) Lot into 52 lots (plus balance area), new roads and drainage reserve**

1. Water Supply

- (a) The applicant must provide a reticulated water supply system which connects into Council's existing reticulation system, together with valves and fire hydrants, in accordance with the *Guidelines for Planning and Design of Urban Water Supply Systems*.
- (b) All works on live water mains must be carried out by Queensland Urban Utilities in accordance with *Planning Scheme Policy 3 Section 11.1.2*, and at the applicant's expense.
- (c) The applicant must lodge a private works request for Queensland Urban Utilities to supply and install a suitable metered water connection for each proposed allotment. The relevant fees must be paid and evidence of payment submitted to Council in conjunction with any application for signing of plan of survey.
- (d) Wherever possible, the water main must be constructed on the opposite side of the road to the concrete footpaths.
- (e) Where the applicant is required to supply water connections to allotments, the connections must be installed in accordance with *Standard Drawings SW.14* and *SW.15*.
- (f) Where the water main is under a concrete footpath, the applicant must provide a water connection to each allotment, excluding the provision of meters, but including the provision of approved pre-cast concrete or cast iron path boxes over the stop cock, in accordance with *Standard Drawing SW.08*. The boxes must be placed flush with the finished turf surface level.
- (g) Sufficient stop valves must be installed so that in the event of any failure of supply, a maximum of twenty (20) allotments will be without water.

- (h) The applicant must design and construct a booster pump station to service Stage 1 of the development. This pump station must be designed to ultimately service all areas of the proposed and future areas of this development above RL75.0m AHD. A detailed water reticulation analysis which supports the design layout, sizing, and location of the booster pump station must be submitted and approved by QUU prior to any submission for operational works. The hydraulic analysis must address as a minimum the following;
  - (i) Conceptual design layout of the proposed booster station
  - (ii) Location of the proposed booster station;
  - (iii) Connectivity to the existing system;
  - (iv) Design considerations which will ensure effective and efficient operation;
  - (v) Compatibility with the existing system. Measuring minimum and maximum available head and likely pressure flux from the approved connection point;
  - (vi) Layout plans of Stage 1 as well as the balance of the ultimate development area detailing the layout of the network connected to the booster pump station highlighting the locality of isolation valves between pressure zone boundaries, and size of internal mains;
  - (vii) Pump selection. All appropriate supporting information must be included to confirm accurate pump selection such as required flow, and pressure head;
  - (viii) Details on how minimum flows will be efficiently managed through installation of jockey pumps;
  - (ix) Reference to appropriate design standards;
  - (x) Boundary conditions for design;
  - (xi) Development yields including assumptions for future growth and likely additional connections to the zone that is to be connected to the pump station;
  - (xii) Consideration for possible future decommission with connection to the Haigslea water supply zone;
  - (xiii) Assessment of noise production for pump and generator installations and methods of any necessary noise dampening;
- (i) The applicant must ensure that security of supply within the boosted area meets the criteria at a minimum for Stages 1(a) and 1(b).
  - No more than 150 property connections will be without water when the pump station is offline.

- The pump motors are variable speed.
  - (j) The layout of the pump station site must be designed to comply with QUU water pump station design guidelines. Site specific requirements may be further requested at operational works stage, and review of detailed drawings to suit the local environment.
2. Sewerage
- (a) The applicant must, prior to the signing of the plan of survey, provide a sewerage reticulation system with appropriate house connection branches, designed to command the whole of each of the proposed allotments.
  - (b) The applicant must prior to the signing of the plan of survey provide all external trunk sewer work necessary to service the proposed development In accordance with the current QUU Master Planning Strategy including as a minimum:
    - (i) Gravity sewer main combinations to comply with QUU master planning for the area, extending from the subject site to the existing pump station located at the intersection of School Street and Ipswich Rosewood Road.
    - (ii) A rising main extending from School Street pump station to Rosewood treatment plant and
    - (iii) Any other infrastructure/costs as required by master planning for the area or related infrastructure agreements.
  - (c) No work on the sewerage reticulation system may commence prior to the approval of the Operational Works application.

**Conditions of Assessment Manager (Ipswich City Council): Preliminary Approval for Reconfiguring a Lot – One (1) Lot into a maximum of 373 Lots Plus a Balance Lot, Drainage Reserve and New Roads**

3. Water Supply
- (a) The applicant must design a reticulated water supply system which connects into Council's existing reticulation system, together with valves and fire hydrants, in accordance with the *Guidelines for Planning and Design of Urban Water Supply Systems*. To this end, the applicant must also design a booster pump station to service areas of this development above RL75.0m AHD. A detailed water reticulation analysis which supports the design layout, sizing, and location of the booster pump station must be submitted and approved by Queensland Urban Utilities prior to further application for a development permit to reconfigure a lot.

- (b) The applicant must relocate the existing 200mm water main preferably along the Karrabin Rosewood Road or to the satisfaction of QUU. A network analysis report which investigates the criticality to upgrade the main must be undertaken to determine whether the main should be upgraded to ultimate upon relocation. This assessment must be submitted for review and approval in conjunction with any operational works application other than Stages 1A and 1B.
- (c) The applicant must provide a water supply analysis demonstrating that the subject site below RL.75.0m AHD has adequate access to water supply services and that the available pressure head is satisfactory for any stage below RL 75.0m. The modelling used to demonstrate this must be submitted with the above referenced analysis. The proposed water reticulation network within the development and the modeling must comply to the requirements of the "Guidelines for Planning and Design of Urban Water Supply Systems" and Queensland Urban Utilities planning guidelines. The analysis must address as a minimum:
  - (i) Available pressure during maximum hour;
  - (ii) Available pressure and flows for fire fighting and other purposes, and any recommendations pertaining thereto; and
  - (iii) Comments regarding pressure and flow conditions at various stages of the development.

The water supply analysis must be submitted and approved by QUU prior to any further applications for a development permit to reconfigure a lot.

#### 4. Sewerage

- (a) The applicant must design a sewerage reticulation system with the appropriate house connection branches, designed to command the whole of each of the proposed allotments.
- (b) The applicant shall demonstrate how each of the proposed lots contained within each relevant stage of the development shall be serviced in conjunction with the lodgement of each development permit application for reconfiguration of a lot.

#### Advice

The Applicant be further advised of the following:

##### 1. Infrastructure Credits

Trunk Infrastructure may be subject to credits to be offset against infrastructure charges in accordance with Council's Planning Scheme Policy 5 (PSP 5). Such arrangements would be the subject of an Infrastructure Agreement to be prepared by Council or Queensland Urban Utilities at the cost of the applicant.

2. Submission of Drawings

Any engineering drawings submitted for Council review and approval in conjunction with an Operational Works application should be arranged to leave a blank space with minimum dimensions 6 cm wide and 14 cm high near the right border for a Council Stamp of Approval, so that any existing notes are not over-written by the stamp.

3. Bonding of Incomplete Works Associated with Reconfiguring a Lot

- (a) Council may approve the signing of the plan of subdivision prior to the acceptance of works "on-maintenance", subject to compliance with the conditions listed in Planning Scheme Policy 3 Clause 14.1.4.
- (b) In particular, Clause 14.1.4(f) requires the applicant to include in the contracts of sale, written advice to purchasers of subject lots, that building works applications for those lots cannot be submitted until the development is accepted "on-maintenance".
- (c) Should an Uncompleted Works Bond be requested, the applicant must demonstrate to the satisfaction of the Senior Development Engineer that the requirements of Planning Scheme Policy 3 Clause 14.1.4(f) have been met for any existing Contracts of Sale.

**DA No. 4350/07**

**ATTACHMENT B - ANNEXURE A**

**ADOPTED INFRASTRUCTURE CHARGES NOTICE**

This Infrastructure Charges Notice is issued by Council under delegation from the Central SEQ Distributor-Retailer Authority and relates to charges for the purpose of water and wastewater network owned by Central SEQ Distributor-Retailer Authority.

**Application No:** 4350/07 4350/2007/MAMC/A

**The land to which the infrastructure charge/s applies:**

**Real Property Description:** ~~Lot 1 on SP160756~~ Lot 2 RP 193676

**Property Location:** 993-1049 Karrabin Rosewood Road, Thagoona

**Development Approval Details:** In accordance with Section 1 of Development Decision Notice 4350/07 4350/2007/MAMC/A

**Infrastructure Charges Calculation:**

Infrastructure Network & Catchment	Charge/ EP or NRU	Unit Charge Multiplier/EP or NRU	Units of Demand and Demand Credit	Net Infrastructure Charge Payable
<b>Water Supply</b>	\$969	1.1724	<b>Stage 1A – 32 Lots</b>	
WT25 – Rosewood (Stirling Road) High Level Zone			<u>Demand Factor</u>	104.4 EP x \$969 x \$1.1724 = \$118,604.20
			Number of Lots (> 450m <sup>2</sup> ): 30 @ 3.3 EP = 99 EP	<b>Total = \$118,604.00</b>
			Number of Lots (≤ 450m <sup>2</sup> ): 2 @ 2.7 EP = 5.4 EP	<b>\$118,604.00 x CPI Index</b>
			<u>Credits</u>	<b>\$118,604.00 x 1.127</b>
			N/A	<b>= \$133,666.71</b>
			<u>Net Demand</u>	<b>Total = \$133,667.00</b>
			104.4 EP	

Item 2 / Attachment 1.

Ipswich City Council

Page 46

			<b>Stage 1B – 20 Lots</b>	
			<u>Demand Factor</u>	65.4 EP x \$969 x \$1.1724 = \$74,298.04
			Number of Lots (> 450m <sup>2</sup> ): 19 @ 3.3 EP = 62.7 EP	<b>Total = \$74,298.00</b>
			Number of Lots (≤ 450m <sup>2</sup> ): 1 @ 2.7 EP = 2.7 EP	<b>\$74,298.00 x CPI Index</b>
			<u>Credits</u>	<b>\$74,298.00 x 1.127</b>
			N/A	<b>= \$83,733.85</b>
			<u>Net Demand</u>	<b>Total = \$83,734.00</b>
			65.4 EP	
Infrastructure Network & Catchment	Charge/ EP or NRU	Unit Charge Multiplier/EP or NRU	Units of Demand and Demand Credit	Net Infrastructure Charge Payable
<b>Wastewater (Sewerage)</b>	\$1,209	1.1724	<b>Stage 1A – 32 Lots</b>	
SW55 Walloon/ Thagoona			<u>Demand Factor</u>	104.4 EP x \$1,209 x \$1.1724 = \$147,979.86
			Number of Lots (> 450m <sup>2</sup> ): 30 @ 3.3 EP = 99 EP	<b>Total = \$147,980.00</b>
			Number of Lots (≤ 450m <sup>2</sup> ): 2 @ 2.7 EP = 5.4 EP	<b>\$147,980 x CPI Index</b>
			<u>Credits</u>	<b>\$147,980 x 1.127</b>
			N/A	<b>= \$166,773.46</b>
			<u>Net Demand</u>	<b>Total = \$166,773.00</b>
			104.4 EP	

Item 2 / Attachment 1.

Ipswich City Council

Page 47

		<b>Stage 1B – 20 Lots</b>	
		<u>Demand Factor</u>	65.4 EP x \$1,209 x \$1.1724 = \$92,700.03
		Number of Lots (> 450m <sup>2</sup> ): 19 @ 3.3 EP = 62.7 EP	<b>Total = \$92,700.00</b>
		Number of Lots (≤ 450m <sup>2</sup> ): 1 @ 2.7 EP = 2.7 EP	<b>\$92,700.00 x CPI Index</b>
		<u>Credits</u>	<b>\$92,700.00 x 1.127</b>
		N/A	<b>= \$104,472.90</b>
		<u>Net Demand</u>	<b>Total = \$104,473.00</b>
		65.4 EP	
<b>Total Infrastructure Charge Amount</b>		Water	<del>\$192,902.00</del> \$217,401.00
		Wastewater (Sewerage)	<del>\$240,680.00</del> \$271,246.00
		Total	<del>\$433,582.00</del> \$488,647.00

**Details of Payment**

**Payment Details:** Payment of the infrastructure charges must be made to Ipswich City Council.

It is advised that direct debit, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.

A copy of this Adopted Infrastructure Charges Notice is to accompany the above payment.

**Due date for payment** Payment of the adopted infrastructure charges is required before Council approves the plan of subdivision for the reconfiguration in accordance with Section 648H of the *Sustainable Planning Act 2009*.

**General Information**

**GST:** The Federal Government has determined that contributions made by developers to Government for Infrastructure and services under the *Sustainable Planning Act 2009* are GST exempt.

**Authority for the charge:** The infrastructure charges in this notice are payable in accordance with Chapter 8, Part 1, Division 5A of the *Sustainable Planning Act 2009* and section 755KB of the *Sustainable Planning Act 2009*.

Pursuant to Section 648A of the *Sustainable Planning Act 2009*, this Adopted Infrastructure Charges Notice specifies charges that is the lesser of the following –

- (iii) a charge equivalent to the pre-SPRP amount for development for which the charge is levied;
- (iv) the maximum adopted charge for the infrastructure.

**Related payments and by provision of infrastructure:** The total infrastructure charges may be altered having regard to other infrastructure charges paid for the particular property or whether it has been offset through the provision of infrastructure through an infrastructure agreement(s).

**Appeals:** Pursuant to section 478 of the *Sustainable Planning Act 2009* a person may appeal an adopted infrastructure charges notice.

**Circumstance where the infrastructure charges are not recoverable:** The above charges are not recoverable unless the entitlements under the development approval or compliance permit are exercised in accordance with Section 648F (4) of the *Sustainable Planning Act 2009*.

**When this notice lapses:** This notice lapses if the development approval or compliance permit ceases to have effect in accordance with Section 648F (5) of the *Sustainable Planning Act 2009*.

---

**Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons**

The plans of development have been amended to remove a land dedication along Karrabin Rosewood Road that is no longer required by the Department of Transport and Main Roads. DTMR have amended their referral response accordingly.

As a result, it is recommended that the amended DTMR conditions and statement of reasons be included.

---

## CHANGED APPLICATION DECISION NOTICE

### ATTACHMENT A – CHANGED APPLICATION DECISION NOTICE

#### 1. Decision Details:

Development	Approval Type	Decision	Relevant Period
Making a Material Change of Use of Premises – Preliminary Approval to Affect the Planning Scheme pursuant to section 242 of the <i>Sustainable Planning Act 2009</i> for the development of Land for Residential Low Density Purposes	Preliminary Approval	Approved subject to conditions set out in Attachment A - Assessment Manager Conditions	Ten (10) Years
Reconfiguring a Lot – One (1) Lot into <del>Fifty-Two (52)</del> <b>Fifty-Seven (57)</b> Lots plus Balance Area, Drainage Reserve and New Roads	Development Permit	Approved subject to the conditions set out in Attachments A and B – Assessment Manager Conditions	Six (6) Years
Reconfiguring a Lot – One (1) Lot into <del>Three Hundred and Seventy-Three (373)</del> <b>Three Hundred and Seventy-Five (375)</b> Lots Plus a Balance Lot, Drainage Reserve and New Roads	Preliminary Approval	Approved subject to the conditions set out in Attachments A and B – Assessment Manager Conditions	Six (6) Years

#### 2. Preliminary Approval Affecting the Planning Scheme:

A preliminary approval to which section 242 of the *Sustainable Planning Act 2009* applies is given and the assessment manager has approved a variation to the local planning instruments namely the *Ipswich Planning Scheme*.

The variation to the local planning instrument approved permits development in accordance with the Queensland Residential Estates – Land Use Plan subject to Part 3 below.

#### 3. Approved Plans

The approved plans for this development approval are:

- (a) The plans referred to in the table of approved plans (including the amendments that are required to be made to those plans); and

## Item 2 / Attachment 2.

Ipswich City Council

Page 2

- (b) Where the amended version of the plans referred to in the table of approved plans have been approved by the assessment manager, the amended version of those plans; and
- (c) The approved plans are attached to this decision notice.

**Table of Approved Plans:**

Plan/ Document No	Description	Prepared By	Date	Amendments Required
<del>BRIK3181-00-028</del> <b>BRSS3181-01A-33-1</b>	Queensland Residential Estates Pty Ltd – Land Use Plan	Landpartners	<del>17 September 2012</del> <b>2 July 2019</b>	<del>Inclusion of a shifting boundary along the north and south sides of the proposed Recreation Zone.</del>
<del>BRIK3181-00-027</del> <b>BRSS3181-00A-1-2</b>	<del>Queensland Residential Estates Pty Ltd – Proposed Reconfiguration Plan (Preliminary Approval) – Network Hierarchy Plan</del> <b>QUEENSLAND RESIDENTIAL ESTATES PTY LTD - Transport Strategy Plan (Preliminary Approval of Lot 2 on RP193676)</b>	Landpartners	<del>14 September 2012</del> <b>29 May 2019</b>	<ul style="list-style-type: none"> <li>• Inclusion of a shifting boundary along the north and south sides of the proposed Recreation Zone.</li> <li>• Retention of Stage 3 connection to Stirling Road.</li> <li>• Pathway to Stage 1A Drainage Reserve to be reintroduced into approved layout.</li> <li>• Notation of pathway to Langdon Road within Stage 13.</li> </ul>
<del>BRIK3181-00-026</del> <b>BRSS3181-00A-1-2</b>	Queensland Residential Estates Pty Ltd – Proposed Reconfiguration Plan (Preliminary Approval)	Landpartners	<del>18 September 2012</del> <b>29 May 2019</b>	<ul style="list-style-type: none"> <li>• Inclusion of a shifting boundary along the north and south sides of the proposed Recreation Zone.</li> <li>• Retention of Stage 3 connection to Stirling Road.</li> <li>• Pathway to Stage 1A Drainage Reserve to be reintroduced into approved layout.</li> <li>• Notation of pathway to Langdon Road within Stage 13.</li> </ul>
<del>BRIK3181-00-</del>	Queensland	Landpartners	<del>22 January</del>	<ul style="list-style-type: none"> <li>• Inclusion of the land</li> </ul>

020 BRSS3181- 01A-25-2	Residential Estates Pty Ltd – Proposed Reconfiguration Plan		2013 29 May 2019	dedication as required by Condition 15(a) of the Decision Notice.
------------------------------	---	--	---------------------	---

Note: Amended plans shall be to the satisfaction of the assessment manager and submitted for endorsement prior to the submission of an Operational Works application or the plan of subdivision for signing.

4. **Codes for Self Assessable Development**

Not applicable to this decision.

5. **Other Necessary Development Permits and/or Compliance Permits**

Further development permits, as required by the *Sustainable Planning Act 2009*, shall be obtained in respect of any material change of use, reconfiguring a lot, operational works, building works and plumbing works in relation to this approval prior to the commencement of works pursuant to the *Sustainable Planning Act 2009*.

6. **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 3 – Plan of Subdivision

7. **Submissions**

Not applicable to this decision.

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

The application seeks to vary the effect of the Planning Scheme owing to its departure from the overall outcomes for the Future Urban Zone. Its intent is to establish Residential Low Density Development generally consistent with the Residential Low Density Zone and the Recreation Zone of the Planning Scheme over the subject site.

Despite the proposals departure from the overall outcomes for the Future Urban Zone, it is considered that the proposal remains consistent with the desired environmental outcomes (DEO's) of the Ipswich Planning Scheme. Additionally, the proposal is consistent with the intent of the Walloon Thagoona Land Use Concept Master Plan and supports residential low density growth within the local area and

provides for retention of recreation space in the form of linear open space along the adjacent creek line consistent with Council's Planning Scheme Policy 5 – Infrastructure.

**9. Referral Agencies**

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Department of Transport and Main Roads	Concurrence Agency	<p>- Material Change of Use of Premises</p> <p><u>Queensland Transport</u></p> <p>- Future and existing public passenger transport facilities</p> <p>- rail corridor land</p> <p><u>Main Roads</u></p> <p>- State Controlled Road matters</p>	Department of Transport and Main Roads PO Box 70 SPRING HILL QLD 4004

Note: Referral agency responses are attached to this decision notice.

**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. This development approval lapses in accordance with Section 341 of the *Sustainable Planning Act 2009*.

Should the assessment manager determine a new relevant period in writing, prior to the lapsing of this approval, then the use may continue for a further period of time, as specified in writing by the assessment manager.

**11. When s.242 Preliminary Approval Lapses**

This s.242 preliminary approval lapses in accordance with s.343 of the *Sustainable Planning Act 2009* within ten (10) years of the issuing of this approval.

**12. Conditions of Assessment Manager (Ipswich City Council)**

- (a) Refer to Attachment A for Assessment Manager conditions.
- (b) Refer to Attachment B for Assessment Manager conditions for water and wastewater requirements issued by Council under delegation from the Central SEQ Distributor-Retailer Authority.

**13. Infrastructure Charges**

Refer to Annexure A of Attachment A and Annexure A of Attachment B for adopted infrastructure charges notices.

**14. Appeal Rights**

Attachment C is an extract from the *Sustainable Planning Act 2009* which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

**Attachment A**

**File No: 4305/2007**

**Location: 993-1049 Karrabin Rosewood Road, Thagoona QLD 4306**

**Assessment Manager (Ipswich City Council) Conditions**

**Conditions applicable to this approval under Sustainable Planning Act 2009:**

**Conditions of Assessment Manager (Ipswich City Council): Material Change of Use Preliminary Approval Affecting the Planning Scheme Pursuant to Section 242 of the Sustainable Planning Act 2009 - Residential Low Density Purposes and Recreation Purposes**

1. Effect of the Preliminary Approval

It should be noted that in accordance with section 245 of the *Sustainable Planning Act 2009* and pursuant to the conditions of the Department of Transport and Main Roads, the Preliminary Approval does not change the Level of Assessment, the Assessment Process, or the Planning Scheme designation of land not included in this Preliminary Approval or land not included within this approval. The area of land identified as Possible Future Development is not subject to this approval as remains as Future Urban land designation.

2. Basis of Approval

This approval incorporates as a condition, the applicant's common material (as defined in Schedule 3 – Definitions of the *Sustainable Planning Act 2009*) for the application and adherence to all relevant Council Local Laws and/or the Ipswich Planning Scheme (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 *Sustainable Planning Act 2009*.

3. Development Master Plan

- (a) The applicant must provide an amended master plan of the development (consistent with the Walloon Thagoona Land Use Concept Master Plan) to the Assessment Manager at the time of submission of any development application for any further assessable development under this preliminary approval for the remaining development area. This plan must be endorsed by the Department of Transport and Main Roads prior to approval of any subsequent development permit under this Preliminary Approval.
- (b) The master plan must be consistent with the Ipswich Planning Scheme, specifically:
  - (i) The Reconfiguring a Lot Code (Part 12, Division 6) of the Ipswich Planning Scheme)
  - (ii) The Urban Areas Zone Code (Part 4, Division 5 – Residential Low Density Zone) of the Ipswich Planning Scheme

- (iii) The Urban Areas Zone Code (Part 4, Division 17 – Recreation Zone) of the Ipswich Planning Scheme and must include all areas of land affected by flooding (all events up to Q100) and the final defined O'Sheas Gulley within this zone.
- (c) The proposed development of the site must be undertaken generally in accordance with the endorsed master plan required by part (a) of this condition, above.

4. Site Development

- (a) Any future development of the subject site must be undertaken generally in accordance with the Ipswich Planning Scheme as detailed in ~~Proposed Reconfiguration Plan (Preliminary Approval) of Lot 2 on RP 193676 (Land Use Plan) No. BRIK3181-00-028, Issue A prepared by Landpartners and dated 17 September 2012~~ **the Approved Plans (located in Part 3 of the Decision Notice)** subject to all amendments as identified ~~on this plan in the approved plans~~. In particular, development must occur in accordance with the following:
  - (i) Part 4 Division 5: Residential Low Density Zone including the relevant table of development
  - (ii) Part 4 Division 17: Recreation Zone including the relevant table of development
  - (iii) Any applicable development codes and overlay codes as contained within the Ipswich Planning Scheme.
- (b) The land identified as Special Opportunity Area (No.5) must be developed in accordance with Part 4 Division 8: Future Urban Zone including the relevant table of development including any applicable development codes and overlay codes as contained within the Ipswich Planning Scheme.

5. Further Development Approvals

Any application for development lodged or determined under this preliminary approval must demonstrate compliance with the conditions of this approval and the applicable Development Codes and Planning Scheme Policies contained within the Ipswich Planning Scheme applicable at the time of lodgement of a properly made application unless specified otherwise in this Preliminary Approval. Such development will be subject to the relevant levels of assessment in accordance with the Ipswich Planning Scheme pursuant to Condition 4.

Where there is an inconsistency between the Ipswich Planning Scheme and the terms and conditions of this Preliminary Approval, the terms and conditions of this Preliminary Approval prevail.

6. Deleted

7. Contributions

Infrastructure contributions must be imposed in accordance with Council's infrastructure contributions rates and policies or equivalent instrument applicable at the time of determination of a development application for future development pursuant to this Preliminary Approval.

8. Compliance with Conditions

All conditions must be completed to the satisfaction of the Development Planning Manager.

9. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

10. When Preliminary Approval Takes Effect

This approval has effect in accordance with the provisions of Section 339 of the *Sustainable Planning Act 2009*.

11. Deleted

**Conditions of Assessment Manager (Ipswich City Council) - Reconfiguring a Lot - One (1) Lot into 52 lots (plus balance area), new roads and drainage reserve**

12. Basis of Approval

This approval incorporates as a condition, the applicant's common material (as defined in Schedule 3 – Definitions of the *Sustainable Planning Act 2009*) for the application and adherence to all relevant Council Local Laws and/or the Ipswich Planning Scheme (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 *Sustainable Planning Act 2009*.

13. Rates in Arrears

In accordance with the provisions of the *Integrated Planning Act 1997*, all rates and other expenses as a charge against the land must not be in arrears at the date of signing of the plan of subdivision.

14. Plan of Subdivision

The proposed development of the site (stage one [1A and 1B]) must be undertaken generally in accordance with ~~Plan Number BRIK3181-00-020 Issue B prepared by Landpartners Limited and dated 22 January 2013~~ **the Approved Plans (located in Part 3 of the Decision Notice)**.

15. Plan of Survey

- (a) The applicant must grant, free of cost to or compensation payable by Council, a ~~1.0m~~ **0.5m** wide strip of land dedicated along the Langdon Road frontage of the development site between the proposed major collector/collector intersection (corner of proposed lot ~~425~~ **432**) and Lot 1 on RP193678 to facilitate the footprint of the future major collector street. The ~~1m~~ **0.5m** widening must transition back to the current road width. This land must be dedicated as road reserve in conjunction with the lodgement of a Plan of Subdivision for Stage 1a of the development site.
- (b) The applicant must grant, free of cost to or compensation payable by Council, minimum 4.0 m wide easements located centrally over proposed stormwater drains (375mm diameter or greater) and water mains, if necessary, where they are located within private property.

The documentation associated with these 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.

- (c) Easements must be centrally located over the alignment of stormwater paths and be of sufficient width to encompass the overland flow from a storm event with an ARI of 100 years.
- (d) Easements must be of sufficient width to contain any fitting, access chamber etc located on stormwater drains, water mains, and sewerage rising mains.
- (e) All pre-existing easements crossing the site must be pegged where they cross each property boundary and at every change of direction. Where infrastructure is proposed to be relocated, the easement must be reinstated where required at the new asset location with a minimum width of 4.0m (unless otherwise approved by the assessment manager) and the old easement be relinquished at the Applicant's cost.
- (f) An adequate number of permanent survey marks must be installed to ensure clear definition of the development. Prior to signing of the Plan of subdivision, the applicant must submit a certificate signed by a cadastral surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position in accordance with the plan of survey.
- (g) Land required for detention basins, constructed wetlands and bio-retention basins or equivalent is to be dedicated as drainage reserve in favour of Council and not included within parkland dedication.
- (h) No access from allotments is permitted along the common boundary of the development and Karrabin Rosewood Road. The means of achieving this must be to the satisfaction of the Senior Development Engineer.

16. Proposed Stages for Reconfiguration

- (a) The staging of the development must be undertaken generally in accordance with stages outlined in the approval plans referred at part 3 of the decision notice.
- (b) Each stage is to be fully serviced, including but not limited to connections to the external road network, water and sewer supply, and stormwater quality and quantity devices. Any operational works submission must include demonstration that each stage can be adequately serviced before the allotments within each stage can be created.
- (c) Any drainage reserve or other infrastructure required to be maintained by Council or the relevant entity (such as Queensland Urban Utilities [QUU]) in the future must include at minimum, an easement in favour of Council or another entity to gain access for maintenance purposes. Ultimately, such land must be drainage reserve or road reserve where relevant.

17. Hours of Construction

Unless otherwise determined in writing by the Assessment Manager hours of construction must be:

Monday to Saturday 6.30 a.m. to 6.30 p.m.

Work must not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

18. Road Naming

The applicant must submit to Council following the issue of a decision notice for operational works, a list of three (3) proposed street names and the corresponding name meanings for the 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.

19. Locality References

- (a) 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 Place Names Act 1994 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; and
  - (iv) Be in either title case or all in upper case.
- (b) Any reference to the location of the site or the development must not refer to 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).

20. Entry Walls or Features

The provision of entry walls or features on road reserves or park is not permitted, unless otherwise approved in writing by the assessment manager. Entry walls or features must be fully contained on private property. These entry features or walls must be designed such that maintenance for Council following the "Off Maintenance" inspection is minimal. Entry walls must be designed in accordance with *Ipswich Planning Scheme 2006* Implementation Guideline No. 18 - Estate and Directional Signage.

21. Streetscape Works

- (a) The applicant must provide a Streetscape Plan in accordance with Council's Street Tree Strategy and Standard Drawings for the written approval of the Development Planning Manager, prior to the lodgement of an Operational Works application which must achieve the following:
  - (i) Identify all new and existing trees within the dedicated road, including those to be retained and those to be removed;
  - (ii) Identify the location/ proximity of services within the road reserve; and
  - (iii) All planting including location, species, size, density, number and height and spread at maturity.
- (b) The applicant must complete the required streetscape works in accordance with the approved Streetscape Plan prior to the signing of any plan of subdivision.
- (c) The applicant must maintain street trees included in the approved streetscape plan for a period of eighteen (18) months after an On Maintenance inspection by the Assessment Manager.

22. Other Streetscape and Temporary Works

Authorisation for temporary landscaping treatments and/or features must be obtained from the Assessment Manager, and a bond lodged for their removal. Such special treatment / features must be removed by the applicant, and the site remediated, prior to the streetscape 'on maintenance' inspection.

23. Fencing – Drainage Reserve and Pedestrian Connections

- (a) The developer must construct a fence for all approved lots which share a common boundary with drainage reserve areas, in addition to those lots which share a boundary with any proposed dedicated pedestrian pathway. The fence must have the following design criteria:
  - (i) An overall height of 1800mm
  - (ii) A solid element from ground level to a maximum height of 1500mm, and a panel of minimum 50% transparency between the top of the solid fence element and the overall maximum height of 1800mm
- (b) The fences required by (a) above, are to be constructed by the developer prior to the signing of the relevant plan of subdivision for each stage.
- (c) Details of the proposed fencing must be submitted to Council for the approval of the Assessment Manager in conjunction with the operational works application.

- (d) Future owners and occupiers of such properties shall maintain such fencing as per the requirements of Condition 23 (a)(i)-(ii) to the satisfaction of the Assessment Manager.

24. Engineering Requirements

The following engineering requirements, detailed in Conditions 25 – 38 below of this development approval, unless otherwise stated, must be completed to the satisfaction of the Senior Development Engineer:

Terms

- (a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required
- (b) QUDM – The *Queensland Urban Drainage Manual (2007 Edition)*, produced by the Queensland Department of Environment and Natural Resources.
- (c) MUTCD - *The Manual of Uniform Traffic Control Devices*, published by DTMR.
- (d) Ipswich Water - Commercial Business Unit of Ipswich City Council providing water and sewerage services.
- (e) DTMR - Department of Transport and Main Roads.
- (f) DERM - Department of Environment and Resource Management.
- (g) ARI – Average Return Interval - used to define flood frequency and severity.
- (h) QUU – Queensland Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

25. Roadworks

External Roadworks

- (a) Langdon Road must be upgraded / reconfigured across the full frontage of the property located at 3 Karrabin Rosewood Road (Lot 1 on RP193676). The minimum configuration of these works must consist of:
  - (i) A 7.0m wide sealed carriageway with 1.0m wide gravel shoulders on both sides
  - (ii) Pavement constructed in accordance with ICC standards for a major collector street
  - (iii) Table drains
  - (iv) Guide posts and
  - (v) Concrete footpath on the eastern side (2.0m wide).

- (b) Langdon Road must be upgraded / reconfigured across the entire frontage of the development site-from the northern boundary of 3 Karrabin Rosewood Road (Lot 1 on RP193676) and to the northern boundary of proposed Lot ~~425~~ **432** (North of the proposed Major Collector Street) plus suitable transitions to the existing road.  
Works must consist of:
  - (i) A 9.5m wide carriageway (with an off-set crown for a future 12.0m wide carriageway) with an edge line marked 2.5m from the proposed kerb on the eastern side to form a parking lane
  - (ii) Pavement constructed in accordance with ICC standards for a major collector street
  - (iii) Kerb and channel (type B1) on the eastern side (4.0m from the existing property boundary, 5.0m from the new property boundary after the dedication) plus associated stormwater infrastructure
  - (iv) A concrete path (2.0m wide) on the eastern side
  - (v) Street lighting on the eastern side (designed in accordance with AS1158 series category P3 and installed in accordance with Energex Rate 2) and
  - (vi) Landscaping and turfing
- (c) The intersection of Karrabin - Rosewood Rd / Langdon Rd must be reconfigured / upgraded to the requirements of Department of Transport and Main Roads.

Roadworks – Internal and General

- (d) All elements and requirements of the Council approved Transport Strategy must be complied with as part of this stage of the development.
- (e) All roadworks must be designed and constructed in accordance with Council's Policies and Standards, the DTMR *Road Planning & Design Manual*, Austroads Publications and any other documentation accepted as best practice by Council. The design and construction of each road or street must ensure that the speed environment, geometry, sight distances, carriageway widths, lighting, facilities for bus stops, refuse collection vehicle movements, pedestrians and cyclists, and on-street parking and other physical attributes are consistent with the function and role of the road or street in the transportation network.
- (f) Roads internal and adjacent to the development must be constructed with concrete kerb and channel, asphalt concrete surfacing and associated works, for the full length of all property frontages (excluding the area of Stirling Road adjacent to the proposed drainage reserve on the south eastern corner of the site). Kerb ramps in accordance with Council's Standard Drawing SR.18 must be provided at all intersections.

- (g) Road pavements must be designed and constructed in accordance with the Ipswich City Council's Planning Scheme Policy 3 - General Works, Chapter 5 - Roadworks. All roads must have two way cross-falls in accordance with Council's adopted standards.
- (h) Kerb ramps must be constructed in accordance with Council's *Standard Drawing SR.18* at all intersections and at additional locations where they are required to connect concrete pathways and cycleways. Generally at "T" intersections, four (4) kerb ramps are required.
- (i) All road layouts and configurations must be designed in accordance with Table 1 below:

**Table 1**  
Residential Streets

Road Classification	Min Total Reserve Width (m)	Min Verge Width (m)	Min Carriageway Width (m)	Bus Stops (Translink Specifications)	Bicycle Lanes
Access Place or Street	<del>15.0</del> <b>16.0</b>	<del>4.25</del> <b>4.0</b> (Min desirable)	<del>6.5</del> <b>8.0</b>	N/A	N/A
Collector Street	17.0	4.25	8.5	Indented Bus Bays	On Carriageway
Major Collector Streets	<del>22.0</del> <b>21.0</b>	<del>5.0</del> <b>4.5</b>	12.0	Indented Bus Bays & Shelters	Dual use both verges or Footpath and Cycleway on opposite sides

Note: Refer Ipswich Planning Scheme Part 12, Division 5 Appendix D and Standard Drawings

- Notes: (1) Dimensions and quantities are Council's minimum requirements.  
 (2) Where a footpath is required on one side only, the footpath must be installed on the same side of the road as street lighting.  
 (3) Where an indented bay is provided on a collector street, the through traffic lane must have a minimum width of 3.5m.  
 (4) Access Places, Access Streets and Collector Streets must be provided with concrete Kerb and Channel (Type M1) on both sides.
- (j) The Major Collector Street internal to the development must be provided with Kerb and Channel (Type B1) on both sides.
- ~~(h)~~(k) Any terminating roads that may be extended as a part of a later stage must be provided with a minimum 18m diameter gravel turn around area with a two-coat

bitumen seal. Hazard markers and delineator posts must be erected to define the turnarounds. Kerb and channel (type B1)

~~(m)~~(l) A vehicle turning area must be provided at the end of all "No Through" roads and culs-de-sac. Circular cul-de-sac turning heads, based on a minimum turning circle of 9.0 m radius, must be provided.

~~(n)~~(m) "No Through Road" signs must be erected at the entries to all culs-de-sac and terminating roads.

~~(e)~~(n) The applicant must provide concrete footpaths of minimum width 1.5 m on one side of all streets except for the Major Collector Street. This road must be provided with a minimum 2.0m wide concrete footpath along each verge. Concrete footpaths and cycleways must be constructed in accordance with Council's Standard Drawing SR.19. The footpaths must be on the same side as the street lights, and the longitudinal grade must not exceed 1:8.

~~(p)~~(o) Provision must be made for 6m radius, three-chord truncations of property boundaries at intersections. The 6m distance is measured along the boundary of the property on each frontage from the corner.

~~(q)~~(p) All streets must include the provision of street lighting designed in accordance with Australian Standard AS1158 Series and installed in accordance with Energex Rate 2.

~~(r)~~(q) A minimum of one (1) indented parking areas shall be provided in Stage 1 of the development providing parking for four (4) vehicles to the satisfaction of the Senior Development Engineer.

26. Road Closures and Openings

In accordance with the provisions of Local Law 12, in situations where survey plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a Council approved traffic management plan, until the roadworks are accepted "On Maintenance" by Council, or unless otherwise directed by the Assessment Manager. The applicant must submit to Council for approval, a traffic management plan which details road closure requirements in conjunction with lodgement of any relevant application for the signing of a plan of subdivision for each stage of the development.

27. Deleted

28. Access

- (a) Every allotment must be accessible by vehicle from a roadway.
- (b) If modified pursuant to Condition 25, the applicant must reinstate the existing pipe crossing generally in accordance with Council's Standard Drawing SR.16 and with

dimensions similar to existing at the point of access to the existing property located at Lot 1 on RP193676.

29. Stormwater - General

- (a) The applicant must provide all necessary internal and external stormwater drainage to service the development. Such drainage works must be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years.

In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that volume which is represented by the difference between the predicted volume from the storm event with an ARI of 100 years and the capacity of the pipe system.

- (b) A suitable roofwater and allotment drainage system must be designed in accordance with QUDM, for allotments that do not have adequate fall from within the allotment to the design invert level of the kerb and channel. The design standard for this residential development must be not less than QUDM Level III.
- (c) All stormwater flows within and adjacent to the development, other than inter-allotment drainage, must be confined to dedicated roads, drainage reserves, registered drainage easements or within parkland. Registered drainage easements, if related to piped drainage (generally 375mm diameter or greater), must be centrally located over such underground pipe system and must be not less than 4.0m wide, except for drainage easements required for side boundaries which may be 3.0m wide where approved by the Assessment Manager. In addition, the easements must be of suitable width to contain the predicted overland flow from the storm event with an ARI of 100 years in that location.
- (d) No ponding, concentration or redirection of stormwater may occur onto adjoining land unless specifically approved by Council in consultation with the owner of the adjoining land.
- (e) All stormwater headwall structures must be constructed in accordance with the relevant DMR standard drawings for reinforced concrete headwalls and aprons.
- (f) All stormwater runoff from impervious areas from this stage of the development must be directed to the proposed Drainage Reserve (surrounded by Lots 18-26).
- (g) Stormwater drainage plans and calculations must be submitted for approval by the Assessment Manager, as part of the Operational Works application.
- (h) Appropriate works must be carried out to ensure that stormwater drainage from the new kerb and channel discharges suitably into the existing drainage system.

30. Stormwater Quantity

- (a) The Stormwater Management Plan (SWMP) for Stage 1 of the development titled "Stormwater Management Plan, Karrabin Rosewood Road Thagoona" Revision 2 prepared by WRM Water + Environment and dated 23 February 2011 must be amended to demonstrate accordance with the following requirements:-
- (i) Stormwater frequent flow management for the catchment incorporating Stage 1;
- (ii) The development must ensure that all flow characteristic (eg. managements of peak flow, frequent flow, sheet or concentration of flow, etc.) at the locations nominated below and at any other key point downstream do not change as a result of Stages 1 of this development. This must be in the context of the fully developed catchment (including road infrastructure) for any combination of frequency and duration from the storm event with an ARI of one (1) year up to and including the storm event with an ARI of 100 years.
- (b) The amended SWMP must be submitted to Council and approved prior to any application for Operational Works.
- (c) For stormwater management purposes Stage 1 only of this development must therefore be designed and constructed in accordance with the amended Approved Stormwater Management Plan (SWMP) as identified above.
- (d) Any proposed stormwater detention basin/s (or equivalent), must be designed and constructed in accordance with QUDM 2007. The sides of any grassed embankment and/or basin must not exceed maximum 1:6 grade unless otherwise approved by the Assessment Manager. Appropriate provision for managing low flows, safety issues and maintenance must be included in design to the satisfaction of the Assessment Manager. A minimum of 3.0 metres is required between the top and toe of any batter and adjacent property boundaries.

31. Stormwater Quality

- (a) Stormwater quality for the development must achieve a reduction in the average annual pollutant load as follows prior to discharge from the site:
- 80% for total suspended solids;
  - 60% for total phosphorus;
  - 45% for total nitrogen; and
  - 90% for gross pollutants.
- (b) In conjunction with application for Operational Works, the applicant must provide to Council for approval by the Assessment Manager, detailed stormwater quality management drawings in accordance with the Stormwater Management Plan, Karrabin-Rosewood Road, Thagoona prepared by WRM Water & Environment, report no. 0456-02-B [Rev 2] dated 23 February 2011. The Operational Works drawings must detail amongst other necessary items the following requirements:

- (i) Detailed cross sections and final locations for stormwater infrastructure required by this condition must be submitted for approval in conjunction with application for Operational Works and be in accordance with the Water Sensitive Technical Design Guidelines for South East Queensland specifically Appendix A Plant Selection for WSUD and Chapter 5 Bioretention Basins published by Healthy Waterways; Reference is also to be made to the Water By Design Construction and Establishment Guidelines Swales, Bioretention Systems and Wetlands (Version 1.1 April 2010);
- (ii) The bioretention basin(s) parameters represented in Table 1;

Table 1

	Bioretention
Surface Area (m <sup>2</sup> )	910
Filter Area (m <sup>2</sup> )	700
Filter Media Median Particle Size (mm)	0.45
Filter Media Depth (m)	0.6
Hydraulic conductivity (mm/hr)	180
Transition layer depth (m)	0.1
Drainage layer depth (m)	0.2
Extended detention depth (m)	0.4

- (iii) The drainage and transitional layers must be designed in accordance with Sections 5.3.4.2 and 5.3.4.3 of the WSUDTDG and the underdrain in accordance with Section 5.3.5. A copy of the calculations used to size the drainage must be provided at the time of lodging the operational works application. Similarly, calculations must be provided to demonstrate that the pipes connected downstream of the drainage pipes are suitably sized to avoid becoming the hydraulic control and the filter media is free draining;
- (iv) Slotted 100mm uPVC pipes must be placed within the drainage layer of the bioretention basin. The drawings must specify that these are not to be substituted with agg pipes nor wrapped in geofabric;
- (v) The grade at which drainage pipes must be laid, the relevant density and size of slots in the drainage pipes. A minimum slope of 0.5% is required and depending on the length of the bioretention basin this may significantly affect the depth of the drainage layer. If the total length of slotted drainage pipes exceeds 25m the pipe size must be increased or duplicated to increase conveyance;
- (vi) Ensure that the surface of the bioretention filter media is level to allow even absorption through the filter;
- (vii) All inlets to the bioretention basins must be as near to the outlet as possible to minimise mixing of high flows with first flush;

- (viii) Provide geofabric around the base of the drainage layer, walls and batters of the basins. Geofabric must not be laid between any of the filter layers or used to wrap the slotted uPVC drainage pipes;
- (ix) Provide a uPVC riser with screw cap lid at the head of each slotted pipe for maintenance flushing generally in accordance with WSUD Standard Drawing WSUD-003;
- (x) Provide a cross section detail showing how the drainage pipes are to be joined with the outlet pits to ensure a proper seal;
- (xi) Scour protection must be provided in each bioretention basin in accordance with Section 5.3.3.1 of the WSUD TDG. Scour protection areas must not be included in the total filter areas. A plan detail and cross section similar to Figure 5-6 of the WSUD TDG must be detailed on the drawings;
- (xii) A suitable sediment fore-bay with maintenance access must be designed for each basin in accordance with Section 5.3.3.2 of the WSUD TDG, ensuring that particles equal to or greater than 1mm in diameter are removed from the 3 month ARI storm event. Calculations must be provided to demonstrate compliance with the guidelines;
- (xiii) The filter area of the bioretention basin must be planted in accordance with plant species and densities outlined in Appendix A of the WSUD TDG, treated with 75mm sugar cane mulch held down with either jute mesh (not matting) or suitable fine netting;
- (xiv) Soil specifications for the various bioretention basin filter media layers, which are provided in accordance with the current version of the Guidelines For Soil Filter Media In Bioretention Systems, Facility for Advancing Water Biofiltration (FAWB); and
- (xv) Include a note which refers to the Healthy Waterways Bioretention Basin Construction and Establishment Sign Off Forms (including the Pre-start meeting form and Forms A-H) for use throughout construction. The Operational Works drawings must include notes referring to the staging and timing of the commissioning of the bioretention basin;
- (c) A staged implementation approach must be employed for the bioretention areas ensuring that filter media is either laid after construction and building works have been completed or the filter is protected until the completion of building works. The staging and timing of the commissioning of the bioretention basin must be outlined as part of the Operational Works application.
- (d) Prior to lodgement of detailed operational works drawings the applicant must receive certification from the consulting engineers who prepared the approved stormwater report certifying that the detailed drawings are in accordance with the approved report, conditions of approval and the WSUD TDG. A copy of the

certification must be lodged in conjunction with an Operational Works application and completed copies of the WSUD TDG Design Assessment Checklist and Calculation Summary Checklist.

32. Geotechnical

- (a) The applicant must submit a ground stability and hydraulic study prepared by an RPEQ in conjunction with any application for an Operational Works Development Permit for Stages 1a and 1b pursuant to this Development Approval. The study must be comprehensive taking into account all matters relating to the site and must include, but must not be limited to, the following:
  - (i) Geology of the site and any related problems;
  - (ii) Instability features such as slips, soil creep etc;
  - (iii) Effects of existing vegetation and of any possible removal and or modification of same;
  - (iv) Effects of any fill material and the types of fill material recommended;
  - (v) Water eg: ground water; scour potential in flood situations including the effects of turbulence; effects of rapid draw down of water level.

The study must include any necessary recommendations in regard to the proposed development to ensure long term stability.

33. Earthworks and Retaining Walls

- (a) In conjunction with any application for Operational Works the applicant must provide details of the proposed earthworks for the development including cut/fill depths and extents, batter slopes with relevant annotation, retaining wall heights, typical cross-sections etc. Earthworks and any retaining structures must comply with the requirements of Ipswich Planning Scheme Part 12, Division 15 – Earthworks Code. Notably, cut/fill should not exceed a differential maximum height of 2.0 metres.
- (b) Where earthworks are proposed within three metres 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, Div 15 - Specific Outcome 19 and Note 12.15.4K. 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.
- (c) Retaining walls, including footings and drainage systems, must be constructed entirely within the boundaries of the lot and in accordance with the requirements of Planning Scheme Policy 3 – General Works. All retaining walls 1.0 m in height or

greater must be designed and constructed as a cantilevered type wall that has a minimum design life of 50 years. Once constructed, a RPEQ must provide certification that the walls are structurally sound. Gravity type retaining walls (i.e. boulder wall) may only be constructed where the height of the wall is less than 1.0m or a maximum height not exceeding quantity two (2) saw cut face A-grade boulders. Retaining walls greater than 1.0 m in public places must be provided with railings or other barriers to provide pedestrian safety.

- (d) Any fill within a Building Location Envelope must be compacted in accordance with Section 5 (Compaction Criteria) of AS 3798 – 1996 *“Guidelines on Earthworks for Commercial and Residential Developments”*.

34. Erosion & Silt Management

- (a) As part of the application for Operational Works, the applicant must submit with the Operational Works application, an Erosion and Silt Management Plan designed in accordance with *“Best Practice Erosion and Sediment Control”* published by the International Erosion Control Association (Australasia) November 2008.
- (b) The applicant must install silt management facilities at commencement of construction and maintain these facilities until the development has been released off maintenance by Council.
- (c) Silt traps must be sited upstream from any park or reserve area discharge point preferably on land comprising future allotments, such that no silt impinges on the park or reserve areas. The silt trap areas may be phased out after the development work is complete and adequate grass cover is obtained.
- (d) Diversion drains and ponds, as necessary, must be installed on the site before any other work is undertaken on site to ensure that water containing silt, clay, solids or contaminants is contained and/or isolated.
- (e) Prior to the Pre-Start meeting for Operational Works, the applicant must lodge a \$10,000.00 Siltation and Erosion Performance Bond with Council. This bond must only be released by Council at the termination of the maintenance period.
- (f) If the Assessment Manager determines that silt damage has occurred as a result of this development, the applicant must be responsible for restoration of any damage. Such restoration must be completed within a time to be advised by the Assessment Manager. Should the applicant fail to complete the works determined by the Assessment Manager within the specified time, Council may elect to complete the works and recover all costs associated with that work from the applicant.
- (g) Where Council determines that a draw-down of the bond is required, the applicant must restore the bond to its full amount within ten (10) business days of a notice from Council to that effect.

35. Public Utilities

- (a) Adequate provision must be made in all proposed dedicated roads, access strips and access easements, to cater for the public utility services that would normally serve the development.
- (b) The applicant must provide appropriate road crossing conduits in accordance with Council's Standard Drawings SR.22 and SR.23. Where concrete footpaths are to be constructed, the conduits must be extended to the property boundaries.
- (c) The applicant must provide an RPEQ certified electrical reticulation layout plan with the Operational Works application.
- (d) The applicant relay underground the existing overhead power line along the eastern verge of Langdon Road-unless otherwise determined in writing by the assessment manager as part of the Operational Works Application and in consultation with the electricity provider.
- (e) The applicant must provide underground electricity and telecommunications within the development, constructed in the approved allocation as detailed in Council's Standard Drawings SR.22 and SR.23. Electricity and telecommunication drawings must be co-ordinated with the civil engineering design documents, to ensure that service conflicts are avoided.
- (f) The applicant must provide Council with a copy of a Certificate for Electricity Supply to the development from a registered energy service provider, prior to the signing of the Plan of Survey.
- (g) Street lighting must be installed by the applicant in accordance with the Australian Standard 1158.3.1 Series for Pedestrians and Vehicles. All street lighting associated with the development must be certified by an RPEQ. Street lighting must be installed on the same side as concrete footpaths (where applicable).
- (h) The applicant must make suitable arrangements for the provision of telephone and cable services to the development. Documentary evidence that discussions have commenced with any authorised telephone/cable service provider, on the provision of telephone/cable services, must be produced before the completion of the development. Telecommunication conduits (ducts) and pits, including trenching and design, must be provided to service the development in accordance with the NBN Co Installing Pit and Conduit Infrastructure - Guidelines for developers to the satisfaction of the assessment manager.
- (i) Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of the relevant energy service provider and the authorised telephone or cable service provider.

36. Operational Works – Municipal Works  
(ie Works being handed over to Council)

External Municipal Works relates to those works external to the subject site and located in dedicated public areas, for example existing road or drainage reserve, or private property not subject to applicant ownership.

- (a) Municipal works must be completed in accordance with a detailed design certified by an RPEQ and approved by Council Engineers with appropriate fees payable, a works pre-start meeting on-site and various detailed construction and audit inspections by Council Officers. In accordance with Planning Scheme Policy 3, a maintenance period applies for the works and a maintenance security deposit is required.
- (b) The requirements of Council's Planning Scheme Policy 3 - General Works and Council's Standard Drawings must apply to the municipal works. Where inconsistencies between any documents occur, Planning Scheme Policy 3 has precedence and must prevail to the extent of the inconsistency.
- (c) All engineering drawings must be submitted in accordance with *Planning Scheme Policy 2 – Information Local Government May Request* and include as a minimum the following:
  - (i) Engineering drawings must be marked as confirmation that they have been checked and approved by an RPEQ;
  - (ii) The drawings must be submitted as four (4) hardcopy, A3 size sets. Reports and supporting information must be submitted as two (2) hardcopy sets.

The submission must also include a compact disk containing electronic data as follows:

- (a) One (1) full set of all engineering drawings contained in one file;
- (b) Separate individual files containing layout plans for sewerage, water supply and drainage;
- (c) Any reports submitted in support of the application. Each report must be included as a separate file; and
- (d) An index of all files on the compact disk including descriptions of contents of each file.

All files must be submitted in PDF format.

- (d) The applicant must submit a Certificate of Design signed by an RPEQ, certifying that the design is in accordance with all conditions of the development approval, relevant engineering standards, Council's requirements and standards, and sound engineering practice.

- (e) All works must be supervised by an RPEQ competent in civil works and must be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. Should the contractor not be able to demonstrate the necessary competency to the satisfaction of the Assessment Manager or if the contractor has constructed substandard works for Council in the past, Council reserves the right to reject the nominated contractor.
  - (f) Prior to the Pre-Start meeting, the applicant must submit to Council a Development Performance Bond of not less than 10% of the value of external municipal works (minimum \$5,000.00), as security for the performance of the various construction and certification obligations (including provision of "As Constructed" information).
  - (g) Municipal works must be accepted "On Maintenance" prior to commencement of use. On completion of the works an "On Maintenance" acceptance inspection may be arranged by submission of a certificate signed by an RPEQ certifying that the works have been constructed in accordance with the approved plans and specifications and in compliance with Council's construction standards. It is expected that the RPEQ will undertake the necessary inspections to make this certification.
  - (h) Upon formal acceptance of the works "On Maintenance", the Development Performance Bond must be reduced to an amount not less than 5% of the value of the works or \$5,000.00 whichever is greater, and must be retained by Council during the maintenance period as a Maintenance Security Bond for the performance of the maintenance obligations. Alternatively the applicant may submit a separate Maintenance Security Bond of equivalent value. This Bond must be retained by Council in accordance with *Planning Scheme Policy 3*, until the works are accepted "Off Maintenance" by Council.
  - (i) "As Constructed" information and final construction issue engineering design drawings, compiled in accordance with *Planning Scheme Policy 2 for Municipal Works*, with a Contributed Assets Financial Apportionment Form, must be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance". This data must be submitted electronically on a compact disk labelled appropriately to indicate the contents.
  - (j) 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 the Operational Works approval.
37. Operational Works – Internal Works  
(ie Works not being handed over to Council)

Internal Works refers to engineering works performed within private property and includes but is not limited to, earthworks, retaining walls, driveways and stormwater management systems.

- (a) Engineering plans must be submitted to Council prior to the commencement of construction on site and must show full construction details, layout dimensions, and finished surface levels.
- (b) Engineering drawings must be marked as confirmation that they have been checked and approved by an RPEQ.
- (c) The drawings must be submitted as four (4) hardcopy A3 size sets and one (1) full size set with two (2) hardcopy sets of any reports and supporting information. One set of drawings will be returned to the applicant with the Decision Notice. The submission must also include a compact disk containing electronic data as follows:
  - (i) A full set of all engineering drawings contained in one file;
  - (ii) Separate individual files containing layouts for sewerage, water supply and drainage;
  - (iii) Any reports submitted in support of the application. Each report must be included as a separate file; and
  - (iv) An index of all files on the Compact Disc including descriptions of contents of each file.

All files must be submitted in PDF format.

Where municipal works are also being undertaken, it is usually appropriate to make a combined submission.

- (d) The applicant must submit a Certificate of Design signed by an RPEQ, certifying that the design is in accordance with all conditions of the development approval, relevant engineering standards, Council's requirements and standards, and sound engineering practice.
- (e) On completion of the works a certificate signed by an RPEQ must be submitted to Council, certifying that the works have been constructed in compliance with the approved plans and specifications and in accordance with Council's construction standards. The RPEQ must personally undertake the necessary inspections to make this certification.
- (f) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent.

38. General

- (a) All works required for this development must take due regard of any and all existing services and, if considered necessary by the relevant authority or the Assessment Manager, such works must be altered at the cost of the applicant.

- (b) Any fill intended to be placed over Council's underground services must be approved in advance by the Assessment Manager.
- (c) Should any works be proposed on land under other private ownership that is required as part of this development, written permission for the works must be obtained and forwarded to Council as part of the Operational Works application. Similarly, written clearances must be obtained after the works are completed, unless otherwise accepted by the Assessment Manager.
- (d) Any allotment or other filling for building works creating a soil depth greater than 500mm must be conducted in accordance with *Australian Standard 3798* at Responsibility Level 1. Test results as required by *Australian Standard 3798*, and a certificate of quality and uniformity of fill, must be provided by an RPEQ.
- (e) Batters and slopes greater than 1:4 resulting from cutting and filling of the site must be certified by an RPEQ as stable and properly drained.
- (f) All disturbed verge, park, allotment and other grassed areas must be rehabilitated and revegetated (including provision of topsoil to a minimum depth of 50mm) and turfed or seeded to the satisfaction of the Assessment Manager and in accordance with Planning Scheme Policy 3 - General Works (specifically part 6.1.6). Grass cover must be achieved as early as possible during the development and a minimum grass coverage of 80% must be achieved before the development can be accepted off maintenance.
- (g) If, after the preparation of detailed design plans for the various roads, it is found necessary to provide any additional dedicated road area, or modify the proposed dedicated roads to enable the full requirements of Council's standards, Queensland Streets and Austroads documents to be incorporated in any way (but particularly in the production of the required speed environment or because of longitudinal and cross sectional constraints) then the estate layout plan must be altered accordingly and approved in writing by the Assessment Manager.

39. Compliance with Conditions

Unless otherwise stated, all conditions must be completed prior to signing of the relevant plan of survey or as determined in writing by the assessment manager.

40. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

41. When Approval Takes Effect

This approval has effect in accordance with the provisions of Section 339 of the *Sustainable Planning Act 2009*.

42. Deleted



**Conditions of Assessment Manager (Ipswich City Council): Preliminary Approval for Reconfiguring a Lot – One (1) Lot into a maximum of 425 373 Lots Plus a Balance Lot, Drainage Reserve and New Roads**

43. Basis of Approval

This approval incorporates as a condition, the applicant's common material (as defined in Schedule 3 – Definitions of the *Sustainable Planning Act 2009*) for the application and adherence to all relevant Council Local Laws and/or the Ipswich Planning Scheme (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 *Sustainable Planning Act 2009*.

44. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

45. Development Plan

- (a) The applicant must submit an amended development plan of the development (subject site) to the Assessment Manager prior to the submission of any development application for any further assessable development pursuant to this Preliminary Approval. This Plan must be endorsed by Council and the Department of Transport and Main Roads prior to approval of any Development Permit pursuant to this Preliminary Approval and is to include all proposed stages of development, up to a maximum of ~~425~~ **432** lots (inclusive of Stages 1a and 1b).
- (b) The development plan must be consistent with all conditions of the Preliminary Approval to Affect the Planning Scheme Pursuant to Section 242 of the *Sustainable Planning Act 2009* for Residential Low Density Purposes, Ipswich City Council reference 4350/07.
- (c) The development plan must include, at minimum, the information outlined in Planning Scheme Policy 2: Information Local Government May Request (Section 28: Integrated Planning) along with:
  - (ii)(i) Road network, open space layout and pedestrian and cycle network in accordance with section 4.8.5C Effects of Development within Sub Area FU4 – Walloon/Thagoona of the Ipswich Planning Scheme
  - ~~(vi)~~(ii) Open Space details in accordance with Conditions 49 and 50 of this Preliminary Approval for Reconfiguring a Lot
  - ~~(vii)~~(iii) External Roadworks, Internal Roadworks and Transport requirements in accordance with Condition 54 of this Preliminary Approval for Reconfiguring a Lot

- ~~(viii)~~(iv) Earthworks and Retaining Walls requirements in accordance with Condition 58 of this Preliminary Approval for Reconfiguring a Lot
  - ~~(ix)~~(v) Geotechnical requirements in accordance with Condition 57 of this Preliminary Approval for Reconfiguring a Lot
  - ~~(x)~~(vi) Stormwater Quality and Quantity details in accordance with Conditions 55 and 56 of this Preliminary Approval for Reconfiguring a Lot
  - (c) The proposal plan must be consistent with the Ipswich Planning Scheme, specifically:
    - (i) The Reconfiguring a Lot Code (Part 12, Division 6 of the Ipswich Planning Scheme)
    - (ii) The Urban Areas Zone Code – Residential Low Density Zone (Part 4, Division 5 of the Ipswich Planning Scheme)
    - (iii) The Urban Areas Zone Code – Recreation Zone (Part 4, Division 17 of the Ipswich Planning Scheme)
  - (d) The proposed development of the site must be undertaken generally in accordance with the approved amended development plan required by part (a) of this condition (above) and in accordance with the endorsed master plan pursuant to Section 242 of the *Sustainable Planning Act 2009* - Residential Low Density Purposes and Recreation Purposes, Ipswich city Council Reference ~~4350/07~~ **4350/2007/MAMC/A**.
  - (e) The number of allotments associated with the proposal may require amendment ~~(reduction)~~ to comply with the above.
46. Plan of Survey
- (a) Deleted
  - (b) The applicant must grant, free of cost to or compensation payable by Council, minimum 4.0 m wide easements located centrally over proposed stormwater drains (375mm diameter or greater), water mains and sewerage rising mains, where they are located within private property.
  - (c) Easements must be centrally located over the alignment of stormwater paths and be of sufficient width to encompass the overland flow from a storm event with an ARI of 100 years.
  - (d) Easements must be of sufficient width to contain any fitting, access chamber etc located on stormwater drains, water mains, and sewerage rising mains.
  - (e) All pre-existing easements crossing the site must be pegged where they cross each property boundary and at every change of direction. Where infrastructure is

proposed to be relocated, the easement must be reinstated at the new location of the asset/s and the former easement relinquished at the applicant's cost.

- (f) Land required for detention basins, overland flowpaths and bio-retention basins or equivalent is to be dedicated as drainage reserve in favour of Council and not included within parkland dedication.

47. Works, Parks and Recreation Requirements

Conditions 48 – 50 below of this development approval, unless otherwise stated, must be completed in accordance with the relevant provisions of the Ipswich Planning Scheme and subject to written approval by the Assessment Manager.

48. Open Space Identification

- (a) The applicant must identify open space and reserve areas on the development plan referred to in Condition 47. Where Open Space and Reserve areas are collocated, the areas must be nominated as separate allotments on the plan of development.

49. Provision of Open Space – Level 3 Linear Open Space

- (a) The applicant must make provision for the dedication to Council of all land in and around O'Sheas Gully consisting of stream orders 1, 2 and 3 that traverse the site as linear open space at the time of plan sealing of the relevant stage of the development. The park must be located generally in accordance with Map 6.2: Future Parks Infrastructure of Planning Scheme Policy 5: Infrastructure and Figure 4.8.3: Walloon Thagoona Greenspace Plan and Figure 4.8.6: Walloon Thagoona Visual Character and Landscape Plan of Part 4, Division 8 of the Ipswich Planning Scheme.

The area to be dedicated must comply with the following:

- (i) Must be capable of fulfilling the desired standards of service for linear open space without encroaching within 10 metres of the top of bank of stream order one (1) and two (2) and 25 metres from the top of bank of stream order three (3). In order to demonstrate compliance with this condition, an accurately surveyed top of bank must be detailed on the plans.
  - (ii) Linear open space must be rehabilitated to a natural bushland state consistent with locally occurring regional ecosystems and riparian ecosystems.
- (b) In conjunction with the next application for a development permit made over the site, the applicant must submit to Council a master plan for the linear park, local play & picnic park and drainage reserve adjacent to O'Shea Gully, demonstrating compliance with condition 49(a)(i) above. The master plan must demonstrate that there is sufficient space available to accommodate the following requirements within linear open space to be dedicated to Council:

- (i) The proposed plan must make adequate provision for no disturbance including earthworks, clearing or heavy machinery access to be permitted within the riparian area as described at condition 49(a)(i) above.
- (ii) The applicant must provide further details including cross sections to demonstrate that no stormwater infrastructure or associated batters are located within the riparian area described at 49(a)(i) above.
- (iii) No retaining walls are permitted fronting linear open space. Any batters associated with road construction must not exceed a slope of 1 in 6 and must be revegetated to achieve a natural bushland setting.
- (c) Where the applicant cannot demonstrate compliance with condition 49(a) and (b), an amended layout will be required to be submitted to the assessment manager that accommodates these objectives.

50. Provision of Open Space – Level 3 Local Play and Picnic Park

- (a) The subject development must make provision for a Level 3 Local Play and Picnic Park to be constructed and transferred to Council prior to the signing of the plan of subdivision for ~~Stage 4~~ **Stage 7** of development. The park must be located generally in accordance with Map 6.2: Future Parks Infrastructure of Planning Scheme Policy 5: Infrastructure and Figure 4.8.3: Walloon Thagoona Greenspace Plan and Figure 4.8.6: Walloon Thagoona Visual Character and Landscape Plan of Part 4, Division 8 of the Ipswich Planning Scheme.
- (b) Future applications for Development Permits pursuant to this Preliminary Approval must demonstrate that the proposed park meets the desired standard of service in accordance with Planning Scheme Policy 3: General Works and the Ipswich Public Parks Strategy 2007. Details to be submitted are to include (but not be limited to):
  - (i) Area and topography details
  - (ii) Catchment and access details
  - (iii) Details of proposed facilities (hard and soft), planting and existing vegetation
  - (iv) The areas of proposed parkland overlaid with the master stormwater management plan to identify areas of recreation function and drainage function. Recreation function land (to meet the desired standard of service) is to be exclusive of drainage function land unless otherwise approved by Council.
  - (v) Survey accurate details of existing vegetation proposed to be retained.

Such information is to be prepared by a suitably qualified person in consultation with the Planning Scheme Policies and support documents nominated above.

Note: The provisions of Implementation Guideline No. 27 - Guidance on Recreation Range and Opportunity Outcomes Arising from Embellishment of Public Parks may

be considered upon representations made to the Assessment Manager in accordance with this Guideline.

51. Fencing – Drainage Reserve and Pedestrian Connections

- (a) The developer must construct a fence for all approved lots which share a common boundary with or drainage reserve areas, in addition to those lots which share a boundary with any proposed pedestrian pathway. The fence must have the following design criteria:
  - (i) An overall height of 1800mm
  - (ii) A solid element from ground level to a maximum height of 1500mm, and a panel of minimum 50% transparency between the top of the solid fence element and the overall maximum height of 1800mm
- (b) The fences required by (a) above, are to be constructed by the developer prior to the signing of the relevant plan of subdivision.
- (c) Details of the proposed fencing must be submitted to Council for the approval of the Assessment Manager in conjunction with the operational works application.
- (d) Future owners and occupiers of such properties shall maintain such fencing as per the requirements of Condition 51 (a)(i)-(ii) to the satisfaction of the Assessment Manager.

52. Contributions

The applicant must pay Infrastructure contributions imposed in accordance with Council's Infrastructure Contributions Rates and Policies or equivalent instrument applicable at the time of determination of a development application for future development pursuant to this Preliminary Approval.

53. Engineering Requirements

The following engineering requirements, detailed in Conditions 54 – 60, must be completed to the satisfaction of the Senior Development Engineer.

Terms

- (a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required.
- (b) QUDM – The *Queensland Urban Drainage Manual (2007 Edition)*, produced by the Queensland Department of Environment and Natural Resources.
- (c) MUTCD - *The Manual of Uniform Traffic Control Devices*, published by DTMR.
- (d) Ipswich Water - Commercial Business Unit of Ipswich City Council providing water and sewerage services.

- (e) DTMR - Department of Transport and Main Roads.
- (f) DERM - Department of Environment and Resource Management.
- (g) DIP – Department of Infrastructure and Planning.
- (h) ARI – Average Return Interval - used to define flood frequency and severity.
- (i) QUU – Queensland Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.

54. Roadworks

Roadworks - General

- (a) All roadworks must be designed and constructed in accordance with Council's Policies and Standards, the DMR *Road Planning & Design Manual*, Austroads Publications and any other documentation accepted as best practice by Council. The design and construction of each road or street must ensure that the speed environment, geometry, sight distances, carriageway widths, lighting, facilities for bus stops, refuse collection vehicle movements, pedestrians and cyclists, and on-street parking and other physical attributes are consistent with the function and role of the road or street in the transportation network.
- (b) Roads must be designed to be constructed with concrete kerb and channel, asphalt concrete surfacing and associated works, for the full length of all property frontages. Kerb ramps in accordance with Council's Standard Drawing SR.18 must be provided at all intersections.
- (c) Road pavements must be designed and constructed in accordance with the Ipswich City Council's Planning Scheme Policy 3 - General Works, Chapter 5 – Roadworks or equivalent. All roads must have two way cross-falls in accordance with Council's adopted standards.

External Roadworks

- (d) The intersection upgrades located on Karrabin Rosewood Road recommended by DTMR must be identified on each plan of development for development permits issued pursuant to this preliminary approval.
- (e) An emergency access point for the site linking through to Karrabin-Rosewood Road via Stirling Road (gravel track for use during times of emergency) must be provided before the number of new lots created over the site totals 101. The location and configuration of this emergency access point must be approved as part of any future Development Permit.

#### Pedestrian Accessways

- (f) A series of pedestrian accessways must be provided linking the internal street system with the east-west major collector street and the external roads (Langdon Road, Stirling Road and Karrabin-Rosewood Road). These must consist of a minimum 10.0m wide reserve, through drainage reserve/parks, or linking the internal road network between proposed future lots. This must be identified on proposed future reconfiguration plans for each stage of the development and must be approved as part of future Development Permits over the site for each relevant stage.

#### Bus Stop Infrastructure

- (g) The applicant must provide bus stops and associated infrastructure in accordance with the Council approved *Network Hierarchy Plan* as shown in Part 3 Approved Plans. Each bus stop must be positioned, designed and constructed in accordance with Translink specifications and standards as published in the *Translink Public Transport Infrastructure Manual Version 1 June 2007 Section 2.4.1 Bus Stop Layout and Construction Details*, Drawing No's TL-R02, TL-I02, TL-P01, TL-S01 for the applicable standard of bus stop required (Regular, Intermediate, Premium or Signature stop), and *Disability Standards for Accessible Public Transport 2004* including:
  - (i) A reinforced concrete hardstand area with appropriate footings, positioned between the kerb and path;
  - (ii) Indented bus bay with tapers;
  - (iii) Kerb ramps;
  - (iv) A 'flag' sign indicating 'future bus route', using white writing on a dark blue background;
  - (v) Paths, kerb ramps and refuge islands designed in accordance with the MUTCD Figure 4 of Part 10 on key pedestrian routes to and from each bus stop; and
  - (vi) Bus zone signage and pavement markings in accordance with the MUTCD Part 11 – Figure C1[b] and Australian Standard 2890.5 Parking Facilities Part 5 – On-street Parking Section 2.4[a].

Note: The verge area adjacent to bus stops must be widened to 6.3m generally in accordance with Ipswich City Council Standard Drawing SR.40 to allow for a future bus shelter.

- (h) Where a bus bay is located in front of any allotments on a collector road, a driveway must be constructed for each affected allotment. Such driveways must not be constructed within the bus set down area but constructed within the tapers of the bus bay or outside the bus bay area.

- (i) Before the signing of the plan of subdivision associated with each relevant stage of the development, the applicant must pay to Council the sum of AUD\$25,000.00 towards the construction of two (2) future bus shelters within the development site. This amount must be fixed for 12 months from the date of issue of each development permit for that stage/s and then indexed in accordance with the Road and Bridge Construction Index applicable at the time of payment.

#### Internal Street System

- (j) The configuration of the internal street system must be configured in accordance with the approved Transport Strategy and approved as part of future Development Permits over the site.
- (k) All road layouts and configurations must be designed in accordance with Table 1 below:

**Table 1**  
Residential Streets

Road Classification	Min Total Reserve Width (m)	Min Verge Width (m)	Min Carriageway Width (m)	Bus Stops (Translink Specifications)	Bicycle Lanes
Access Place or Street	<del>15.0</del> <b>16.0</b>	<del>4.25</del> <b>4.0</b> (Min desirable)	<del>6.5</del> <b>8.0</b>	N/A	N/A
Collector Street	17.0	4.25	8.5	Indented Bus Bays	On Carriageway
Major Collector Streets	<del>22.0</del> <b>21.0</b>	<del>5.0</del> <b>4.5</b>	12.0	Indented Bus Bays & Shelters	Dual use both verges or Footpath and Cycleway on opposite sides

Note: Refer Ipswich Planning Scheme Part 12, Division 5 Appendix D and Standard Drawings

- Notes:
- (1) Dimensions and quantities are Council's minimum requirements.
  - (2) Where a footpath is required on one side only, the footpath must be installed on the same side of the road as street lighting.
  - (3) Where an indented bay is provided on a collector street, the through traffic lane must have a minimum width of 3.5m.

- (4) Access Places, Access Streets and Collector Streets must be provided with concrete Kerb and Channel (Type M1) on both sides.
- ~~(j)~~(l) The ~~Access Trunk Collector Road~~ **Major Collector Street** internal to the development must be designed with Kerb and Channel (Type B1) on both sides.
- ~~(k)~~(m) The road pavement widths and geometric layouts must make adequate provision for Council's refuse collection vehicles and public transport movements.
- ~~(h)~~(n) A vehicle turning area must be provided at the end of all "No Through" roads and culs-de-sac. Circular cul-de-sac turning heads, based on a minimum turning circle of 9.0 m radius must be provided.
- ~~(m)~~(o) The ~~developer~~ **applicant** must provide concrete footpaths of minimum width 1.5 m on at least one side of all streets. Concrete footpaths must be constructed in accordance with Council's Standard Drawing SR.19. The footpaths must be on the same side as the street lights, and the longitudinal grade must not exceed 1:8.
- ~~(n)~~(p) Provision must be made for 6m radius, three-chord truncations of property boundaries at intersections. The 6m distance is measured along the boundary of the property on each frontage from the corner.
- ~~(e)~~(q) All streets must include the provision of street lighting designed in accordance with Australian Standard AS1158 Series and installed in accordance with Energex Rate 2.

55. Stormwater Quantity

- (a) The applicant must design all necessary internal and external stormwater drainage to service the development in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years.

In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that volume which is represented by the difference between the predicted volume from the storm event with an ARI of 100 years and the capacity of the pipe system.

- (b) A suitable roofwater and allotment drainage system must be designed in accordance with QUDM, for allotments that do not have adequate fall from within the allotment to the design invert level of the kerb and channel. The design standard for this residential development must be not less than QUDM Level III
- (c) All stormwater flows within and adjacent to the development, other than inter-allotment drainage, must be confined to dedicated roads, drainage reserves, registered drainage easements or within parkland. Registered drainage easements, if related to piped drainage (generally 375mm diameter or greater), must be centrally located over such underground pipe system and must be not less than 4.0m wide, except for drainage easements required for side boundaries which may be 3.0m wide where approved by the Assessment Manager. In addition, the

easements must be of suitable width to contain the predicted overland flow from the storm event with an ARI of 100 years in that location.

- (d) No ponding, concentration or redirection of stormwater may occur onto adjoining land unless specifically approved by Council in consultation with the owner of the adjoining land.
- (e) Buildings or other structures are not permitted below the flood level associated with an ARI of 100 years.
- (f) There must be no filling or removal of material in the flood area below the flood level associated with an ARI of 100 years. There must be no disturbance to vegetation in the flood area, without prior written approval of the Assessment Manager.
- (g) There must be no disturbance to vegetation in gully areas, unless prior written approval is obtained from Council. Stormwater drainage outlets must be the subject of detailed design in the preparation of plans for each stage of the development.
- (h) The applicant must undertake the flood study in accordance with the Council's Implementation Guideline 24 – Stormwater, QUDM and other relevant standards using Council's approved hydraulic model to demonstrate no worsening impact on upstream and downstream properties and on the existing infrastructure to the satisfaction of the assessment manager. The flood study must also demonstrate that all proposed lots within the subject site have 500 mm freeboard to the post developed Q100 flood inundation through the site and any proposed infrastructure has relevant flood immunity. In the event the Q100 flood inundation line encroaches on to any of the proposed lots, then the applicant must suitably amend the proposed development plan such that all proposed lots achieve 500mm freeboard above the post developed Q100 flood levels.
- (i) If, as a result of the above mentioned SMP the applicant must provide a stormwater detention basin (or equivalent) on the subject land, this detention basin must be designed in accordance with this SMP and QUDM. Said detention basin must ensure that flows at any point downstream in the catchment are not increased by the development for any combination of frequency and duration from the storm event with an ARI of one (1) year up to and including the storm event with an ARI of 100 years. The sides of any grassed embankment and/or basin must not exceed maximum 1:6 grade unless otherwise approved by the Assessment Manager. Appropriate provision for managing low flows, safety issues and maintenance must be included in design to the satisfaction of the Assessment Manager. A minimum of 3.0 metres is required between the top and toe of any batter and adjacent property boundaries

56. Stormwater Quality

In conjunction with the submission of the next application for a development permit for the reconfiguration of a lot, the applicant must submit an amended

Master Stormwater Quality Management Plan (SQMP) in support of the master site plan. The SQMP must be consistent with the site layout incorporating the changes required by the conditions of this approval. The amended SQMP must include the following:

- (a) The SQMP must demonstrate that the following reductions in the average annual pollutant load have been achieved:
  - (i) 80% for total suspended solids;
  - (ii) 60% for total phosphorus;
  - (iii) 45% for total nitrogen; and
  - (iv) 90% for gross pollutants.
- (b) Demonstrate compliance with the SEQ Waterway Stability Management objectives ie Limit the post-development peak one-year Average Recurrence Interval (ARI) event discharge to the receiving waterway to the pre-development peak one-year Average Recurrence Interval (ARI) event discharge.
- (c) MUSIC modelling in accordance with the MUSIC Modelling Guidelines – Version 1.0 must be undertaken to demonstrate that the water quality objectives can be achieved. An electronic copy of the MUSIC .sqz file must be submitted to Council for ease of assessment.
- (d) The parameters used in the MUSIC model must be fully justified in the SQMP with reference to a site layout plan, including the areas for each source node used, and how the pervious/impervious values for each source node were derived.
- (e) Stormwater infrastructure must be constructed such that it is external to linear open space and no areas as described in condition 58(a) are disturbed as a result of construction. This land must be dedicated to Council as drainage reserve.
- (f) The applicant must demonstrate that sufficient area has been allocated to accommodate stormwater infrastructure. This must include detailed plans and cross sections to show that there is no incursion of stormwater infrastructure into riparian areas, including providing the necessary area to allow for construction.
- (g) All flows up to and including the Q100 flow from the development discharging into linear open space must be detailed on a plan, including the areas required for scour protection. Such stormwater flows should only enter linear open space from the detention and bioretention basin outlet(s).
- (h) The applicant must indicate a proposed staging plan that is to include the timing of construction of each stormwater quality treatment device. Prior to plan sealing of any future stage beyond stages 1a and 1b, the bioretention basins that treat runoff from within the stage must have achieved practical completion and be

appropriately bonded in accordance with Council's Planning Scheme Policy 3 section 14.1.4.

57. Geotechnical

- (a) The applicant must submit a ground stability and hydraulic study prepared by an RPEQ in conjunction with any future application for a development permit for the remaining stages of this development pursuant to this preliminary approval. Such studies must be comprehensive taking into account all matters relating to the site and must include, but must not be limited to, the following:
  - (i) Geology of the site and any related problems;
  - (ii) Instability features such as slips, soil creep etc;
  - (iii) Effects of existing vegetation and of any possible removal and or modification of same;
  - (iv) Effects of any fill material and the types of fill material recommended;
  - (v) Water eg: ground water; scour potential in flood situations including the effects of turbulence; effects of rapid draw down of water level.

Note: Such studies must include any necessary recommendations in regard to the proposed development to ensure long term stability. Additionally, the provisions of Implementation Guideline No. 28 – Dispersive Soil Management should also be included in any analysis and recommendation/s.

58. Earthworks and Retaining Walls

- (a) Retaining walls, including footings and drainage systems, must be designed and contained entirely within the boundaries of the lot and in accordance with the requirements of Planning Scheme Policy 3 – General Works. The proposed designs must be submitted for approval by the Assessment Manager in conjunction with further application for a development permit for reconfiguration of the relevant stages contained within the subject site
- (b) All retaining walls 1.0 m in height or greater must be designed and constructed as a cantilevered type wall that has a minimum design life of 50 years. All proposed walls must be structurally sound and RPEQ certification must be provided. Gravity type retaining walls (i.e. boulder wall) may only be constructed where the height of the wall is less than 1.0m or a maximum height not exceeding quantity two (2) saw cut face A-grade boulders. Retaining walls greater than 1.0 m in public places must be provided with railings or other barriers to provide pedestrian safety.

59. Public Utilities

Adequate provision must be made in all proposed dedicated roads, access strips and access easements, to cater for the public utility services that would normally serve the development.

60. General

All designed required for this development must take due regard of any and all existing services and, if considered necessary by the relevant authority or the Assessment Manager, such works must be altered at the cost of the applicant.

61. Compliance with Conditions

- (a) Unless otherwise stated all conditions of this development approval must be completed prior to the issue of a Development Permit for reconfiguration of subsequent stages of the development site or as determined otherwise in writing by the Assessment Manager.
- (b) All conditions must be completed to the satisfaction of the Assessment Manager.

62. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Assessment Manager will suffice.

63. When Approval Takes Effect

This approval has effect in accordance with the provisions of Section 339 of the *Sustainable Planning Act 2009*.

64. Deleted

Advice

The Applicant be further advised of the following:

1. Infrastructure Credits

- (a) Trunk Infrastructure may be subject to credits to be offset against infrastructure charges in accordance with Council's Planning Scheme Policy 5 (PSP 5). Such arrangements would be the subject of an Infrastructure Agreement to be prepared by Council at the cost of the applicant.
- (b) The subject site incurs a single residential credit for the existing lot however, this credit is to be carried through all stages and applied to the last stage of the development such that the credit is applicable the balance land.

2. Project Lot

- (a) Prior to any further development including a single residential dwelling on the proposed balance lot, a further development application may be required to be

lodged and approved by Council pursuant to the Ipswich Planning Scheme. For further information in this regard, please contact Councils' Planning and Development Department on (07) 3810 6888.

- (b) The proposed project lot is not connected to water, stormwater, sewer and road infrastructure, and the subject application does not require the payment of infrastructure contributions for water, sewer and road network infrastructure. Further construction works, levies or contributions may be applicable to the development of this lot for any purpose, or for the further subdivision of such lots in accordance with the Ipswich Planning Scheme or any other legislation relevant at the time a development application is made to Council.

3. Housing Diversity

A mix of housing types and styles should be provided within the estate. Variations in rooflines, verandahs, entries, materials and colours are encouraged to be incorporated into housing design to achieve the intended diversity.

4. Fire Ants

In accordance with the *Plant Protection Act 1989* and the Plant Protection Regulation 1990, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.

It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary Industries on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:

Director General  
Department of Employment, Economic Development and Innovation  
GPO Box 15168  
CITY EAST QLD 4002

It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Department of Employment, Economic Development and Innovation website [www.deedi.qld.gov.au](http://www.deedi.qld.gov.au).

The development approved herein, by its very nature, includes activities considered to be "high risk" in respect of controlling the spread of Fire Ants. The following lists show high risk activities and some precautions should be considered for implementation.

- (a) High risk activities can include:

- (i) Earthworks of a minor or major scale
- (ii) Revegetation or rehabilitation
- (iii) Import of fill onto a site
- (iv) Export of fill or other materials such as soils, gravel, mulch and plants
- (v) Export off or import on to a site of construction and demolition waste and materials or green waste.
- (b) Precautions for implementation
  - (i) Checking for ants regularly
  - (ii) Checking all soil, fill and waste materials (construction and green waste) for ants
  - (iii) Asking questions about the quality and source of soil, fill and waste materials (construction and green waste)
  - (iv) Keeping records of all movements of soil, fill and waste materials (construction and green waste)
  - (v) Cleaning of all earthmoving or other soiled vehicles prior to exit from the site
  - (vi) Informing staff and contractors about these precautions.

5. Portable Long Service Leave

Where the works are valued at \$80,000 or more and match the definition of Building and Construction Industry, the *Building and Construction Industry (Portable Long Service Leave) Act 1991* 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 *Sustainable Planning Act 2009*.

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 *Sustainable Planning Act 2009* for appeals and expiry of the Approval 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 *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

6. Submission of Drawings

Any engineering drawings submitted for Council review and approval in conjunction with an Operational Works application should be arranged to leave a blank space with minimum dimensions 6 cm wide and 14 cm high near the right border for a Council Stamp of Approval, so that any existing notes are not over-written by the stamp.

7. Bonding of Incomplete Works Associated with Reconfiguring a Lot

- (a) Council may approve the signing of the plan of subdivision prior to the acceptance of works “on-maintenance”, subject to compliance with the conditions listed in Planning Scheme Policy 3 Clause 14.1.4.
- (b) In particular, Clause 14.1.4(f) requires the applicant to include in the contracts of sale, written advice to purchasers of subject lots, that building works applications for those lots cannot be submitted until the development is accepted “on-maintenance”.
- (c) Should an Uncompleted Works Bond be requested, the applicant must demonstrate to the satisfaction of the Senior Development Engineer that the requirements of Planning Scheme Policy 3 Clause 14.1.4(f) have been met for any existing Contracts of Sale.

8. Local Government (Finance, Plans and Reporting) Regulation 2010

This property may be subject to the provision of Section 50 of the *Local Government (Finance, Plans and Reporting) Regulation 2010*. 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.

9. Section 245 of the Sustainable Planning Act 2009

Pursuant to section 245 of the Sustainable Planning Act 2009, 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.

DA No. 4350/07

ATTACHMENT A - ANNEXURE A

ADOPTED INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice is issued by Council and relates to charges for the purpose of trunk infrastructure (roadworks, open space and land for community facilities) owned by Ipswich City Council.



Ipswich City Council

45 Roderick St  
PO Box 191  
Ipswich QLD 4305  
Australia

Tel (07) 3810 6666  
Fax (07) 3810 6731  
Email council@ipswich.qld.gov.au  
Web www.ipswich.qld.gov.au

Application No: 4350/2007 4350/2007/MAMC/A

The land to which the infrastructure charge/s applies:

Real Property Description: Lot 1 on SP160756 Lot 2 RP 193676

Property Location: 993-1049 Karrabin Rosewood Road, THAGOONA  
QLD 4306

Development Approval Details: In accordance with Development Approval  
Decision Notice 4350/2007 4350/2007/MAMC/A

Relevant Infrastructure Charges Ipswich City Council Adopted Infrastructure  
Resolution: Charges Resolution (No. 2) 2018

Levied Charge: Stage 1A - \$419,508.00  
Stage 1B - \$303,670.00

Does the maximum adopted charge  
apply: No

Does an Offset or Refund apply: No

Infrastructure Network & Catchment	Charge/VT	Unit Charge Multiplier/VT	Units of Demand Factor and Demand Credit	Infrastructure Charge
<b>Roadworks</b>	\$255	1.1281	<b>Stage 1A – 32 Lots</b>	
RD53- Thagoona- Rosewood East			<u>Demand Factor</u>	208 VT x \$255/VT x 1.1281 = \$59,834.42
			Number of Lots (> 450m <sup>2</sup> ): 30 @ 6.5 EP = 195 EP	Total = \$59,834.00
			Number of Lots (≤ 450m <sup>2</sup> ): 2 @ 6.5 EP = 13 EP	<b>\$59,834.00 x CPI Index</b>
			Credits	<b>\$59,834.00 x 1.127</b>
			N/A	<b>Total = \$67,432.92</b>
				<b>Total = \$67,433.00</b>

Item 2 / Attachment 2.

Ipswich City Council

Page 46

			Net Demand  208 EP	
			<b>Stage 1B – 20 Lots</b>	
			<u>Demand Factor</u>  Number of Lots (> 450m <sup>2</sup> ): 19 @ 6.5 EP = 123.5 EP  Number of Lots (≤ 450m <sup>2</sup> ): 1 @ 6.5 EP = 6.5 EP  Credits  N/A  Net Demand  130 EP	130 VT x \$255/VT x 1.1281 = \$37,396.52  Total = \$37,397.00  <b>\$37,397.00 x CPI Index</b>  <b>\$37,397.00 x 1.127</b>  <b>Total = \$42,146.42</b>  <b>Total = \$42,146.00</b>
Infrastructure Network & Catchment	Charge/Person	Unit Charge Multiplier/Person	Units of Demand and Demand Credit	Infrastructure Charge
<b>Open Space</b>  PKW2 - Thagoona	Level 1: \$1,289.70 Level 2: \$688.76 Level 3: \$724.50	1.1724	<b>Stage 1A – 32 Lots</b>  <u>Demand Factor</u>  Number of Lots (> 450m <sup>2</sup> ): 30 @ 2.74 EP = 82.2 EP  Number of Lots (≤ 450m <sup>2</sup> ): 2 @ 2.74 EP = 5.48 EP  <u>Credits</u>  N/A  <u>Net Demand</u>  87.68 EP	Level 1: 87.68 EP x \$1,289.70 x \$1.1724 = \$132,576.04  <b>\$132,576.04 x CPI Index</b>  <b>\$132,576.04 x 1.127</b>  <b>= \$149,413.20</b>  Level 2: 87.68 EP x \$688.76 x \$1.1724 = \$70,801.80  <b>\$70,801.80 x CPI Index</b>  <b>\$70,801.80 x 1.127</b>  <b>= \$79,793.63</b>  Level 3: 87.68 EP x \$724.50 x \$1.1724 = \$74,475.73  <b>\$74,475.73 x CPI Index</b>  <b>\$74,475.73 x 1.127</b>

Item 2 / Attachment 2.

Ipswich City Council

Page 47

				<p>= \$83,934.15</p> <p>Total = \$313,140.98</p> <p>Total = \$313,141.00</p>
			<b>Stage 1B – 20 Lots</b>	
			<p><u>Demand Factor</u></p> <p>Number of Lots (&gt; 450m<sup>2</sup>): 19 @ 2.74 EP = 52.06 EP</p> <p>Number of Lots (≤ 450m<sup>2</sup>): 1 @ 2.74 EP = 2.74 EP</p> <p><u>Credits</u></p> <p>N/A</p> <p><u>Net Demand</u></p> <p>54.8 EP</p>	<p>Level 1: 54.8 EP x \$1,289.70 x \$1.1724 = \$82,860.03</p> <p><b>\$82,860.03 x CPI Index</b></p> <p><b>\$82,860.03 x 1.127</b></p> <p><b>Total = \$93,383.25</b></p> <p>Level 2: 54.8 EP x \$688.76 x \$1.1724 = \$44,251.12</p> <p><b>\$44,251.12x CPI Index</b></p> <p><b>\$44,251.12x 1.127</b></p> <p><b>Total = \$49,871.01</b></p>

<p>Level 3: 54.8 EP x \$724.50 x \$1.1724 = \$46,547.33</p> <p><b>\$46,547.33 x CPI Index</b></p> <p><b>\$46,547.33 x 1.127</b></p> <p><b>= \$52,458.84</b></p>
---

<b>Total = \$195,713.10</b>
-----------------------------

<b>Total = \$195,713.00</b>
-----------------------------

Infrastructure Network & Catchment	Charge/Person	Unit Charge Multiplier/ Person	Units of Demand and Demand Credit	Infrastructure Charge
<b>Community Facilities</b>  SIW2- Thagoona	\$ Level 1: \$51.89 Level 2: \$48.68 Level 3: \$21.55	1.1724	<b>Stage 1A – 32 Lots</b>	
			<p><u>Demand Factor</u></p> <p>Number of Lots (&gt; 450m<sup>2</sup>): 30 @ 2.74 EP = 82.2 EP</p> <p>Number of Lots (≤ 450m<sup>2</sup>): 2 @ 2.74 EP = 5.48 EP</p> <p><u>Credits</u></p> <p>N/A</p> <p><u>Net Demand</u></p>	<p>Level 1: 87.68 EP x \$51.89 x \$1.1724 = \$5,334.09</p> <p><b>\$5,334.09 x CPI Index</b></p> <p><b>\$5,334.09 x 1.127</b></p> <p><b>= \$6,011.52</b></p> <p>Level 2: 87.68 EP x \$48.68 x \$1.1724 = \$5,004.11</p>

Item 2 / Attachment 2.

Ipswich City Council

Page 48

			87.68 EP	<p><b>\$5,004.11 x CPI Index</b></p> <p><b>\$5,004.11 x 1.127</b></p> <p><b>= \$5,639.63</b></p> <p>Level 3: 87.68 EP x \$21.55 x \$1.1724</p> <p><b>= \$2,215.25</b></p> <p><b>\$2,215.25 x CPI Index</b></p> <p><b>\$2,215.25 x 1.127</b></p> <p><b>= 2,496.59</b></p> <p><del>Total = \$12,553.45</del></p> <p><b>Total = \$12,127.74</b></p> <p><b>Total = \$12,128.00</b></p>
			<b>Stage 1B – 20 Lots</b>	
			<p><u>Demand Factor</u></p> <p>Number of Lots (&gt; 450m<sup>2</sup>): 19 @ 2.74 EP = 52.06 EP</p> <p>Number of Lots (≤ 450m<sup>2</sup>): 1 @ 2.74 EP = 2.74 EP</p> <p><u>Credits</u></p> <p>N/A</p> <p><u>Net Demand</u></p> <p>54.8 EP</p>	<p>Level 1: 54.8 EP x \$51.89 x \$1.1724</p> <p><b>= \$3,333.80</b></p> <p><b>\$5,334.09 x CPI Index</b></p> <p><b>\$5,334.09 x 1.127</b></p> <p><b>= \$6,011.52</b></p> <p>Level 2: 54.8 EP x \$48.68 x \$1.1724</p> <p><b>= \$3,127.60</b></p> <p><b>\$5,334.09 x CPI Index</b></p> <p><b>\$5,334.09 x 1.127</b></p> <p><b>= \$6,011.52</b></p> <p>Level 3: 54.8 EP x \$21.55 x \$1.1724</p> <p><b>= \$1,384.53</b></p> <p><del>Total = \$7,845.93</del></p> <p><b>Total = \$7,846.00</b></p> <p><b>\$12,553.00 x CPI Index</b></p> <p><b>\$12,553.00 x 1.127</b></p> <p><b>Total = \$14,147.23</b></p>

Item 2 / Attachment 2.

Ipswich City Council

Page 49

				<b>Total = \$14,147.00</b>
<b>Total Infrastructure Charge Amount</b>	Roadworks	<del>\$97,231.00</del>	\$119,579.00	
	Open Space	<del>\$451,512.00</del>	\$508,854.00	
	Community Facilities	<del>\$20,399.00</del>	\$26,275.00	
	<b>Total</b>	<del>\$569,142.00</del>	\$644,708.00	

**Details of Payment**

**Payment Details:**

Payment of the infrastructure charges must be made to Ipswich City Council.

It is advised that direct debit, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.

A copy of this Adopted Infrastructure Charges Notice is to accompany the above payment.

**Due date for payment**

Payment of the adopted infrastructure charges is required before Council approves the plan of subdivision for the reconfiguration in accordance with Section 648H of the *Sustainable Planning Act 2009*.

**General Information**

**GST:**

The Federal Government has determined that contributions made by developers to Government for Infrastructure and services under the *Sustainable Planning Act 2009* are GST exempt.

**Authority for the charge:**

The infrastructure charges in this notice are payable in accordance with Chapter 8, Part 1, Division 5A (Trunk infrastructure funding and related matters – adopted infrastructure charges) of the *Sustainable Planning Act 2009*.

Pursuant to Section 648A of the *Sustainable Planning Act 2009*, this Adopted Infrastructure Charges Notice specifies charges that is the lesser of the following –

- (i) a charge equivalent to the pre-SPRP amount for development for which the charge is levied;
- (ii) the maximum adopted charge for the infrastructure.

**Related payments and by provision of infrastructure:**

The total infrastructure charges may be altered having regard to other infrastructure charges paid for the particular property or whether it has been offset through the provision of infrastructure through an infrastructure agreement(s).

**Appeals:**

Pursuant to section 478 of the *Sustainable Planning Act 2009* a person may appeal an adopted infrastructure charges notice.

**Circumstance where the infrastructure charges are not recoverable:**

The above charges are not recoverable unless the entitlements under the development approval or compliance permit are exercised in accordance with Section 648F (4) of the *Sustainable Planning Act 2009*.

**When this notice lapses:**

This notice lapses if the development approval or compliance permit ceases to have effect in accordance with Section 648F (5) of the *Sustainable Planning Act 2009*.

## Item 2 / Attachment 2.

## Additional Levied Charge Calculation:

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
<b>Stage 1A ( lots)</b>				
Single Residential Dwelling		<u>Development Demand</u>	0%	Transport \$2,206.00
Lot > 450m <sup>2</sup>	Transport \$2,206.00	1 Lot > 450m <sup>2</sup>		Public Parks \$10,247.00
	Public Parks \$10,247.00	Transport 1 x Lot < or = 450m <sup>2</sup> @ \$2,206.00 = \$2,206.00		Community Facilities \$14,353.00
	Community Facilities \$463.00	Public Parks 1 x Lot < or = 450m <sup>2</sup> @ \$10,247.00 = \$10,247.00		Total \$26,806.00
		Community Facilities 1 x Lot < or = 450m <sup>2</sup> @ \$463.00 = \$14,353.00		
		Total = \$26,806.00		
		<u>Demand Credit</u>		
		Nil		
		<u>Additional Demand</u>		
		Transport \$2,206.00		
		Public Parks \$10,247.00		
		Community Facilities \$14,353.00		
<b>Stage 1B ( lots)</b>				
Single Residential Dwelling		<u>Development Demand</u>	0%	Transport \$8,824.00
Lot > 450m <sup>2</sup>	Transport \$2,206.00	4 Lot > 450m <sup>2</sup>		Public Parks \$40,988.00
	Public Parks \$10,247.00	Transport 4 x Lot > 450m <sup>2</sup> @ \$2,206.00 = \$8,824.00		Community Facilities \$1,852.00
	Community Facilities \$463.00	Public Parks 4 x Lot > 450m <sup>2</sup> @ \$10,247.00 = \$40,988.00		Total \$51,664.00
		Community Facilities 4 x Lot > 450m <sup>2</sup> @ \$463.00 = \$1,852.00		
		Total = \$51,664.00		
		<u>Demand Credit</u>		
		Nil		

		<b><u>Additional Demand</u></b>		
		Transport \$8,824.00		
		Public Parks \$40,988.00		
		Community Facilities \$1,852.00		

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

## ATTACHMENT 1 – INFRASTRUCTURE CHARGES CALCULATION METHODOLOGY

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

	Thagoona				
Network	Charge Area	Charge			
		Lots $\leq 450\text{m}^2$	(Proportion of MAC)	Lots $> 450\text{m}^2$	(Proportion of MAC)
Transport	53	\$2,206.00		\$2,206.00	
Public Parks	W2	\$10,247.00		\$10,247.00	
Community Facilities	W2	\$463.00		\$463.00	
Local Network Charge	N/A	\$12,916.00		\$12,916.00	
Water Supply	25	\$3,620.00		\$4,424.00	
Sewerage	29	\$4,815.00		\$5,885.00	
Distributor Retailer Network Charge	N/A	\$8,435.00		\$10,309.00	
Total Network Charge (NC)		\$21,351.00	N/A	\$23,225.00	N/A
Maximum Adopted Charge		\$29,339.55		\$29,339.55	
Adopted Charge (AC)		<u>\$21,351.00<sup>#</sup></u>		<u>\$23,225.00<sup>#</sup></u>	
Notes	The Total NC is less than the Maximum Adopted Charge and therefore the charge is applied in accordance with the Ipswich Adopted Infrastructure Charges Resolution (No. 2) 2018				

<sup>#</sup> The AC is LNC/Total NC x MAC

**Attachment B**

***File No: 4350/2007/RAL***

***Location: 993-1049 Karrabin Rosewood Road, THAGOONA QLD 4306***

***Assessment Manager Conditions issued by Ipswich City Council under delegation from the Central SEQ Distributor-Retailer Authority and relate to requirements for development for water***

**Conditions of Assessment Manager (Ipswich City Council) - Reconfiguring a Lot - One (1) Lot into 52 lots (plus balance area), new roads and drainage reserve**

1. Water Supply

- (a) The applicant must provide a reticulated water supply system which connects into Council's existing reticulation system, together with valves and fire hydrants, in accordance with the *Guidelines for Planning and Design of Urban Water Supply Systems*.
- (b) All works on live water mains must be carried out by Queensland Urban Utilities in accordance with *Planning Scheme Policy 3 Section 11.1.2*, and at the applicant's expense.
- (c) The applicant must lodge a private works request for Queensland Urban Utilities to supply and install a suitable metered water connection for each proposed allotment. The relevant fees must be paid and evidence of payment submitted to Council in conjunction with any application for signing of plan of survey.
- (d) Wherever possible, the water main must be constructed on the opposite side of the road to the concrete footpaths.
- (e) Where the applicant is required to supply water connections to allotments, the connections must be installed in accordance with *Standard Drawings SW.14* and *SW.15*.
- (f) Where the water main is under a concrete footpath, the applicant must provide a water connection to each allotment, excluding the provision of meters, but including the provision of approved pre-cast concrete or cast iron path boxes over the stop cock, in accordance with *Standard Drawing SW.08*. The boxes must be placed flush with the finished turf surface level.
- (g) Sufficient stop valves must be installed so that in the event of any failure of supply, a maximum of twenty (20) allotments will be without water.

- (h) The applicant must design and construct a booster pump station to service Stage 1 of the development. This pump station must be designed to ultimately service all areas of the proposed and future areas of this development above RL75.0m AHD. A detailed water reticulation analysis which supports the design layout, sizing, and location of the booster pump station must be submitted and approved by QUU prior to any submission for operational works. The hydraulic analysis must address as a minimum the following;
- (i) Conceptual design layout of the proposed booster station
  - (ii) Location of the proposed booster station;
  - (iii) Connectivity to the existing system;
  - (iv) Design considerations which will ensure effective and efficient operation;
  - (v) Compatibility with the existing system. Measuring minimum and maximum available head and likely pressure flux from the approved connection point;
  - (vi) Layout plans of Stage 1 as well as the balance of the ultimate development area detailing the layout of the network connected to the booster pump station highlighting the locality of isolation valves between pressure zone boundaries, and size of internal mains;
  - (vii) Pump selection. All appropriate supporting information must be included to confirm accurate pump selection such as required flow, and pressure head;
  - (viii) Details on how minimum flows will be efficiently managed through installation of jockey pumps;
  - (ix) Reference to appropriate design standards;
  - (x) Boundary conditions for design;
  - (xi) Development yields including assumptions for future growth and likely additional connections to the zone that is to be connected to the pump station;
  - (xii) Consideration for possible future decommission with connection to the Haigslea water supply zone;
  - (xiii) Assessment of noise production for pump and generator installations and methods of any necessary noise dampening;
- (i) The applicant must ensure that security of supply within the boosted area meets the criteria at a minimum for Stages 1(a) and 1(b).
- No more than 150 property connections will be without water when the pump station is offline.

- The pump motors are variable speed.
  - (j) The layout of the pump station site must be designed to comply with QUU water pump station design guidelines. Site specific requirements may be further requested at operational works stage, and review of detailed drawings to suit the local environment.
2. Sewerage
- (a) The applicant must, prior to the signing of the plan of survey, provide a sewerage reticulation system with appropriate house connection branches, designed to command the whole of each of the proposed allotments.
  - (b) The applicant must prior to the signing of the plan of survey provide all external trunk sewer work necessary to service the proposed development In accordance with the current QUU Master Planning Strategy including as a minimum:
    - (i) Gravity sewer main combinations to comply with QUU master planning for the area, extending from the subject site to the existing pump station located at the intersection of School Street and Ipswich Rosewood Road.
    - (ii) A rising main extending from School Street pump station to Rosewood treatment plant and
    - (iii) Any other infrastructure/costs as required by master planning for the area or related infrastructure agreements.
  - (c) No work on the sewerage reticulation system may commence prior to the approval of the Operational Works application.

**Conditions of Assessment Manager (Ipswich City Council): Preliminary Approval for Reconfiguring a Lot – One (1) Lot into a maximum of 373 Lots Plus a Balance Lot, Drainage Reserve and New Roads**

3. Water Supply
- (a) The applicant must design a reticulated water supply system which connects into Council's existing reticulation system, together with valves and fire hydrants, in accordance with the *Guidelines for Planning and Design of Urban Water Supply Systems*. To this end, the applicant must also design a booster pump station to service areas of this development above RL75.0m AHD. A detailed water reticulation analysis which supports the design layout, sizing, and location of the booster pump station must be submitted and approved by Queensland Urban Utilities prior to further application for a development permit to reconfigure a lot.

- (b) The applicant must relocate the existing 200mm water main preferably along the Karrabin Rosewood Road or to the satisfaction of QUU. A network analysis report which investigates the criticality to upgrade the main must be undertaken to determine whether the main should be upgraded to ultimate upon relocation. This assessment must be submitted for review and approval in conjunction with any operational works application other than Stages 1A and 1B.
- (c) The applicant must provide a water supply analysis demonstrating that the subject site below RL.75.0m AHD has adequate access to water supply services and that the available pressure head is satisfactory for any stage below RL 75.0m. The modelling used to demonstrate this must be submitted with the above referenced analysis. The proposed water reticulation network within the development and the modeling must comply to the requirements of the "Guidelines for Planning and Design of Urban Water Supply Systems" and Queensland Urban Utilities planning guidelines. The analysis must address as a minimum:
  - (i) Available pressure during maximum hour;
  - (ii) Available pressure and flows for fire fighting and other purposes, and any recommendations pertaining thereto; and
  - (iii) Comments regarding pressure and flow conditions at various stages of the development.

The water supply analysis must be submitted and approved by QUU prior to any further applications for a development permit to reconfigure a lot.

#### 4. Sewerage

- (a) The applicant must design a sewerage reticulation system with the appropriate house connection branches, designed to command the whole of each of the proposed allotments.
- (b) The applicant shall demonstrate how each of the proposed lots contained within each relevant stage of the development shall be serviced in conjunction with the lodgement of each development permit application for reconfiguration of a lot.

#### Advice

The Applicant be further advised of the following:

##### 1. Infrastructure Credits

Trunk Infrastructure may be subject to credits to be offset against infrastructure charges in accordance with Council's Planning Scheme Policy 5 (PSP 5). Such arrangements would be the subject of an Infrastructure Agreement to be prepared by Council or Queensland Urban Utilities at the cost of the applicant.

2. Submission of Drawings

Any engineering drawings submitted for Council review and approval in conjunction with an Operational Works application should be arranged to leave a blank space with minimum dimensions 6 cm wide and 14 cm high near the right border for a Council Stamp of Approval, so that any existing notes are not over-written by the stamp.

3. Bonding of Incomplete Works Associated with Reconfiguring a Lot

- (a) Council may approve the signing of the plan of subdivision prior to the acceptance of works "on-maintenance", subject to compliance with the conditions listed in Planning Scheme Policy 3 Clause 14.1.4.
- (b) In particular, Clause 14.1.4(f) requires the applicant to include in the contracts of sale, written advice to purchasers of subject lots, that building works applications for those lots cannot be submitted until the development is accepted "on-maintenance".
- (c) Should an Uncompleted Works Bond be requested, the applicant must demonstrate to the satisfaction of the Senior Development Engineer that the requirements of Planning Scheme Policy 3 Clause 14.1.4(f) have been met for any existing Contracts of Sale.

DA No. 4350/07

ATTACHMENT B - ANNEXURE A

ADOPTED INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice is issued by Council under delegation from the Central SEQ Distributor-Retailer Authority and relates to charges for the purpose of water and wastewater network owned by Central SEQ Distributor-Retailer Authority.



Ipswich City Council

45 Roderick St  
PO Box 191  
Ipswich QLD 4305  
Australia

Tel (07) 3810 6666  
Fax (07) 3810 6731  
Email council@ipswich.qld.gov.au  
Web www.ipswich.qld.gov.au

Application No: 4350/07 4350/2007/MAMC/A

The land to which the infrastructure charge/s applies:

Real Property Description: Lot 1 on SP160756 Lot 2 RP 193676

Property Location: 993-1049 Karrabin Rosewood Road, Thagoona

Development Approval Details: In accordance with Section 1 of Development Decision  
Notice 4350/07 4350/2007/MAMC/A

Infrastructure Charges Calculation:

Infrastructure Network & Catchment	Charge/ EP or NRU	Unit Charge Multiplier/EP or NRU	Units of Demand and Demand Credit	Net Infrastructure Charge Payable
<b>Water Supply</b>	\$969	1.1724	<b>Stage 1A – 32 Lots</b>	
WT25 – Rosewood (Stirling Road) High Level Zone			<u>Demand Factor</u>	104.4 EP x \$969 x 1.1724 = \$118,604.20
			Number of Lots (> 450m <sup>2</sup> ): 30 @ 3.3 EP = 99 EP	<b>Total = \$118,604.00</b>
			Number of Lots (≤ 450m <sup>2</sup> ): 2 @ 2.7 EP = 5.4 EP	<b>\$118,604.00 x CPI Index</b>
			<u>Credits</u>	<b>\$118,604.00 x 1.127</b>
			N/A	<b>= \$133,666.71</b>
			<u>Net Demand</u>	<b>Total = \$133,667.00</b>
			104.4 EP	

Item 2 / Attachment 2.

Ipswich City Council

Page 61

			<b>Stage 1B – 20 Lots</b>	
			<u>Demand Factor</u>	65.4 EP x \$969 x \$1.1724 = \$74,298.04
			Number of Lots (> 450m <sup>2</sup> ): 19 @ 3.3 EP = 62.7 EP	<b>Total = \$74,298.00</b>
			Number of Lots (≤ 450m <sup>2</sup> ): 1 @ 2.7 EP = 2.7 EP	<b>\$74,298.00 x CPI Index</b>
			<u>Credits</u>	<b>\$74,298.00 x 1.127</b>
			N/A	<b>= \$83,733.85</b>
			<u>Net Demand</u>	<b>Total = \$83,734.00</b>
			65.4 EP	
Infrastructure Network & Catchment	Charge/ EP or NRU	Unit Charge Multiplier/EP or NRU	Units of Demand and Demand Credit	Net Infrastructure Charge Payable
<b>Wastewater (Sewerage)</b>	\$1,209	1.1724	<b>Stage 1A – 32 Lots</b>	
SW55 Walloon/ Thagoona			<u>Demand Factor</u>	104.4 EP x \$1,209 x \$1.1724 = \$147,979.86
			Number of Lots (> 450m <sup>2</sup> ): 30 @ 3.3 EP = 99 EP	<b>Total = \$147,980.00</b>
			Number of Lots (≤ 450m <sup>2</sup> ): 2 @ 2.7 EP = 5.4 EP	<b>\$147,980 x CPI Index</b>
			<u>Credits</u>	<b>\$147,980 x 1.127</b>
			N/A	<b>= \$166,773.46</b>
			<u>Net Demand</u>	<b>Total = \$166,773.00</b>
			104.4 EP	

Item 2 / Attachment 2.

Ipswich City Council

Page 62

		<b>Stage 1B – 20 Lots</b>	
		<u>Demand Factor</u>	65.4 EP x \$1,209 x \$1.1724 = \$92,700.03
		Number of Lots (> 450m <sup>2</sup> ): 19 @ 3.3 EP = 62.7 EP	<b>Total = \$92,700.00</b>
		Number of Lots (≤ 450m <sup>2</sup> ): 1 @ 2.7 EP = 2.7 EP	<b>\$92,700.00 x CPI Index</b>
		<u>Credits</u>	<b>\$92,700.00 x 1.127</b>
		N/A	<b>= \$104,472.90</b>
		<u>Net Demand</u>	<b>Total = \$104,473.00</b>
		65.4 EP	
<b>Total Infrastructure Charge Amount</b>		Water	<b><del>\$192,902.00</del> \$217,401.00</b>
		Wastewater (Sewerage)	<b><del>\$240,680.00</del> \$271,246.00</b>
		Total	<b><del>\$433,582.00</del> \$488,647.00</b>

**Details of Payment**

**Payment Details:** Payment of the infrastructure charges must be made to Ipswich City Council.

It is advised that direct debit, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.

A copy of this Adopted Infrastructure Charges Notice is to accompany the above payment.

**Due date for payment** Payment of the adopted infrastructure charges is required before Council approves the plan of subdivision for the reconfiguration in accordance with Section 648H of the *Sustainable Planning Act 2009*.

**General Information**

**GST:** The Federal Government has determined that contributions made by developers to Government for Infrastructure and services under the *Sustainable Planning Act 2009* are GST exempt.

**Authority for the charge:** The infrastructure charges in this notice are payable in accordance with Chapter 8, Part 1, Division 5A of the *Sustainable Planning Act 2009* and section 755KB of the *Sustainable Planning Act 2009*.

Pursuant to Section 648A of the *Sustainable Planning Act 2009*, this Adopted Infrastructure Charges Notice specifies charges that is the lesser of the following –

- (i) a charge equivalent to the pre-SPRP amount for development for which the charge is levied;
- (ii) the maximum adopted charge for the infrastructure.

**Related payments and by provision of infrastructure:** The total infrastructure charges may be altered having regard to other infrastructure charges paid for the particular property or whether it has been offset through the provision of infrastructure through an infrastructure agreement(s).

**Appeals:** Pursuant to section 478 of the *Sustainable Planning Act 2009* a person may appeal an adopted infrastructure charges notice.

**Circumstance where the infrastructure charges are not recoverable:** The above charges are not recoverable unless the entitlements under the development approval or compliance permit are exercised in accordance with Section 648F (4) of the *Sustainable Planning Act 2009*.

**When this notice lapses:** This notice lapses if the development approval or compliance permit ceases to have effect in accordance with Section 648F (5) of the *Sustainable Planning Act 2009*.

## **Attachment C**

### **Appeal Rights**

The following is an extract from the *Sustainable Planning Act 2009*

#### **Chapter 7, Part 1, Division 8**

#### **Division 8 Appeals to court relating to development applications and approvals**

##### **461 Appeals by applicants**

- (1) An applicant for a development application may appeal to the court against any of the following—
  - (a) the refusal, or the refusal in part, of the development application;
  - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
  - (c) the decision to give a preliminary approval when a development permit was applied for;
  - (d) the length of a period mentioned in section 341;
  - (e) a deemed refusal of the development application.
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the **applicant's appeal period**) after—
  - (a) if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or
  - (b) otherwise—the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

##### **462 Appeals by submitters—general**

- (1) A submitter for a development application may appeal to the court only against—
  - (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
  - (b) the part of the approval relating to the assessment manager's decision under section 327.
- (2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—
  - (a) the giving of a development approval;
  - (b) any provision of the approval including—
    - (i) a condition of, or lack of condition for, the approval; or
    - (ii) the length of a period mentioned in section 341 for the approval.
- (3) However, a submitter may not appeal if the submitter—
  - (a) withdraws the submission before the application is decided; or
  - (b) has given the assessment manager a notice under section 339(1)(b)(ii).
- (4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.

##### **463 Additional and extended appeal rights for submitters for particular development applications**

- (1) This section applies to a development application to which chapter 9, part 7 applies.
- (2) A submitter of a properly made submission for the application may appeal to the court about a referral agency's response made by a prescribed concurrence agency for the application.
- (3) However, the submitter may only appeal against a referral agency's response to the extent it relates to—
  - (a) if the prescribed concurrence agency is the chief executive (environment)—development for an aquacultural ERA; or
  - (b) if the prescribed concurrence agency is the chief executive (fisheries)—development that is—
    - (i) a material change of use of premises for aquaculture; or
    - (ii) operational work that is the removal, damage or destruction of a marine plant.
- (4) Despite section 462(1), the submitter may appeal against the following matters for the application even if the matters relate to code assessment—

- (a) a decision about a matter mentioned in section 462(2) if it is a decision of the chief executive (fisheries);
- (b) a referral agency's response mentioned in subsection (2).

**464 Appeals by advice agency submitters**

- (1) Subsection (2) applies if an advice agency, in its response for an application, told the assessment manager to treat the response as a properly made submission.
- (2) The advice agency may, within the limits of its jurisdiction, appeal to the court about—
  - (a) any part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
  - (b) any part of the approval relating to the assessment manager's decision under section 327.
- (3) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.
- (4) However, if the advice agency has given the assessment manager a notice under section 339(1)(b)(ii), the advice agency may not appeal the decision.

**465 Appeals about decisions relating to extensions for approvals**

- (1) For a development approval given for a development application, a person to whom a notice is given under section 389, other than a notice for a decision under section 386(2), may appeal to the court against the decision in the notice.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.
- (3) Also, a person who has made a request under section 383 may appeal to the court against a deemed refusal of the request.
- (4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

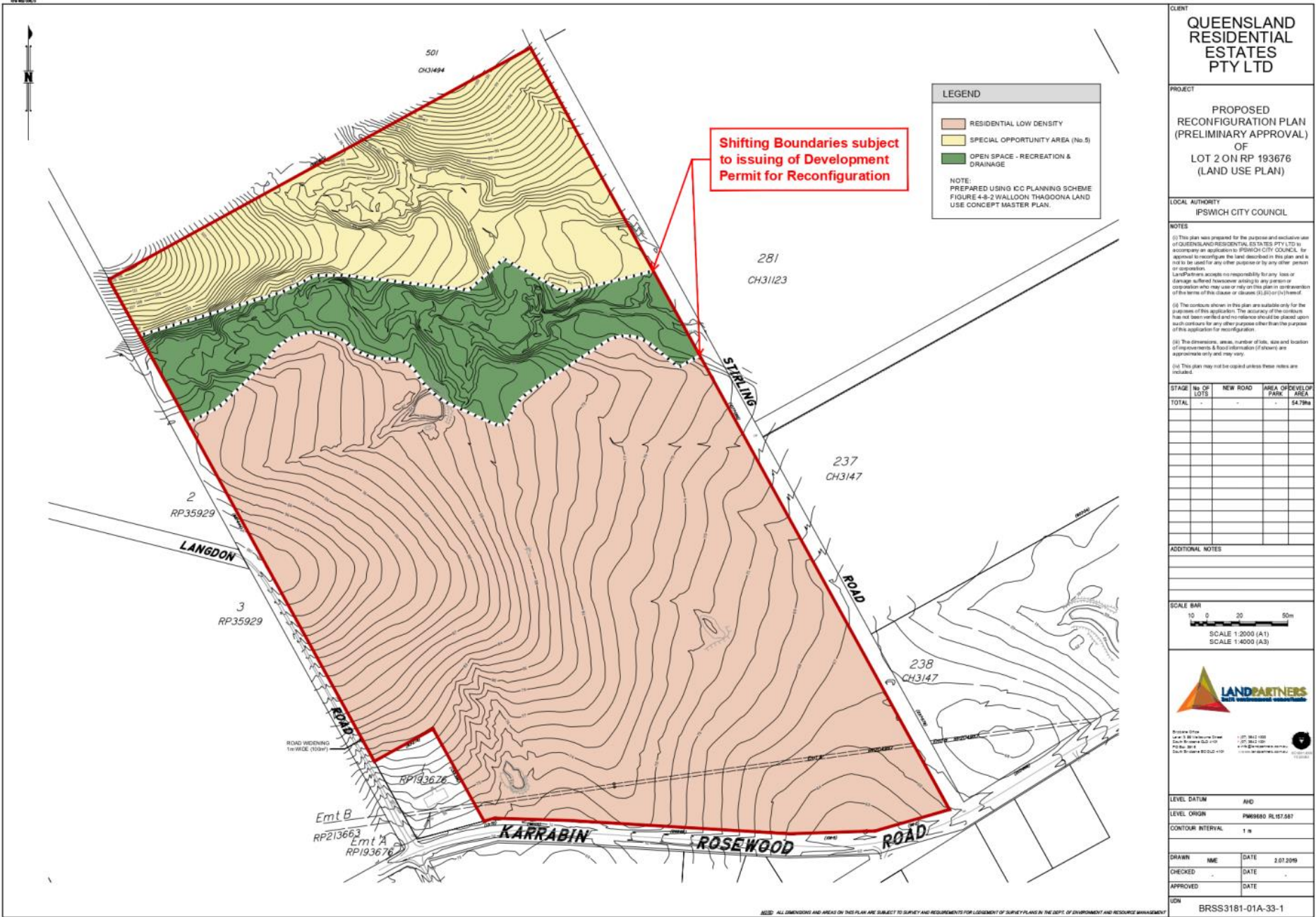
**466 Appeals about decisions relating to permissible changes**

- (1) For a development approval given for a development application, the following persons may appeal to the court against a decision on a request to make a permissible change to the approval—
  - (a) if the responsible entity for making the change is the assessment manager for the application—
    - (i) the person who made the request; or
    - (ii) an entity that gave a notice under section 373 or a pre-request response notice about the request;
  - (b) if the responsible entity for making the change is a concurrence agency for the application—  
the person who made the request.
- (2) The appeal must be started within 20 business days after the day the person is given notice of the decision on the request under section 376.
- (3) Also, a person who has made a request under section 369 may appeal to the court against a deemed refusal of the request.
- (4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

**467 Appeals about changing or cancelling conditions imposed by assessment manager or concurrence agency**

- (1) A person to whom a notice under section 378(9)(b) giving a decision to change or cancel a condition of a development approval has been given may appeal to the court against the decision in the notice.
- (2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

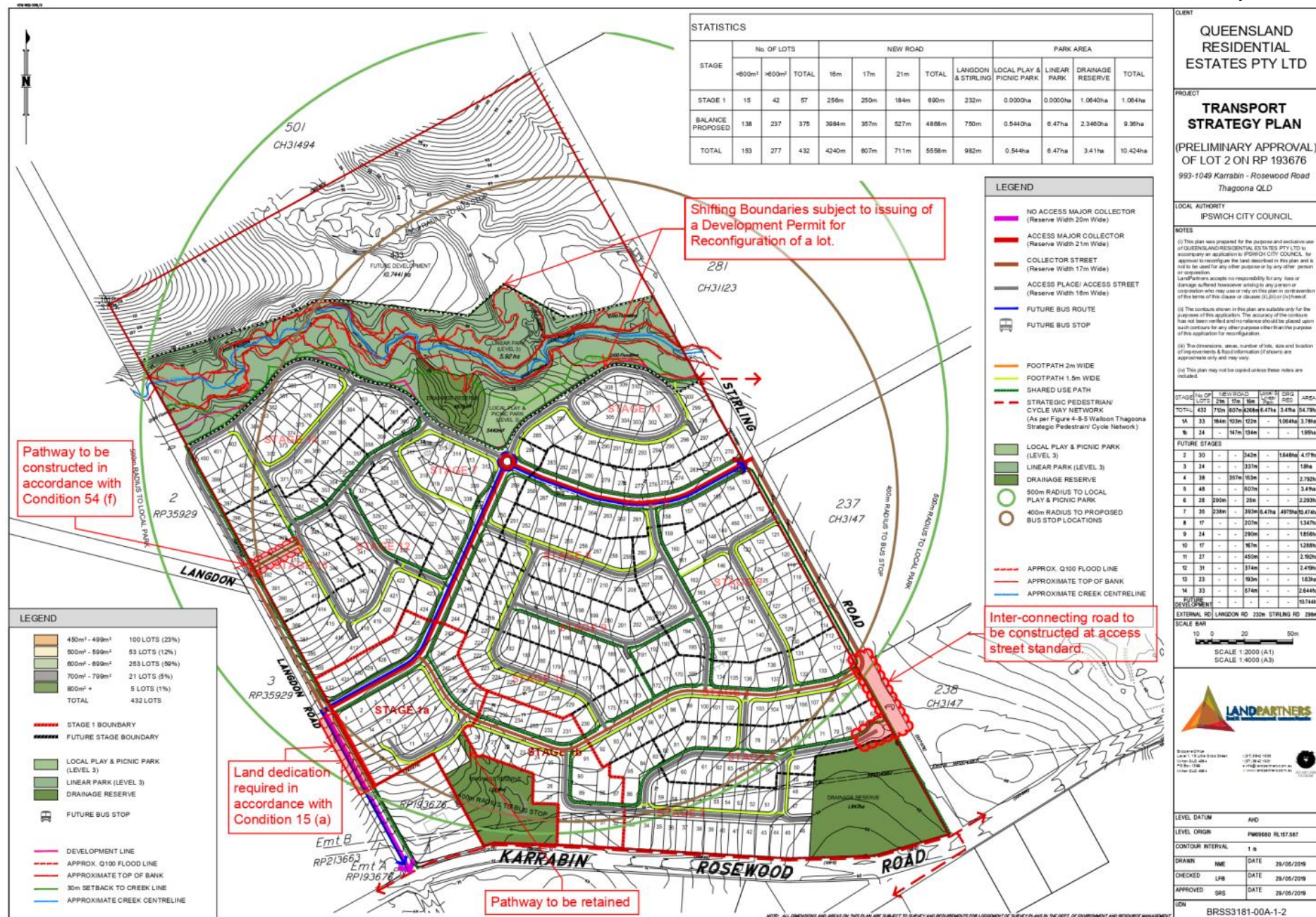
Item 2 / Attachment 3.



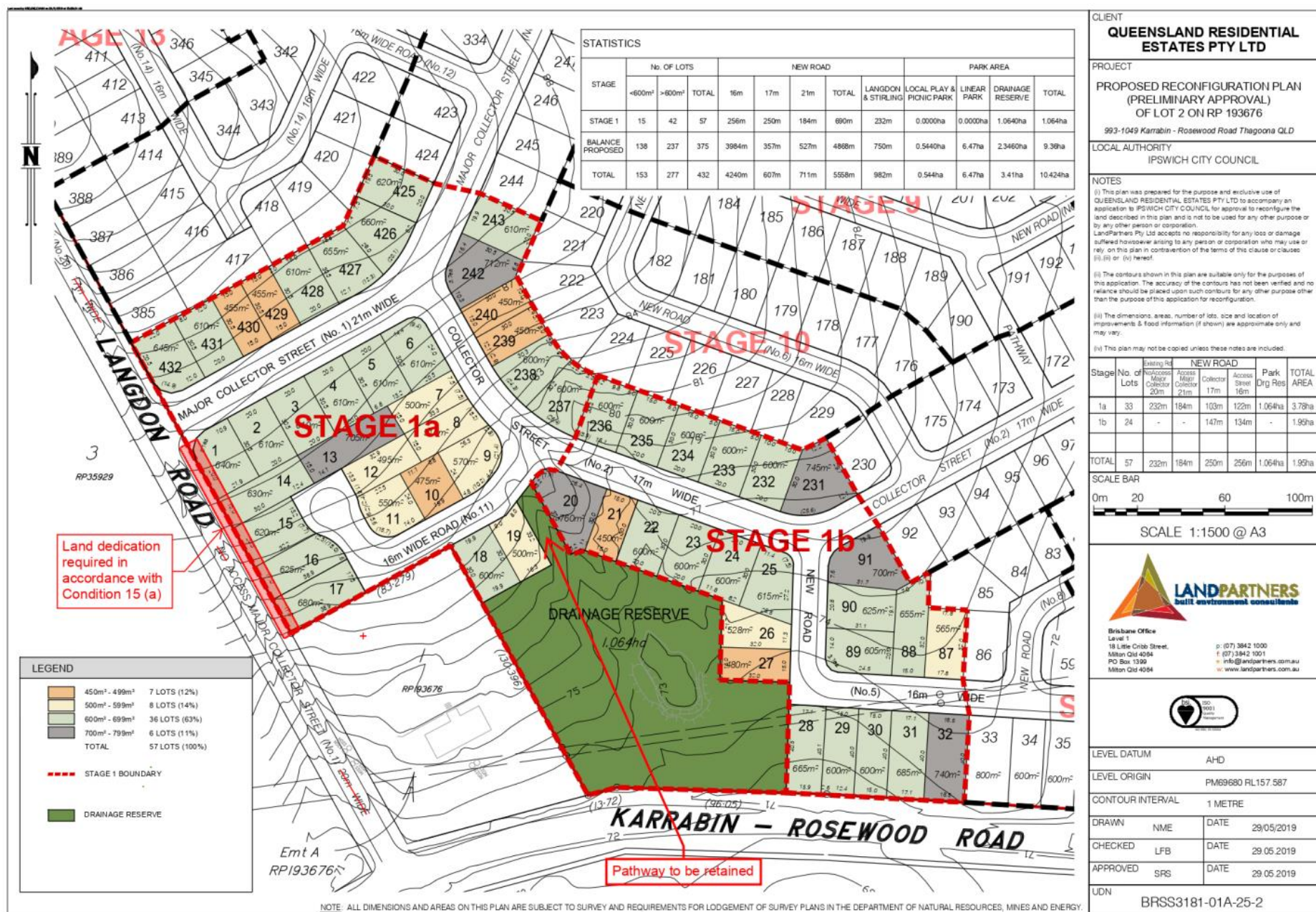
Item 2 / Attachment 3.



Item 2 / Attachment 3.



Item 2 / Attachment 3.



Doc ID No: A5675975

ITEM: 3

SUBJECT: 191 WHITWOOD ROAD, LOT 4 WHITWOOD ROAD, 62 AUSTIN STREET, 217 BARCLAY STREET, NEW CHUM - MATERIAL CHANGE OF USE - SPECIAL INDUSTRY (CHEMICAL MANUFACTURING) AND ENVIRONMENTALLY RELEVANT ACTIVITY (ERA) 7 - CHEMICAL MANUFACTURING

AUTHOR: TEAM COORDINATOR (WEST)

DATE: 22 JULY 2019

---

### EXECUTIVE SUMMARY

This is a report concerning an application seeking approval for a Material Change of Use – Special Industry – Chemical Manufacturing (involving Environmentally Relevant Activities) at 191 Whitwood Road, Lot 4 Whitwood Road, 62 Austin Street and 217 Barclay Street, New Chum.

The subject application requires review by Committee and determination by Full Council in accordance with the Framework for Development Applications and Related Activities Policy as more than 20 properly made submissions objecting to the proposed development were received.

The proposed development has been assessed with regard to the applicant assessment benchmarks. The proposed development generally complies with the assessment benchmarks or can be conditioned to comply as outlined in the attached Statement of Reasons.

### RECOMMENDATION/S

**That the Interim Administrator of Ipswich City Council resolve:**

- A. That Council (Interim Administrator of Ipswich City Council) resolve to approve development application no. 6216/2018/MCU subject to conditions in accordance with section 60 of the *Planning Act 2016*.**
- B. That the General Manager – Planning and Regulatory Services be authorised to prepare conditions in accordance with section 65 of the *Planning Act 2016*.**
- C. That the General Manager – Planning and Regulatory Services be authorised to give a decision notice for the application in accordance with section 63 of the *Planning Act 2016*.**

- D. That the General Manager – Planning and Regulatory Services be authorised to give an infrastructure charges notice for the application in accordance with section 119 of the *Planning Act 2016*.**

## **RELATED PARTIES**

The related parties to this application are:

- Austin BMI Pty Ltd (Landowner) – The current company director as extracted from the ASIC database on 22 July 2019 is Balfour Martin Irvine.
- Sun Mining Services Pty Ltd (Developer) – The current company director as extracted from the ASIC database on 22 July 2019 is Hossein Asgari.
- Urbis Pty Ltd (Planning Consultant) – Whilst the primary contact has been Associate Director, Martin Gerred, the current company directors as extracted from the ASIC database on 22 July 2019 are James Joseph Tuma, Timothy Marshall Bythe, Lisa Chung, Michelle Tredenick, Llyoyd James Elliott, Matthew Fraser Cleary and Clare Jennifer Brown.
- MRA Environmental (Environmental Consultant) – The primary contact has been Senior Environmental Scientist, Natalie Hoskins.
- Geleon Pty Ltd (Traffic Consultant) – The primary contact has been RPEQ, Greg Lerch.
- Sun Mining Services (Risk Assessment) – The primary contacts has been Miguel Areos, Frederick Bezuidenhout and Hossein Asgari
- ATC Williams (Stormwater Consultant) – The primary contact has been Fred Bezuidenhout.
- Morton Geotechnical Services Pty. Ltd. (Mining Study Consultant) – The primary contact has been Engineering Geologist, Ken Grubb.

## **ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure

## **BACKGROUND INFORMATION**

<b>SITE ADDRESS:</b>	191 Whitwood Road, Lot 4 Whitwood Road, 62 Austin Street & 217 Barclay Street, NEW CHUM QLD 4303
<b>APPLICATION TYPE:</b>	Material Change of Use
<b>PROPOSAL:</b>	Special Industry (Chemical Manufacturing) and Environmentally Relevant Activity (ERA) 7 - Chemical Manufacturing
<b>ZONE:</b>	RBIA02 – Regional Business and Industry

**OVERLAYS:**

Investigation (New Chum)  
RBB01 – Regional Business and Industry  
Buffer (45.01% of 217 Barclay Street)  
OV2 – Key Resource Area, Unknown  
Resource, Mining Lease  
OV 3 – Area Affected by Underground  
Mining Shaft, Area Affected by  
Underground Mining Tunnel, Area Affected  
by Underground Mining, Mining  
Constrained Area, Surface Disturbance  
Including Open-Cut Mining  
OV4 – Slope 15-20%, Slope 20-25%, Slope  
>25%  
OV6 – Highway Buffer & Regional Transport  
Corridor (applies to 217 Barclay Street only)  
OV7A – Building Height Restriction Area  
45m, Building Height Restriction Area 90m  
(applies to 217 Barclay Street only), Outer  
Horizontal Surface RL176.5  
OV7B – 1

**APPLICANT:**

Sun Mining Services Pty Ltd

**OWNER:**

Austin BMI Pty Ltd

**EXISTING OR PROPOSED TRADING NAMES:**

Sun Mining Services Pty Ltd

**APPLICATION NO:**

6216/2018/MCU

**AREA:**

191 Whitwood Road – 26.209ha  
Lot 4 Whitwood Road – 34.646ha  
62 Austin Street – 22.258ha  
217 Barclay Street – 23.042ha  
TOTAL = 106.155ha

**REFERRAL AGENCIES:**

Department of State Development,  
Manufacturing, Infrastructure and Planning

**EXISTING USE:**

- Mining void.
- Chemical manufacturing by Sun Mining  
(the subject of this development  
application)
- 5627/2016/MAMC/A – Special Industry
- 1521/2018/MAOC/A – General Industry  
(reprocessing and storage of tyres)

**PREVIOUS RELATED APPROVALS:**

Not Applicable

**DATE RECEIVED:**

7 August 2018 (properly made 24 August  
2018)

**DECISION PERIOD START DATE:**

31 May 2019

**EXPECTED DETERMINATION DATE:**

28 August 2019

## SITE LOCATION



Figure 1 – Subject Site Locality Map

## PROPOSAL OVERVIEW

The applicant seeks approval for a Material Change of Use for a Special Industry - Chemical Manufacturing (involving Environmentally Relevant Activities). The use includes the storage of raw chemical products in a secured compound, manufacturing of chemicals onsite, and the export of the manufactured chemicals from the site to be sold primarily to the mining industry, both within Australia and overseas.

The applicant has operated from the site for approximately five (5) years. Previously, the chemical manufacturing facility was associated with the function of mining operations onsite and was permitted through a mining lease that exists over the property (ML50115). As a result of changes to the business operations and proposed increases in production (including exporting materials overseas), the proposed development can no longer be associated with the mining lease; thus the Council has received the subject development application.

The chemical manufacturing facility imports a number of raw materials/chemicals onto the site whereby it is then mixed into a product that is capable of being exported. The raw materials, which are imported and stored onsite consist of:

- Oxidising substance 1 (max. 500 tonnes)
- Solid fuel 1 (max. 300 tonnes)
- Oxidising substance 2 (max. 300 tonnes)
- Acid (max. 300 tonnes)
- Carbon black (max. 50 tonnes)
- Food thickener (max. 25 tonnes)
- Oxidising substance 3 (max. 25 tonnes)
- Solid fuel 2 (max. 15 tonnes)
- Liquid soap (max. 15 tonnes)
- Oxidising substance 4 (max. 15 tonnes)

The chemical manufacturing facility operates primarily outdoors, with the only structures being a 30m<sup>2</sup> demountable site office, shade structures, 3 storage tanks and multiple shipping and storage containers.

The applicant has provided an Environmentally Relevant Activity Report which outlines mitigation measures proposed to minimise adverse impacts to air, water, land, noise and other environmental values such as litter. An example of the mitigation measures outlined in the report include:

- Storage of goods in accordance with the Australian Standards;
- Acid storage and 2 Wala gel to occur within concrete bunds;
- Earthen bund drain along the eastern boundary of the compound to capture any spill that may discharge from the compound;
- Mixing and handling of chemicals to occur undercover and on concrete hardstand; and
- Spill kits located on-site.

In addition, the applicant has also provided a Risk Assessment Report, which includes a manufacturing plan risk assessment and outlines safety measures associated with the operation (including appropriate separation distances from vulnerable facilities), security measures, emergency response plans, management of environmental risks and storage and treatment of waste. Of note are the security measures proposed on site which include fencing of the premises to comply with the Australian Standards (AS1725-2003), CCTV system (including seven cameras), warning signs and security checks for employees.

Both the Environmentally Relevant Activity Report and Risk Assessment Report were prepared to support the application for the ERA 7 – Chemical Manufacturing, which has subsequently been assessed and approved, subject to conditions, by the Department of Environment and Science (DES).

The chemical manufacturing facility primarily produces four (4) products, as detailed below:

Product	Comments
Wala Gel	Wala gel is classified as oxidising agent class 5.1, with UN 3139. The product is

	transported to mines or quarries, where it is blended with ANFO by especially designed trucks. The production of Wala gel is approximately 40 tonnes/week.
SX2	SX2 is a solution classified as Class 5.1 UN 3265 and it is the base for the preparation of the Wala gel in overseas locations. SMS P/L produces approximately between 72,000 – 108,000 L/week (4 – 6 export containers). SX2 solution is also used to prepare Wala gel for local consumption.
EXEL solution	This solution is key for the Wala product to achieve a rubbery consistency to support the key characteristics of the product. SMS P/L makes 18 IBC once or twice per year.
Rodger solution	The Rodger solution provides the key characteristics required by the Wala product. The monthly production varies between 18,000 L to 36,000 L (1 or 2 containers).

The use is proposed to operate Monday to Sunday between 6:00am to 4:00pm and will require approximately 4-6 employees.

Access to the site is via Austin Street, with an internal track through the site to the proposed facility. The applicant is proposing to relocate the existing internal track if/when the location of the track becomes incompatible with other uses on site. In the meantime, the existing access will be maintained under all weather conditions and when required due to climatic conditions, a water truck will be used to minimise dust nuisance. The proposal includes eight (8) car parking spaces, being six (6) for staff and two (2) for visitors.

The development is not proposed to be connected to reticulated water or sewer. Water will be pumped out of the mining void to deliver potable water for all services on site. Sewer is proposed to be trucked off site.

#### OTHER RELEVANT INFORMATION:

Whilst the Ipswich City Council (the council) is the assessment manager for the development application, under the *Environmental Protection Act 1994* chemical manufacturing is identified as an environmentally relevant activity (ERA) which is to be assessed, administered and enforced by the Department of Environment and Science (DES). Following an assessment of the ERA 7 – Chemical Manufacturing component of the application, DES issued an Environmental Authority to Sun Mining Services on 29 May 2019 with appropriate conditions to manage the environmental risk of the activity in relation to impacts on environmental values under the *Environmental Protection Act 1994*.

The applicant has stated that they have a lease agreement with the landowner that requires a 180 metre buffer around the perimeter of the use area to protect the ongoing operations of the proposed chemical manufacturing facility. Notwithstanding, the applicant has acknowledged that there is a separate development application that has been lodged over the subject site that is currently being assessed by Council for a Material Change of Use for a Special Industry (waste recycling, reprocessing and disposal - waste transfer station), Caretakers Residence and Environmentally Relevant Activities – ERA 60(2)(h), ERA 33 and ERA 62 (Council reference 1149/2018/CA), which may encroach into the 180m lease buffer area in the long term. Whilst 1149/2018/CA has not been granted a development permit, the applicant has acknowledged that both uses may become incompatible in the future (should 1149/2018/CA be approved). To resolve this issue, the applicant has recommended that Council impose a 10 year sunset condition (i.e. the chemical manufacturing facility must cease within 10 years of the approval taking effect), which is considered to be sufficient time

before the use proposed under 1149/2018/CA may potentially encroach into the lease buffer area. The applicant has also provided an alternative internal access arrangement should 1149/2018/CA be approved.

### **FINANCIAL/RESOURCE IMPLICATIONS**

There are no resource implications associated with this report.

### **RISK MANAGEMENT IMPLICATIONS**

A risk to Council exists should the proposal not be determined in accordance with legislative requirements. The assessment and subsequent recommendations have been prepared to minimise the risk.

### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Ipswich Planning Scheme 2006*  
*Planning Act 2016*

### **COMMUNITY AND OTHER CONSULTATION**

#### Referral Agency

The application required referral to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP). The development application referral (ref: 1809-7091) was assessed by the State Assessment and Referral Agency (SARA). Following an assessment against the State Development Assessment Provisions, SARA determined that the application complied with the state's assessment benchmarks for state transport infrastructure, hazardous chemical facilities and environmentally relevant activities, under the Planning Act 2016 and the Environmental Protection Act 1994. Aspects associated with the site's operations, such as site management and risks were considered as part of the state's assessment. SARA's response dated 31 May 2019 advised that they did not object to the development subject to the inclusion of SARA conditions.

In the Statement of Reasons provided by SARA, Council was advised that:

- The proposal complies with the purpose and performance outcomes of State code 1: Development in a state controlled road environment, State code 21: Hazardous facilities and State code 22: Environmentally relevant activities of the State Development Assessment Provisions.
- The location of the use footprint and proposed activities do not adversely impact upon the safety and efficiency of the Cunningham Highway.
- The development application material demonstrates that risks associated with the facility have been identified and can be managed appropriately to protect human

health and safety, proportionate to the sensitive of the surrounding land uses and zones.

- The development application material demonstrates the proposal is located and design to avoid environmental harm on environmental values and avoids impacts on matters of state environmental significance.

### Public Notification

The applicant undertook public notification from 7 January to 29 January 2019. During the public notification period 87 properly made and 6 not properly made submissions were received. Submissions received during public notification related primarily to potential environmental and safety concerns with the proposed development. These issues were considered as part of the state's assessment and appropriate conditions have been imposed by DES to manage the environmental risk of the activity in relation to impacts on environmental values under the *Environmental Protection Act 1994*.

A comprehensive summary of the issues identified in the submissions and how they have been addressed is outlined in the attached Statement of Reasons.

### **CONCLUSION**

An assessment of the proposed Material Change of Use for Special Industry (Chemical Manufacturing) and Environmentally Relevant Activity (ERA) 7 - Chemical Manufacturing has been undertaken and it has been determined that the proposed development generally complies with the assessment benchmarks or can be conditioned to comply as outlined in the attached Statement of Reasons. It is therefore recommended that this development application be decided in accordance with the recommendations and attachments of this report.

### **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Referral Agency Response  
2.	Statement of Reasons  
3.	Approved Plans  

Michael Simmons

**TEAM COORDINATOR (WEST)**

I concur with the recommendations contained in this report.

Anthony Bowles

**ACTING DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

Brett Davey

**ACTING GENERAL MANAGER - PLANNING AND REGULATORY SERVICES**

*“Together, we proudly enhance the quality of life for our community”*

Item 3 / Attachment 1.

RA9-N



Department of  
**State Development,  
Manufacturing,  
Infrastructure and Planning**

SARA reference: 1809-7091 SRA  
Council reference: 6216/2018/MCU  
Applicant reference: GPO140

31 May 2019

Chief Executive Officer  
Ipswich City Council  
PO Box 1559  
Ipswich QLD 4305  
development@ipswich.qld.gov.au

Attention: Ms Nikki Morrison

Dear Ms Morrison

## **SARA response—217 Barclay Street; 62 Austin Street; and 191 Whitwood Road, New Chum**

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning (the department) on 4 September 2018.

### **Response**

---

Outcome:	Referral agency response - No requirements	
	Under section 56(1)(a) of the <i>Planning Act 2016</i> , the department advises it has no requirements relating to the application.	
Date of response:	31 May 2019	
Advice:	Advice to the applicant is in <b>Attachment 2</b> .	
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b> .	

### **Development details**

---

Description:	Development permit	Material change of use for Special industry (chemical manufacturing) and associated Environmentally Relevant Activities 7(5)(b) and 7(6)(b)
SARA role:	Referral agency	

Item 3 / Attachment 1.

1809-7091 SRA

SARA trigger:	<p>Schedule 10, part 5, division 4, table 2, item 1 (Planning Regulation 2017)</p> <p>Development application for a material change of use including non-devolved environmentally relevant activities</p> <p>Schedule 10, part 7, division 3, table 1, item 1 (Planning Regulation 2017)</p> <p>Development application for a material change of use for a hazardous chemical facility</p> <p>Schedule 10, part 9, division 4, subdivision 2, table 4, item1 (Planning Regulation 2017)</p> <p>Development application for a material change of use of premises near a State transport corridor</p>
SARA reference:	1809-7091 SRA
Assessment Manager:	Ipswich City Council
Street address:	217 Barclay Street; 62 Austin Street; and 191 Whitwood Road, New Chum
Real property description:	Lot 1 on RP180876, Lot 251 on S3185, Lot 4 on RP22539 and Lot 2 on RP147482
Applicant name:	Sun Mining Services Pty Ltd
Applicant contact details:	C/- Urbis, Level 2, 64 Marine Parade, Southport QLD 4218
Environmental Authority:	<p>This referral included an application for an environmental authority under section 115 of the <i>Environmental Protection Act 1994</i>. Below are the details of the decision:</p> <ul style="list-style-type: none"><li>• Approved.</li><li>• Reference: EA0001794</li><li>• Effective date: When the material change of use development permit under the <i>Planning Act 2016</i> takes effect.</li><li>• Prescribed environmentally relevant activity (ERA): ERA 7(5)(b): chemical manufacturing in a year, the following quantities of organic chemicals, other than organic chemicals to which items 1 to 4 apply: more than 1,000 tonnes but not more than 10,000 tonnes and ERA 7(6)(b) chemical manufacturing in a year, the following quantities of inorganic chemicals, other than inorganic chemicals to which items 1 to 4 apply: more than 1,000 tonnes but not more than 10,000 tonnes.</li></ul> <p>If you are seeking further information on the environmental authority, the Department of Environment and Science's website includes a register. This can be found at <a href="http://www.des.qld.gov.au">www.des.qld.gov.au</a>.</p>

## Representations

An applicant may make representations to a referral agency, at any time before the application is decided, about changing a matter in the referral agency response (section 30 of the Development Assessment Rules). Copies of the relevant provisions are in **Attachment 3**.

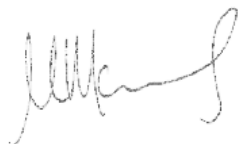
A copy of this response has been sent to the applicant for their information.

**Item 3 / Attachment 1.**

1809-7091 SRA

For further information please contact Kieran Hanna, Principal Planning Officer – SEQ West, on 3432 2404 or via email [IpswichSARA@dsdmip.qld.gov.au](mailto:IpswichSARA@dsdmip.qld.gov.au) who will be pleased to assist.

Yours sincerely



Ursula McInnes  
Planning Manager

enc    Attachment 1 - Advice to the applicant  
         Attachment 2 - Reasons for referral agency response  
         Attachment 3 - Change representation provisions

cc      Sun Mining Services Pty Ltd c/-Urbis, [mgarred@urbis.com.au](mailto:mgarred@urbis.com.au)

1809-7091 SRA

## Attachment 1—Advice to the applicant

---

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions v2.3 (SDAP). If a word remains undefined it has its ordinary meaning.

## **Attachment 2—Reasons for referral agency response**

(Given under section 56(7) of the *Planning Act 2016*)

### **The reasons for the department's decision are:**

- The proposal complies with the purpose and performance outcomes of State code 1: Development in a state controlled road environment, State code 21: Hazardous facilities and State code 22: Environmentally relevant activities of the State Development Assessment Provisions.
- The location of the use footprint and proposed activities do not adversely impact upon the safety and efficiency of the Cunningham Highway.
- The development application material demonstrates that risks associated with the facility have been identified and can be managed appropriately to protect human health and safety, proportionate to the sensitive of the surrounding land uses and zones.
- The development application material demonstrates the proposal is located and design to avoid environmental harm on environmental values and avoids impacts on matters of state environmental significance.

### **Material used in the assessment of the application:**

- The development application material and submitted plans.
- *Planning Act 2016*.
- Planning Regulation 2017.
- The State Development Assessment Provisions (version 2.3), as published by the department.
- The Development Assessment Rules.

## Attachment 3—Change representation provisions

---

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules<sup>1</sup> regarding **representations about a referral agency response (concurrence)**.

### Part 6: Changes to the application and referral agency responses and Part 7: Miscellaneous

---

#### 28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
  - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
  - (c) the applicant has given written agreement to the change to the referral agency response.<sup>2</sup>
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
  - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

#### 30 Representations about a referral agency response

- 30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.<sup>3</sup>

---

<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

<sup>2</sup> In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

<sup>3</sup> An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

Item 3 / Attachment 1.

GE78-N



Department of  
**State Development,  
Manufacturing,  
Infrastructure and Planning**

**Department of State Development, Manufacturing, Infrastructure and Planning**

**Statement of reasons for application 1809-7091 SRA**

(Given under section 56 of the *Planning Act 2016*)

Departmental role: Referral agency

**Applicant details**

Applicant name: Sun Mining Services Pty Ltd

Applicant contact details: C/- Urbis, Level 2, 64 Marine Parade, Southport QLD 4218

**Location details**

Street address: 217 Barclay Street; 62 Austin Street; and 191 Whitwood Road, New Chum

Real property description: Lot 1 on RP180876, Lot 251 on S3185, Lot 4 on RP22539 and Lot 2 on RP147482

Local government area: Ipswich City Council

**Development details**

Development permit Material change of use for Special industry (chemical manufacturing) and associated Environmentally Relevant Activities 7(5)(b) and 7(6)(b)

**Assessment matters**

Aspect of development requiring impact assessment	Applicable codes
1. Material change of use	State code 1: Development in a state controlled road environment, State code 21: Hazardous facilities and State code 22: Environmentally relevant activities of the State Development Assessment Provisions

**Reasons for the Department of State Development, Manufacturing, Infrastructure and Planning's response**

The reasons for the response are:

- The proposal complies with the purpose and performance outcomes of State code 1: Development in a state controlled road environment, State code 21: Hazardous facilities and State code 22: Environmentally relevant activities of the State Development Assessment Provisions.
- The location of the use footprint and proposed activities do not adversely impact upon the safety and efficiency of the Cunningham Highway.
- The development application material demonstrates that risks associated with the facility have been identified and can be managed appropriately to protect human health and safety, proportionate to the sensitive of the surrounding land uses and zones.

**Item 3 / Attachment 1.**

1809-7091 SRA

- The development application material demonstrates the proposal is located and design to avoid environmental harm on environmental values and avoids impacts on matters of state environmental significance.

**Response**

Type of approval	Nature of approval	Date of approval
Development permit	Referral agency response (no requirements)	31 May 2019

**Relevant material**

- Development application material.
- Development Assessment Rules.
- *Planning Act 2016*.
- Planning Regulation 2017.
- State Development Assessment Provisions version 2.3.

# Permit

Environmental Protection Act 1994

## Environmental authority EA0001794

*This environmental authority is issued by the administering authority under Chapter 5 of the Environmental Protection Act 1994.*

**Environmental authority number: EA0001794**

Environmental authority takes effect on a date to be decided later.

### Environmental authority holder(s)

Name(s)	Registered address
SUN MINING SERVICES PTY LTD	8-10 Monigold PI DINMORE QLD 4303 Australia

### Environmentally relevant activity and location details

Environmentally relevant activity/activities	Location(s)
Prescribed ERA, ERA 07 - Chemical Manufacturing, 5: Manufacturing, in a year, the following quantities of organic chemicals, other than organic chemicals to which items 1 to 4 apply, (b) more than 1000t but not more than 10,000t	LOT 4/RP22539
Prescribed ERA, ERA 07 - Chemical Manufacturing, 5: Manufacturing, in a year, the following quantities of organic chemicals, other than organic chemicals to which items 1 to 4 apply, (b) more than 1000t but not more than 10,000t	LOT 2/RP147482
Prescribed ERA, ERA 07 - Chemical Manufacturing, 5: Manufacturing, in a year, the following quantities of organic chemicals, other than organic chemicals to which items 1 to 4 apply, (b) more than 1000t but not more than 10,000t	LOT 251/S3185
Prescribed ERA, ERA 07 - Chemical Manufacturing, 5: Manufacturing, in a year, the following quantities of organic chemicals, other than organic chemicals to which items 1 to 4 apply, (b) more than 1000t but not more than 10,000t	LOT 1/RP180876
Prescribed ERA, ERA 07 - Chemical Manufacturing, 6: Manufacturing, in a year, the following quantities of inorganic chemicals, other than inorganic chemicals to which items 1 to 4 apply, (b) more than 1000t but not more than 10,000t	LOT 4/RP22539
Prescribed ERA, ERA 07 - Chemical Manufacturing, 6: Manufacturing, in a year, the following quantities of	LOT 2/RP147482

Permit

## Environmental authority

Environmentally relevant activity/activities	Location(s)
inorganic chemicals, other than inorganic chemicals to which items 1 to 4 apply, (b) more than 1000t but not more than 10,000t	
Prescribed ERA, ERA 07 - Chemical Manufacturing, 6: Manufacturing, in a year, the following quantities of inorganic chemicals, other than inorganic chemicals to which items 1 to 4 apply, (b) more than 1000t but not more than 10,000t	LOT 251/S3185
Prescribed ERA, ERA 07 - Chemical Manufacturing, 6: Manufacturing, in a year, the following quantities of inorganic chemicals, other than inorganic chemicals to which items 1 to 4 apply, (b) more than 1000t but not more than 10,000t	LOT 1/RP180876

### Additional information for applicants

#### Environmentally relevant activities

The description of any environmentally relevant activity (ERA) for which an environmental authority (EA) is issued is a restatement of the ERA as defined by legislation at the time the EA is issued. Where there is any inconsistency between that description of an ERA and the conditions stated by an EA as to the scale, intensity or manner of carrying out an ERA, the conditions prevail to the extent of the inconsistency.

An EA authorises the carrying out of an ERA and does not authorise any environmental harm unless a condition stated by the EA specifically authorises environmental harm.

A person carrying out an ERA must also be a registered suitable operator under the Environmental Protection Act 1994 (EP Act).

#### Contaminated land

It is a requirement of the EP Act that an owner or occupier of contaminated land give written notice to the administering authority if they become aware of the following:

- the happening of an event involving a hazardous contaminant on the contaminated land (notice must be given within 24 hours); or
- a change in the condition of the contaminated land (notice must be given within 24 hours); or
- a notifiable activity (as defined in Schedule 3) having been carried out, or is being carried out, on the contaminated land (notice must be given within 20 business days);

that is causing, or is reasonably likely to cause, serious or material environmental harm.

For further information, including the form for giving written notice, refer to the Queensland Government website [www.qld.gov.au](http://www.qld.gov.au), using the search term 'duty to notify'.

#### Take effect

Please note that, in accordance with section 200 of the EP Act, an EA has effect:

- a) if the authority is for a prescribed ERA and it states that it takes effect on the day nominated by the holder of the authority in a written notice given to the administering authority-on the nominated day; or

Permit

## Environmental authority

- b) if the authority states a day or an event for it to take effect-on the stated day or when the stated event happens; or
- c) otherwise-on the day the authority is issued.

However, if the EA is authorising an activity that requires an additional authorisation (a relevant tenure for a resource activity, a development permit under the Planning Act 2016 or an SDA Approval under the State Development and Public Works Organisation Act 1971), this EA will not take effect until the additional authorisation has taken effect.

If this EA takes effect when the additional authorisation takes effect, you must provide the administering authority written notice within 5 business days of receiving notification of the related additional authorisation taking effect.

If you have incorrectly claimed that an additional authorisation is not required, carrying out the ERA without the additional authorisation is not legal and could result in your prosecution for providing false or misleading information or operating without a valid environmental authority.

Tristan Roberts  
Department of Environment and Science  
Delegate of the administering authority  
Environmental Protection Act 1994

**Enquiries:**  
Extraction, Energy and Chemical Industries  
Assessment  
Department of Environment and Science  
Phone: 1300 130 372  
Email: palm@des.qld.gov.au

**Date issued: 29 May 2019**

Permit

## Environmental authority

---

### Obligations under the Environmental Protection Act 1994

In addition to the requirements found in the conditions of this environmental authority, the holder must also meet their obligations under the EP Act, and the regulations made under the EP Act. For example, the holder must comply with the following provisions of the Act:

- general environmental duty (section 319)
- duty to notify environmental harm (section 320-320G)
- offence of causing serious or material environmental harm (sections 437-439)
- offence of causing environmental nuisance (section 440)
- offence of depositing prescribed water contaminants in waters and related matters (section 440ZG)
- offence to place contaminant where environmental harm or nuisance may be caused (section 443)



Permit  
Environmental authority

General	
G1	Any breach of a condition of this environmental authority must be reported to the <b>administering authority</b> as soon as practicable within 24 hours of becoming aware of the breach. <b>Records</b> must be kept including full details of the breach and any subsequent actions taken.
G2	<b>Activities</b> under this environmental authority must be conducted in accordance with the following limitations: <ul style="list-style-type: none"> <li>a) Manufacturing of organic chemicals must not exceed 10,000 tonnes per year;</li> <li>b) Manufacturing of inorganic chemicals must not exceed 10,000 tonnes per year;</li> <li>c) The site layout must align with Appendix A – Sun Mining Services Pty Ltd Ipswich Site</li> </ul>
G3	This <b>environmental authority</b> does not authorise the manufacturing of <b>explosives</b> .
G4	All reasonable and practicable <b>measures</b> must be taken to prevent or minimise environmental harm caused by the <b>activities</b> .
G5	The <b>activity</b> must be undertaken in accordance with written procedures that: <ul style="list-style-type: none"> <li>a) identify potential risks to the environment from the <b>activity</b> during routine operations and emergencies; and</li> <li>b) establish and maintain control <b>measures</b> that minimise the potential for environmental harm; and</li> <li>c) ensure plant, equipment and <b>measures</b> are maintained in a proper and effective condition; and</li> <li>d) ensure plant, equipment and <b>measures</b> are operated in a proper and effective manner; and</li> <li>e) ensure that staff are trained and aware of their obligations under the Environmental Protection Act 1994; and f) ensure that reviews of environmental performance are undertaken at least annually;</li> <li>f) ensure effective and timely containment and clean-up of spills.</li> </ul>
G6	All <b>records</b> must be kept for a period of at least five years and provided to the <b>administering authority</b> upon request.
G7	Liquid chemicals and fuels in containers of greater than 15 litres must be stored within a <b>secondary containment system</b> .
G8	Chemicals and fuels stored, must be effectively contained and where relevant, meet Australian Standards, where such a standard is applicable.
G9	All analyses required under this environmental authority must be carried out by a laboratory that has National Association of Testing Authorities ( <b>NATA</b> ) certification, or an equivalent certification, for such analyses. The



Permit  
Environmental authority

	only exception to this condition is for in situ monitoring of pH, electrical conductivity and dissolved oxygen.
G10	When required by the <b>administering authority</b> , monitoring must be undertaken in the manner prescribed by the <b>administering authority</b> to investigate a complaint of <b>environmental nuisance</b> arising from the activity. The monitoring results must be provided within 10 business days to the administering authority upon its request.
G11	All monitoring must be undertaken by an appropriately <b>qualified person</b> .
G12	All plant and equipment must be maintained and operated in their proper and effective condition.
G13	A third party auditor, nominated by the holder of this environmental authority and accepted by the administering authority, must audit compliance with the conditions of this environmental authority at a minimum frequency of every three (3) years.
G14	Notwithstanding condition (X1), and prior to undertaking the third party audit, the scope and content of the third party audit can be negotiated with the administering authority.
G15	An audit report must be prepared and certified by the third party auditor presenting the findings of each audit carried out.
G16	Any recommendations arising from the audit report must be acted upon by: (a) investigating any non-compliance issues identified; and (b) as soon as reasonably practicable, implementing measures or taking necessary action to ensure compliance with the requirements of this environmental authority.
G17	A written response must be attached to the audit report detailing the actions taken on stated dates: (a) by the holder to ensure compliance with this environmental authority; and (b) to prevent a recurrence of any non-compliance issues identified.
<b>Acoustic</b>	
N1	Noise generated by the activity must not cause <b>environmental nuisance</b> to any <b>sensitive place</b> or <b>commercial place</b> .
<b>Air</b>	
A1	Odours or airborne contaminants must not cause <b>environmental nuisance</b> to any <b>sensitive place</b> or <b>commercial place</b> .

Permit  
Environmental authority

A2	<b>Fugitive emissions</b> must achieve sufficient dispersion to prevent environmental harm.
A3	Dust and particulate matter emissions must not exceed the following concentrations at any <b>sensitive place</b> or <b>commercial place</b> : <ul style="list-style-type: none"> <li>a) dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard AS 3580.10.1 (or more recent editions), or</li> <li>b) a concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM10) suspended in the atmosphere of 50 micrograms per cubic metre over a 24 hour averaging time, when monitored in accordance with Australian Standard AS 3580.9.6 (or more recent editions) or any other method approved by the administering authority.</li> </ul>
<b>Land</b>	
L1	Contaminants must not be released to <b>land</b> .
L2	<b>Significant residual impacts to prescribed environmental matters</b> , are not authorised under this environmental authority or the <i>Environmental Offsets Act 2014</i> .
L3	Control measures that are commensurate to the site-specific risk of erosion, and risk of sediment release to waters must be implemented.
L4	Before applying to surrender this environmental authority, disturbance related to the activities authorised under this environmental authority must be rehabilitated to achieve a safe, stable, non-polluting landform.
<b>Water</b>	
W1	Contaminants must not be released to any <b>waters</b> .
W2	Contaminants must not be released to <b>groundwater</b> or at a location where they are likely to release to groundwater.
W3	Stormwater contaminated by the activity must be managed to minimise or prevent any adverse impacts on the values of the receiving environment.
W4	All waste generated in carrying out the <b>activity</b> must be lawfully reused, recycled or removed to a facility that can lawfully accept the waste.
W5	<b>Incompatible wastes</b> must not be mixed in the same container or waste storage area.
W6	Waste being treated must be lawfully treated to render it less hazardous and be fit for its intended use or disposal.

Permit  
Environmental authority

## Definitions

Note that where a term is not defined, the definition in the Environmental Protection Act 1994, its regulations or environmental protection policies must be used. If a word remains undefined it has its ordinary meaning.

**24 hour storm event with an average recurrence interval of 1 in 10 years** means the maximum rainfall depth from a 24-hour duration precipitation event with an average recurrence interval of once in 10 years. For example, an Intensity–Frequency–Duration table for a 24-hour duration event with an average recurrence interval of 1 in 10 years, identifies a rainfall intensity of 8.2mm/hour. The rainfall depth for this event is therefore 24 hour x 8.2mm/hour = 196.8mm.

**Activity(ies)** means the environmentally relevant activities, whether resource activities or prescribed activities, to which the environmental authority relates.

**Administering authority** means the Department of Environment and Science or its successors or predecessors.

**Appropriately qualified person(s)** means a person or persons who has professional qualifications, training, skills and experience relevant to the EA requirement and can give authoritative assessment, advice and analysis in relation to the EA requirement using the relevant protocols, standards, methods or literature.

**Commercial place** means a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.

**Disturbed areas** includes areas:

1. that are susceptible to erosion;
2. that are contaminated by the **activity**; and/or
3. upon which stockpiles of soil or other materials are located.

**Down-gradient bore** means a **background bore** in a location hydraulically down gradient of those aspects of the **activity** that may affect groundwater quality.

**Environmental nuisance** as defined in Chapter 1 of the *Environmental Protection Act 1994*.

**Explosives** means any product classified as Class 1 Explosives under the UN Globally Harmonized System of Classification and Labelling of Chemicals.

**Groundwater** means water that occurs naturally in, or is introduced artificially into, an aquifer.

**Groundwater monitoring system** means a system of **groundwater** monitoring devices, such as monitoring bores, used to provide data in respect to the level and quality of **groundwater** in the uppermost aquifer where the location of the **groundwater** monitoring devices is such that comparisons of **groundwater** quality and **groundwater** level can be made between **groundwater** flowing from beneath the site (down-gradient flow) of the **activity** and **groundwater** flowing towards the site of the **activity** (up-gradient flow).

**Incompatible waste** means waste that may chemically react when:

1. placed in proximity to other wastes; and/or
2. mixed with other wastes.



Permit  
Environmental authority

---

**Measures** have the broadest interpretation and includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.

**NATA** means National Association of Testing Authorities.

**Prescribed environmental matter** has the meaning in section 10 of the *Environmental Offsets Act 2014*, limited to the matters of State environmental significance listed in schedule 2 of the Environmental Offsets Regulation 2014.

**Records** include breach notifications, written procedures, analysis results, monitoring reports and monitoring programs required under a condition of this authority.

**Secondary containment system** means a system designed, installed and operated to prevent any release of contaminants from the system, or containers within the system, to land, **groundwater**, or surface waters.

**Sensitive place** includes the following and includes a place within the curtilage of such a place reasonably used by persons at that place:

1. a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
2. a motel, hotel or hostel; or
3. a kindergarten, school, university or other educational institution; or
4. a medical centre or hospital; or
5. a protected area under the *Nature Conservation Act 1992*, the *Marine Parks Act 2004* or a World Heritage Area; or
6. a public park or garden; or
7. for noise, a place defined as a sensitive receptor for the purposes of the Environmental Protection (Noise) Policy 2008.

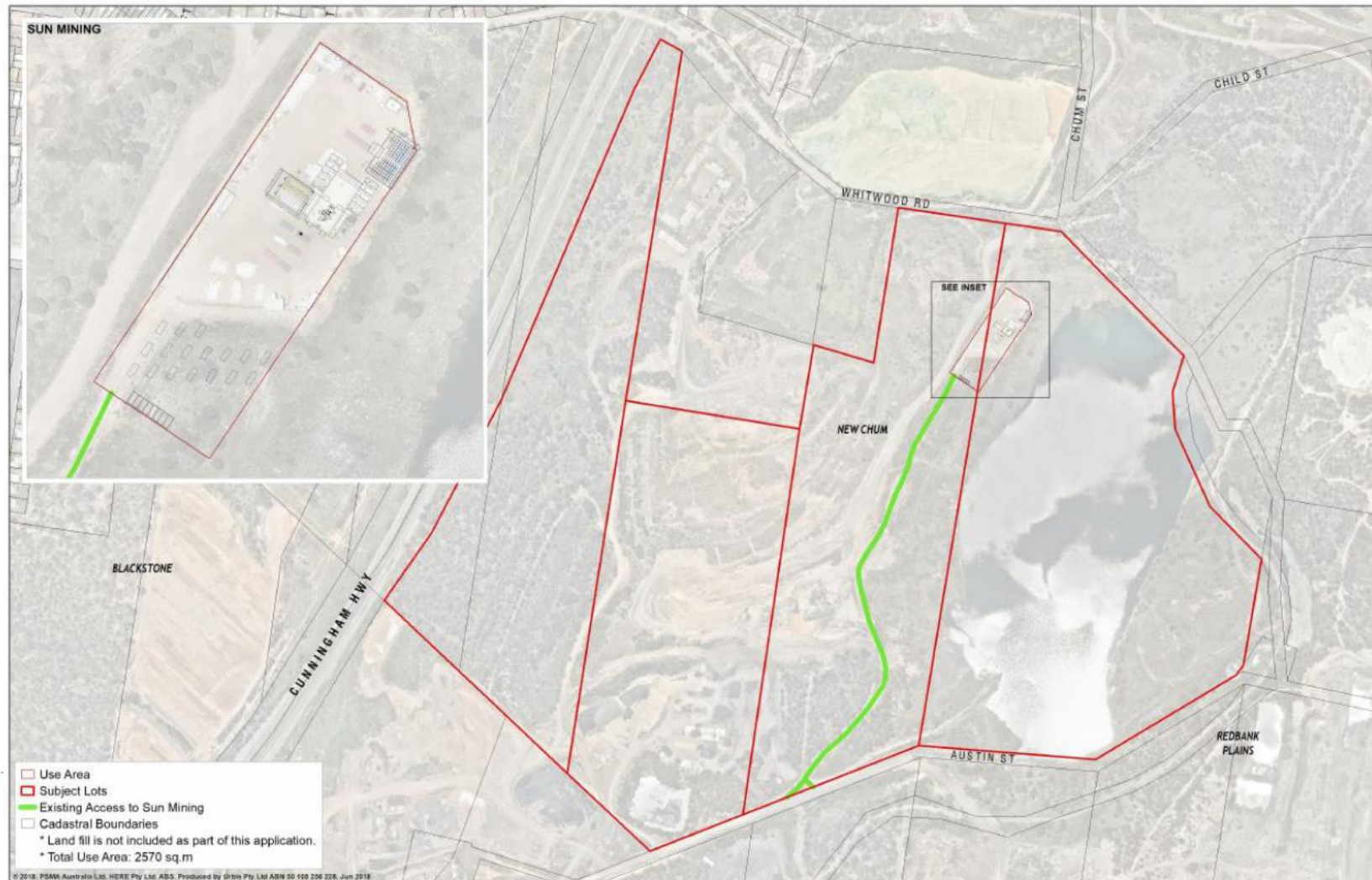
**Significant residual impact** has the meaning in section 8 of the *Environmental Offsets Act 2014*.

**Up-gradient bore** means a **background bore**, in a location hydraulically up gradient of all potential influences of the **activity** that may affect **groundwater** quality.

**Waters** includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water, natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and **groundwater** and any part thereof.

Appendix A – Sun Mining Services Pty Ltd Ipswich Site

Permit  
Environmental authority



---

**End of the Permit**



Our Reference 6216/2018/MCU: NM  
Contact Officer Nikki Morrison  
Telephone (07) 3810 6635



### STATEMENT OF REASONS

(Notice about the decision given under section 63(4) of the *Planning Act 2016*)

#### APPLICANT DETAILS

Applicant name: Sun Mining Services Pty Ltd

#### APPLICATION DETAILS

Application number: 6216/2018/MCU  
Application type: Material Change of Use  
Approval sought: Development Permit  
Description of proposed development: Material Change of Use - Special Industry (Chemical Manufacturing) and Environmentally Relevant Activity (ERA) 7 - Chemical Manufacturing  
Level of Assessment: Impact

#### SITE DETAILS

Street address: 191 Whitwood Road, Lot 4 Whitwood Road, 62 Austin Street and 217 Barclay Street, NEW CHUM QLD 4303  
Real property description: Lot 2 RP147482 TO DEPTH 15.24M, Lot 4 RP22539, Lot 251 S3185 TO DEPTH 15.24M & Lot 1 RP180876

#### DECISION

Date of decision: [TBC]  
Decision: Approved in full with conditions  
Decision Authority: Full Council

#### 1. Reasons for the Decision:

The reasons for this decision are:

- The application was properly made and followed the Development Assessment Rules in effect.
- The application was assessed against the applicable Assessment Benchmarks.
- The assessment manager, after carrying out the assessment, found that the development complied with the Assessment Benchmarks applicable to the development, with the exception of those set out in Part 3 – Compliance with Benchmarks.
- The development was not prohibited development under a categorising instrument or local categorising instrument.

**2. Assessment Benchmarks**

The following are the assessment benchmarks applying for this development:

Categorising Instrument	Assessment Benchmarks
Planning Regulation 2017, Schedule 10	Part 5, division 3 – Environmentally Relevant Activities Part 7, division 2 – Hazardous chemical facilities
State Planning Policy July 2017, Part E	Planning for liveable communities and housing Planning for economic growth Planning for environment and heritage Planning for safety and resilience to hazards Planning for infrastructure
Ipswich Planning Scheme 2006	Desired Environmental Outcomes and Performance Indicators (Part 3) Regionally Significant Business and Industry Areas Code (Part 6) Development Constraints Overlays Code (Part 11, division 4) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Local Government Infrastructure Plan (Part 13) Implementation Guideline No. 25 New Chum Enterprise Area Planning Study
Temporary Local Planning Instrument	Temporary Local Planning Instrument No. 1 of 2018 (Waste Activity Regulation)

### 3. Compliance with Benchmarks

The following are the reasons why the application was approved despite the development not complying with the following assessment benchmarks:

Categorising Instrument, Assessment benchmark	Reasons for approval despite non-compliance
<b>Part 6 – Regionally Significant Business Enterprise and Industry Areas</b>	
<b>Part 6, Division 3 – Overall and Specific Outcomes for the Regionally Significant Business and Industry Areas</b>	
<i>Overall Outcome 6.7(a)(i)(D) – Overall Vision:</i> Development is of the highest environmental standards and occurs in a fully master planned and landscaped setting.	The subject site does not form part of a master planned setting, however it is noted that the use will cease within 10 years of the approval taking effect. Accordingly, the proposed development does not preclude the ability for the site to be developed in a master planned manner in the future.
<i>Overall Outcome 6.7(a)(i)(G) – Overall Vision:</i> Development will progressively lead to the rehabilitation of areas degraded by past mining activities and the integration of these areas within a network of open space.	The proposed development does not seek to rehabilitate areas degraded by past mining activities, however the use is considered to be an interim use (up to 10 years of operations) and will not prevent the site from being rehabilitated in the future.
<i>Overall Outcome 6.7(a)(iv)(D) – Quality Efficient Infrastructure Services:</i> Infrastructure contributes to the evolution of an industrial ecology where the by products and wastes of one industry are recycled as inputs to another.	The proposed development is not considered to contribute to the evolution of industrial ecology. It is considered that the type of uses which would achieve this outcome are limited. It is noted that the proposed use is considered to be a consistent use under the relevant zone code.
<i>Overall Outcome 6.7(a)(iv)(E) – Quality Efficient Infrastructure Services:</i> Business and industry embraces alternative energy options.	The proposed development does not seek to utilise alternative energy options.  Notwithstanding, the applicant is proposing the use of generators for the main power supply. Given the scale of the development, with limited gross floor area proposed, in addition to the temporary nature of the proposal, it is considered appropriate that alternative energy options are not required for this development.
<b>Part 6, Division 5 – Regional Business and Industry Investigation Zone</b>	
<b>Overall Outcomes (2)(j) – Environmental Management and Greenspace:</b> Degraded or contaminated sites (including former mining sites and overburden stockpiles) are rehabilitated and used in an appropriate manner	The proposed development does not seek to rehabilitate the former mining site, however the use is considered to be an interim use (up to 10 years of operations) and will not prevent the site from being rehabilitated in the future.

<b>Part 12 – Assessment Criteria for Development for a Stated Purpose or of a Stated Type</b>	
<b>Part 12, Division 7 – Commercial and Industrial Code</b>	
Specific Outcome (3) Site Amalgamation: Where the site for the proposed development comprises more than one lot, all lots are amalgamated by survey into one parcel prior to the subdivision of an application for the approval of building works.	The proposed use is located over four (4) parcels of land. It is noted that there are several approvals over the site which would be impacted by the amalgamation of the four (4) parcels of land. In addition, as the approval applies to all land required by the use, it is considered that there is no risk associated with not amalgamating the lots.

**4. Relevant matters for development subject to impact assessment**

Not applicable.

**5. Matters raised in submissions for development subject to impact assessment**

The following is a description of the matters raised in any submissions and how they were dealt with:

<b>Matter raised</b>	<b>How matters were dealt with in reaching a decision</b>
<b>Proposed Use – General</b>	
<p>Description of use:</p> <ul style="list-style-type: none"> <li>The applicant has applied for Chemical Manufacturing as opposed to Explosive Materials Manufacturing which is misleading.</li> </ul>	<p>The Material Change of Use component of the application is defined as a Special Industry (Chemical Manufacturing) as outlined in the Ipswich Planning Scheme.</p> <p>Clarification on this issue has also been sought from the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP).</p> <p>DSDMIP has advised that regulation and licencing under the Explosives Act 1999 is managed by the Chief Inspectorate of Explosives, Department of Natural Resources, Mines and Energy (DNRME) and is separate to the development assessment and Environmental Authority process.</p> <p>A decision under the Environmental Protection Act 1994 is not inconsistent with any regulation under the Explosives Act 1999 because the two pieces of legislation have different purposes. The Environmental Authority includes a condition which does not authorise the manufacturing of 'explosives', as well as a definition for 'explosives' for the purpose of the Environmental Authority. The</p>

Item 3 / Attachment 2.

Ipswich City Council

Page 5

	<p>definition for 'explosives' has been based on the UN Globally Harmonised System of Classification and Labelling of Chemicals (GHS). The separate definition clarifies that explosives are not authorised by the Environmental Authority.</p> <p>The Department of Environment and Science (DES) received advice from the Chief Inspectorate of Explosives during the assessment of the application that GHS was the most appropriate classification system to determine the nature of the material being manufactured. The 'explosive' definition under the Explosives Act 1999 was not considered appropriate for the purposes of the assessment under the Environmental Protection Act 1994 as it was wide-ranging and specific to the Explosives Act 1999. The Chief Inspectorate has confirmed that the materials to be manufactured by Sun Mining Services are not classified as 'explosive' under the GHS.</p>
<p>Environmentally Relevant Activity:</p> <ul style="list-style-type: none"> <li>The applicant has not applied for the correct ERA, being ERA 7 (3)(d) – manufacturing, in a year, a total of 200t or more of explosives.</li> </ul>	<p>The applicant lodged a minor change to the application after consultation with the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP), to include a second Environmentally Relevant Activity (ERA) category to ERA 7, resulting in the following ERA's being applicable to the proposed use:</p> <ul style="list-style-type: none"> <li>ERA 7 (5) – Chemical Manufacturing: Manufacturing, in a year, the following quantities of organic chemicals, other than organic chemicals to check items 1 and 4 apply, (b) more than 1000t by not more than 10,000t</li> <li>ERA 7(6) – Chemical Manufacturing: Manufacturing, in a year, the following quantities of inorganic chemicals, other than inorganic chemicals to check items 1 and 4 apply, (b) more than 1000t by not more than 10,000t</li> </ul> <p>It is noted that DSDMIP raised no concerns in relation to the ERA's applied for and did not identify the need for any additional ERA's to carry out the proposed development.</p>
<p>The proposed use incorporates the explosives which has not been considered (i.e. WALA and WALA gels are registered as authorised</p>	<p>Clarification on this issue has also been sought from the Department of State Development, Manufacturing, Infrastructure and Planning</p>

Item 3 / Attachment 2.

Ipswich City Council

Page 6

<p>explosives in Queensland under the <i>Explosives Act 1999</i>)</p>	<p>(DSDMIP).</p> <p>DSDMIP has advised that regulation and licencing under the Explosives Act 1999 is managed by the Chief Inspectorate of Explosives, Department of Natural Resources, Mines and Energy (DNRME) and is separate to the development assessment and Environmental Authority process.</p> <p>A decision under the Environmental Protection Act 1994 is not inconsistent with any regulation under the Explosives Act 1999 because the two pieces of legislation have different purposes. The Environmental Authority includes a condition which does not authorise the manufacturing of 'explosives', as well as a definition for 'explosives' for the purpose of the Environmental Authority. The definition for 'explosives' has been based on the UN Globally Harmonised System of Classification and Labelling of Chemicals (GHS). The separate definition clarifies that explosives are not authorised by the Environmental Authority.</p> <p>The Department of Environment and Science (DES) received advice from the Chief Inspectorate of Explosives during the assessment of the application that GHS was the most appropriate classification system to determine the nature of the material being manufactured. The 'explosive' definition under the Explosives Act 1999 was not considered appropriate for the purposes of the assessment under the Environmental Protection Act 1994 as it was wide-ranging and specific to the Explosives Act 1999. The Chief Inspectorate has confirmed that the materials to be manufactured by Sun Mining Services are not classified as 'explosive' under the GHS.</p>
<p>Unlawful use of the site:</p> <ul style="list-style-type: none"> <li>• The applicant has been operating unlawfully for years;</li> <li>• Previously spills have occurred on site (not reported);</li> <li>• Site not listed on the Management Register (MER) or Contaminated Land Register (CLR) under the Environmental Protection Act as site identification</li> </ul>	<p>The applicant has operated from the site for approximately five (5) years. Previously, the chemical manufacturing facility was associated with the function of mining operations onsite and was permitted through a mining lease that exists over the property (ML50115). As a result of changes to the business operations and proposed increases in production (including exporting materials overseas), the proposed development can no longer be</p>

Item 3 / Attachment 2.

Ipswich City Council

Page 7

<p>details were not provided to DES for the notifiable activities;</p> <ul style="list-style-type: none"> <li>The use is not compliant with the <i>Environmental Protection Act 1994</i>.</li> </ul>	<p>associated with the mining lease; thus the Council has received the subject development application.</p> <p>Alleged contravention of the <i>Environmental Protection Act 1994</i> is not considered to be a valid planning consideration.</p>
<p>Incompatible use with the proposed 1149/2018/CA</p>	<p>It is acknowledged that there is a separate development application that has been lodged over the subject site that is currently being assessed by Council for a Material Change of Use for a Special Industry (waste recycling, reprocessing and disposal - waste transfer station), Caretakers Residence and Environmentally Relevant Activities – ERA 60(2)(h), ERA 33 and ERA 62 (Council reference 1149/2018/CA).</p> <p>Whilst 1149/2018/CA has not been granted a development permit, the applicant has acknowledged that both uses may become incompatible in the future (should 1149/2018/CA be approved). To resolve this issue, the applicant has recommended that Council impose a 10 year sunset condition (i.e. the chemical manufacturing facility must cease within 10 years of the approval taking effect), which is considered to be sufficient time before the use proposed under 1149/2018/CA may encroach into the lease buffer area. The applicant has also provided an alternative internal access arrangement should 1149/2018/CA be approved.</p>
<p>Community has no confidence in 'strict environmental condition' of Environmental Authorities as they are heavily depended on self-regulation.</p>	<p>This submission is not considered to be a valid planning consideration.</p>
<p>Errors and inconsistencies in technical reporting have been identified.</p>	<p>The applicant has prepared a number of technical reports, prepared by suitable qualified professionals. A technical review of all submitted material has been undertaken by Council officers to make an informed recommendation.</p>
<p><b>Hazard/Risk</b></p>	
<p>Errors and omissions in submitted Risk Assessment Report</p>	<p>It is noted that a number of concerns were raised in the submissions in relation to errors and omissions in the submitted Risk Assessment Report. The key areas of concern relate to assessment benchmarks outlined in State Development Code 21: Hazardous Chemical Facilities and State Development</p>

Item 3 / Attachment 2.

Ipswich City Council

Page 8

	<p>Code 22: Environmentally Relevant Activities. These codes were assessed by DSDMIP as a referral agency for the application. It is noted that the Referral Agency Response states that the proposed development complies with both of these state codes.</p> <p>In addition, it is noted that some comments in the submissions were based on current operational practices. The applicant will be required to undertake the use in accordance with all conditions of approval, including the Environmental Authority Permit.</p>
<p>Safety for the population:</p> <ul style="list-style-type: none"> <li>• The risk to community was not considered in site selection;</li> <li>• Explosives are a dangerous good – no precaution for accidents; and</li> <li>• A blast could affect nearby houses, schools, Ripley town centre etc.</li> </ul>	<p>The applicant submitted a Risk Assessment Report to address risks associated with the proposal. Due to the nature of the proposed activities, the application required assessment against State Development Code 21: Hazardous Chemical Facilities. The proposal has been assessed against this code by the State Assessment and Referral Agency (SARA) as a referral agency for the application. In their response dated 31 May 2019, SARA advised that they did not object to the development subject to the inclusion of conditions.</p> <p>In the Statement of Reasons provided by SARA, Council was advised that:</p> <ul style="list-style-type: none"> <li>• The proposal complies with the purpose and performance outcomes of State code 1: Development in a state controlled road environment, State code 21: Hazardous facilities and State code 22: Environmentally relevant activities of the State Development Assessment Provisions.</li> <li>• The location of the use footprint and proposed activities do not adversely impact upon the safety and efficiency of the Cunningham Highway.</li> <li>• The development application material demonstrates that risks associated with the facility have been identified and can be managed appropriately to protect human health and safety, proportionate to the sensitive of the surrounding land uses and zones.</li> <li>• The development application material demonstrates the proposal is located</li> </ul>

Item 3 / Attachment 2.

Ipswich City Council

Page 9

	and design to avoid environmental harm on environmental values and avoids impacts on matters of state environmental significance.
Lack of security onsite	<p>The submitted Risk Assessment Report outlines the securing measures for the site and includes the following:</p> <ul style="list-style-type: none"> <li>• Fencing of the use area (including barb wire at the bottom to deter people from climbing the fence)</li> <li>• CCTV system, including seven (7) cameras</li> <li>• Warning signs at the facility gate</li> <li>• Security padlock</li> <li>• Restricted access to gate keys</li> <li>• Security checks for employees</li> <li>• Use of seals for the reception of Oxidising substance 1</li> <li>• Licenced oxidising substance 1/precursors transport company contractors</li> <li>• Oxidising substance 1 stacks covers by a tarpaulin (making it difficult to access by an unauthorised person).</li> </ul>
Heightened level of hazard from potential fires and explosions due to proximity to other uses (i.e. Cleanaway, Chip Tyre) that have had fires.	<p>The applicant has stated that they have a lease agreement with the landowner that requires a 180 metre buffer around the perimeter of the use area to protect the ongoing operations of the proposed chemical manufacturing facility. The applicant has acknowledged that potential future uses on the subject site may encroach within the lease buffer area in the long term, resulting in such uses becoming incompatible in the future. To resolve this issue, the applicant has recommended that Council impose a 10 year sunset condition (i.e. the chemical manufacturing facility must cease within 10 years of the approval taking affect), which is considered appropriate.</p> <p>Further, the applicant has submitted a Risk Assessment Report which includes an Emergency Response Plan, with fire being anticipated as an event that will activate the emergency procedure. It is noted that the following devices will be available for firefighting:</p> <ul style="list-style-type: none"> <li>• Fire hose reel;</li> <li>• Fire extinguisher (dry chemical powder);</li> </ul>

Item 3 / Attachment 2.

Ipswich City Council

Page 10

	<ul style="list-style-type: none"> <li>• Mobile firefighting system for bush fires;</li> <li>• Soda ash bins, distributed throughout the plant for liquid spillages.</li> </ul>
Planning Guide State Code 21 Hazardous Chemical Facilities needs to be considered – no hazardous risk assessment has been provided.	<p>The applicant submitted a Risk Assessment Report to address risks associated with the proposal.</p> <p>Due to the nature of the proposed activities, the application required assessment against State Development Code 21: Hazardous Chemical Facilities. The proposal has been assessed against this code by the State Assessment and Referral Agency (SARA) as a referral agency for the application. In their response dated 31 May 2019, SARA advised that they did not object to the development subject to the inclusion of conditions.</p> <p>In the Statement of Reasons provided by SARA, Council was advised that:</p> <ul style="list-style-type: none"> <li>• The proposal complies with the purpose and performance outcomes of State code 1: Development in a state controlled road environment, State code 21: Hazardous facilities and State code 22: Environmentally relevant activities of the State Development Assessment Provisions.</li> <li>• The location of the use footprint and proposed activities do not adversely impact upon the safety and efficiency of the Cunningham Highway.</li> <li>• The development application material demonstrates that risks associated with the facility have been identified and can be managed appropriately to protect human health and safety, proportionate to the sensitive of the surrounding land uses and zones.</li> <li>• The development application material demonstrates the proposal is located and design to avoid environmental harm on environmental values and avoids impacts on matters of state environmental significance.</li> <li>•</li> </ul>

Environmental Concerns	
<p>Concerns regarding underground workings and geotechnical hazard including:</p> <ul style="list-style-type: none"> <li>• Risks associated with ground subsidence and deep fissuring; and</li> <li>• Risks of spontaneous combustion makes the site unsuitable for explosive manufacturing and storage.</li> </ul>	<p>The applicant submitted a Desktop Mining Study, prepared by a suitable qualified professional, where the risks associated with the site were considered. In conclusion the report states that:</p> <p><i>"This site could be subject to total and differential settlement and mine subsidence effects with time. The existing structures however have the ability to be relevelled, repositioned or replaced if or when required. Maintenance as necessary, including regrading the surface, was considered acceptable to the Manager as mentioned during the site inspection".</i></p> <p>The applicant also submitted a Risk Assessment Report to address risks associated with the proposal. Due to the nature of the proposed activities, the application required assessment against State Development Code 21: Hazardous Chemical Facilities. The proposal has been assessed against this code by the State Assessment and Referral Agency (SARA) as a referral agency for the application. In their response dated 31 May 2019, SARA advised that they did not object to the development subject to the inclusion of conditions.</p> <p>In the Statement of Reasons provided by SARA, Council was advised that:</p> <ul style="list-style-type: none"> <li>• The proposal complies with the purpose and performance outcomes of State code 1: Development in a state controlled road environment, State code 21: Hazardous facilities and State code 22: Environmentally relevant activities of the State Development Assessment Provisions.</li> <li>• The location of the use footprint and proposed activities do not adversely impact upon the safety and efficiency of the Cunningham Highway.</li> <li>• The development application material demonstrates that risks associated with the facility have been identified and can be managed appropriately to</li> </ul>

Item 3 / Attachment 2.

Ipswich City Council

Page 12

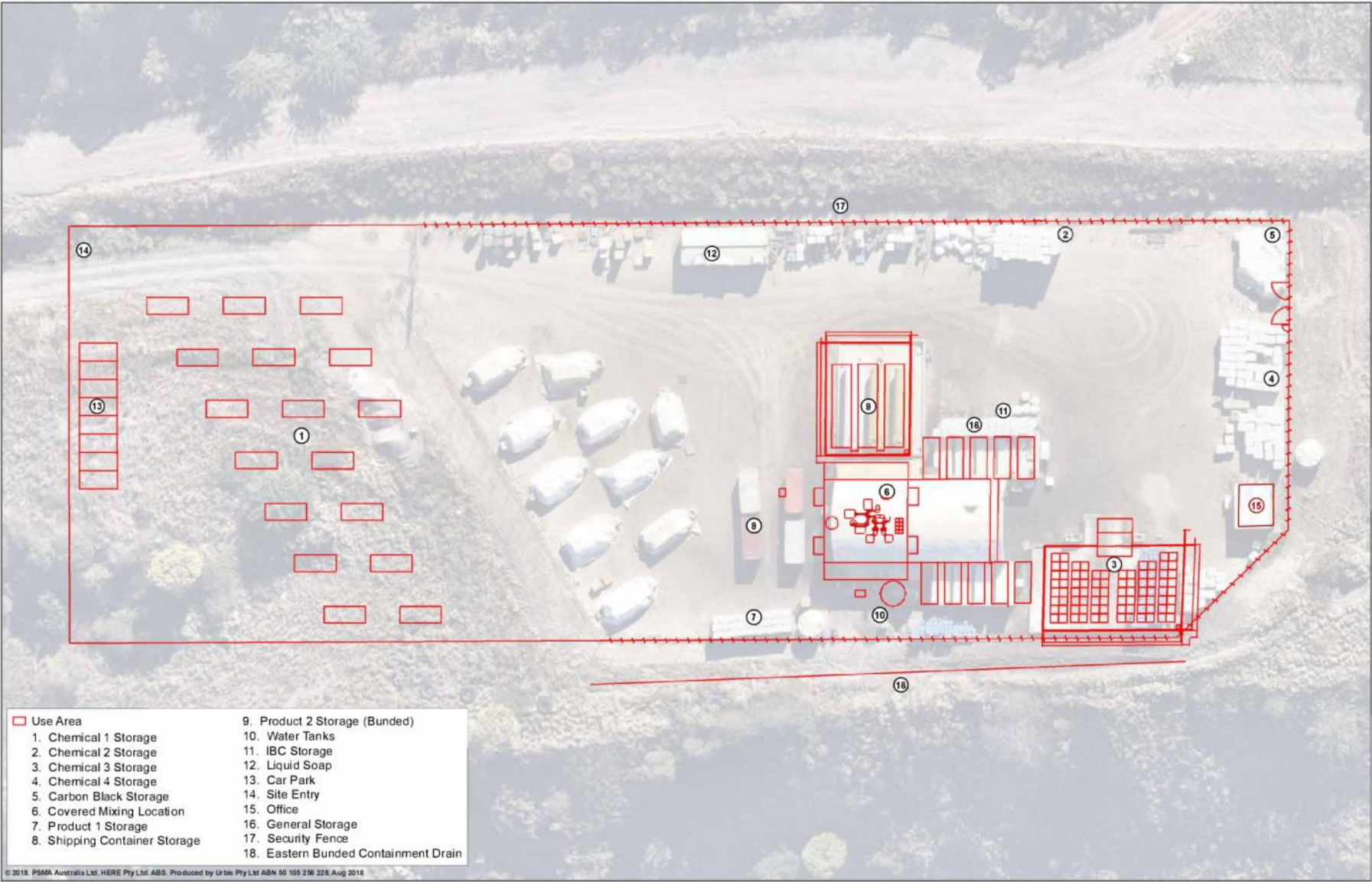
	<p>protect human health and safety, proportionate to the sensitive of the surrounding land uses and zones.</p> <ul style="list-style-type: none"> <li>The development application material demonstrates the proposal is located and design to avoid environmental harm on environmental values and avoids impacts on matters of state environmental significance.</li> </ul> <p>It is therefore considered that the risks associated with underground mining have been appropriately considered.</p>
<p>Potential for environmental contamination:</p> <ul style="list-style-type: none"> <li>Previous spill which took place on site had no containment and flowed freely into waterway;</li> <li>Existing bund directs flows to existing mining void;</li> <li>No bunding in mixing area and therefore cannot control the leaking of any of their products into the soil or water void nearby;</li> <li>Bunds in reports are different to what has been installed.</li> </ul> <p>Potential for water pollution:</p> <ul style="list-style-type: none"> <li>ground water and surface waters;</li> <li>impacts on aquatic environments downstream;</li> <li>impacts on Six Mile Creek;</li> <li>no bunding of Wala SX2 proposed;</li> <li>unclear how waste wash water will be managed.</li> </ul> <p>Potential for air pollution:</p> <ul style="list-style-type: none"> <li>It is unclear how dust generation will be managed (discrepancy in reporting) – should be part of a site based management plan.</li> </ul>	<p>The applicant has provided an Environmentally Relevant Activity Report which outlines mitigation measures proposed to minimise adverse impacts to air, water, land, noise and other environmental values such as litter. An example of the mitigation measures outlined in the report include:</p> <ul style="list-style-type: none"> <li>Storage of goods in accordance with the Australian Standards;</li> <li>Acid storage and 2 Wala gel to occur within concrete bunds;</li> <li>Earthen bund drain along the eastern boundary of the compound to capture any spill that may discharge from the compound;</li> <li>Mixing and handling of chemicals to occur undercover and on concrete hardstand; and</li> <li>Spill kits located on-site.</li> </ul> <p>Following an assessment of the ERA 7 – Chemical Manufacturing component of the application, DES issued an Environmental Authority to Sun Mining Services on 29 May 2019 with appropriate conditions to manage the environmental risk of the activity in relation to impacts on environmental values under the <i>Environmental Protection Act 1994</i>.</p> <p>The Environmental Authority Permit includes a suite of conditions addressing potential contamination risks, including water, land and airborne contaminants.</p> <p>The applicant will be required to undertake any works required to ensure compliance with these conditions.</p>

Item 3 / Attachment 2.

Ipswich City Council

Page 13

Impacts on surrounding wildlife habitat should there be incident (i.e. explosion)	While the Risk Assessment Report takes into consideration risks associated with human life and not wildlife, it is reasonable to assume that generally the same risk areas apply to wildlife.
<b>Public Notification</b>	
Public notification was undertaken during the Christmas break, which was deliberately deceptive timing.	Public notification was undertaken from 7 January 2019 to 29 January 2019 in accordance with the <i>Development Assessment Rules</i> under the <i>Planning Act 2016</i> .



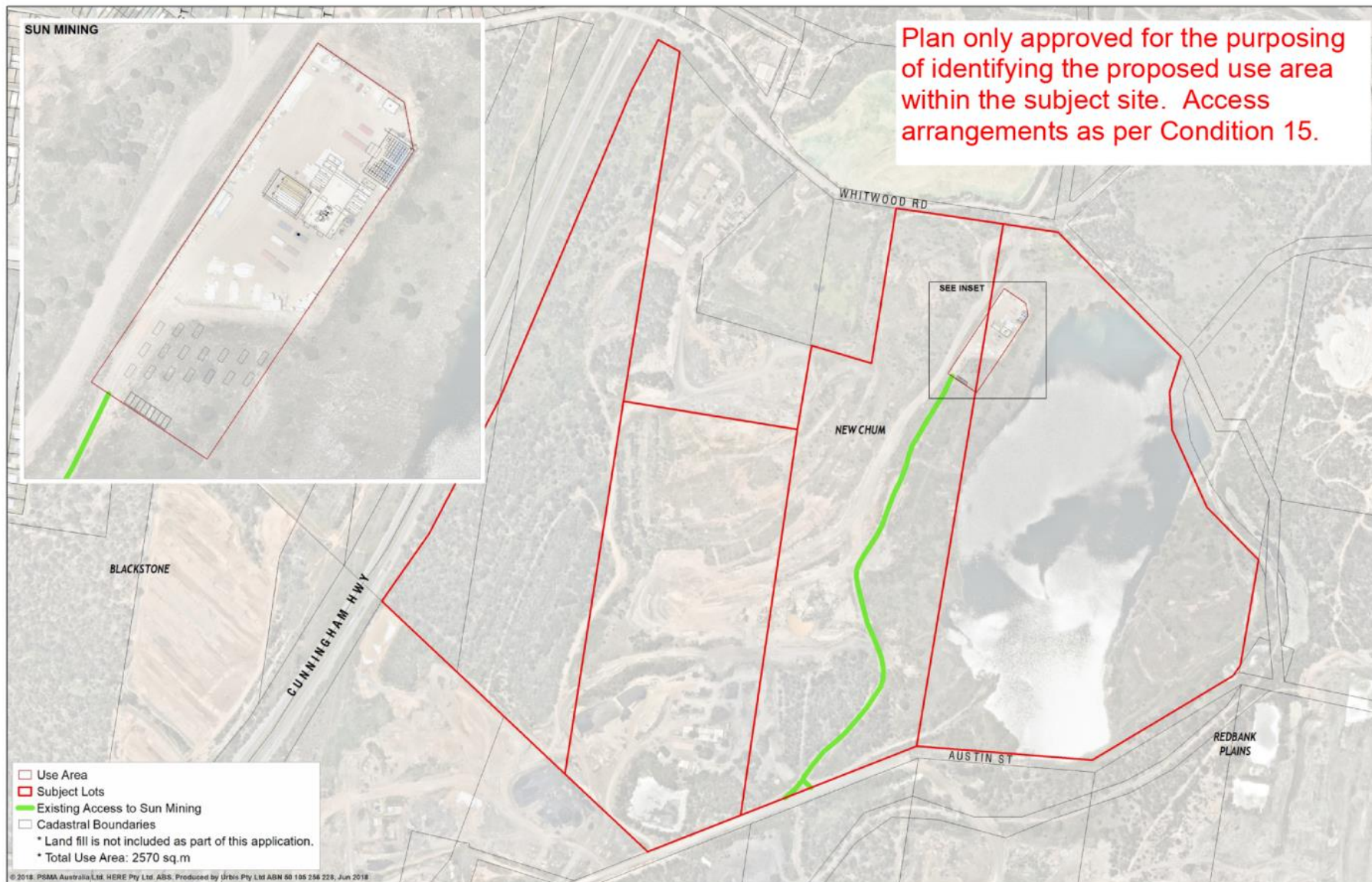
SUN MINING - AUSTIN STREET, NEW CHUM  
SITE PLAN

Date: 03.08.2018

Rev: A

Plan No: GP0140





**SUN MINING - AUSTIN STREET, NEW CHUM**  
EXISTING ACCESS



Doc ID No: A5671784

ITEM: 4

SUBJECT: 23, 25 AND 27 IPSWICH CITY MALL, IPSWICH - MINOR CHANGE - MATERIAL CHANGE OF USE - BUSINESS USE (CAFE, RESTAURANT AND/OR HOTEL) AND COMMUNITY USE (LIBRARY AND VISITOR INFORMATION CENTRE)

AUTHOR: ACTING DEVELOPMENT PLANNING MANAGER

DATE: 18 JULY 2019

---

### EXECUTIVE SUMMARY

This is a report concerning a minor change request to development application number 995/2018 for a business use (café, restaurant and/or hotel) and community use (library and visitor information centre) which forms part of the redevelopment of the Nicholas Street and Union Place precinct by Ipswich City Council. The application seeks amendments to the approved plans for the development and amendments to a number of the conditions of approval.

The subject application requires review by Committee and determination by Full Council in accordance with the Framework for Development Applications and Related Activities Policy as the application has been made by Council, and does not relate to the provision of standard local government infrastructure.

The minor change request is recommended to be approved.

### RECOMMENDATION/S

**That the Interim Administrator of Ipswich City Council resolve:**

- A. That Council (Interim Administrator of Ipswich City Council) decide to make the change to development application no. 995/18/MAMC/A for material change of use – business use (café, restaurant and/or hotel) and community use (library) in accordance with section 81A of the *Planning Act 2016*.**
- B. That the General Manager – Planning and Regulatory Services be authorised to give a decision notice on the change application in accordance with section 83 of the *Planning Act 2016*.**

### RELATED PARTIES

- Ipswich City Council (Applicant and Landowner)

- Cardno (Qld) Pty Ltd (Town Planning Consultant) – The directors of this company as extracted from the ASIC database on 25 July 2019 are Peter Barker, Jesus Templado, Mark Richards, Natalie Muir and Robert Marshall. The primary contact is Leisa Sinclair, Business Unit Manager.
- Ranbury Management Group Pty Ltd (Project Manager) – The primary contact is Ermano Nobilio, Senior Project Manager.
- BVN Group (Architect)

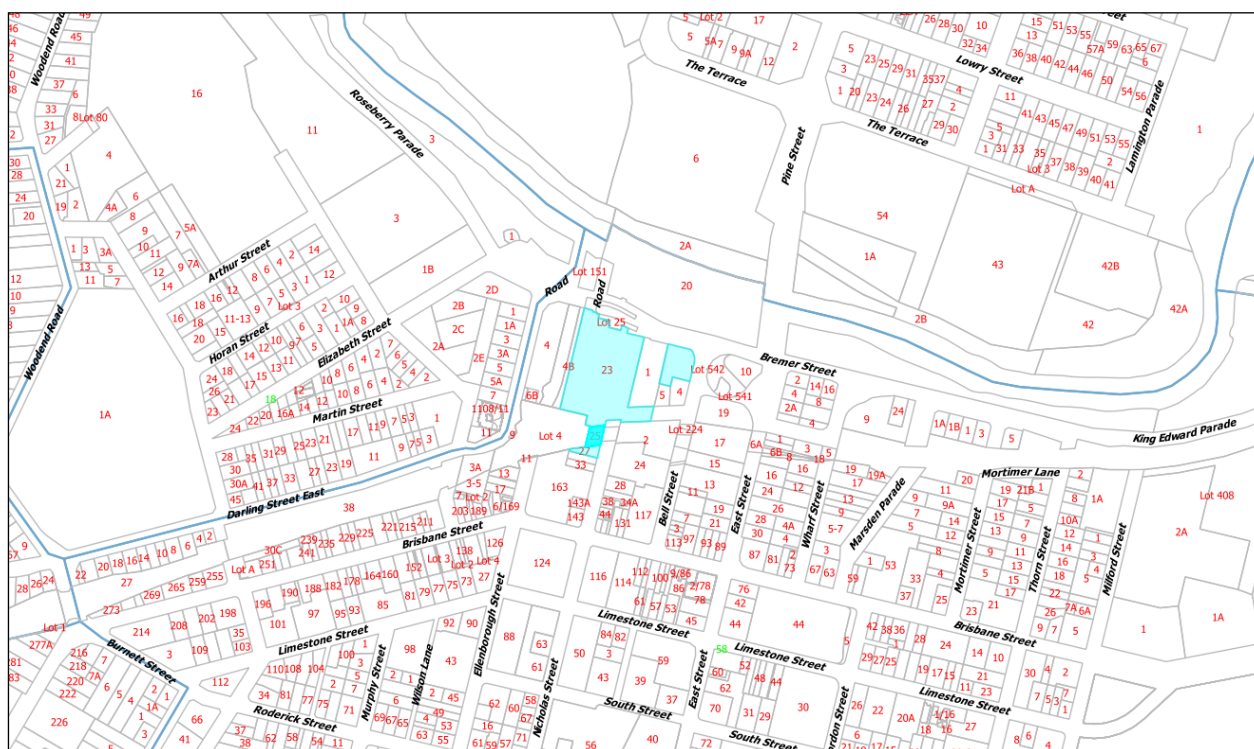
## **ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure

## **PURPOSE OF REPORT/BACKGROUND**

<b>SITE ADDRESS:</b>	23, 25 and 27 Ipswich City Mall, IPSWICH QLD 4305
<b>APPLICATION TYPE:</b>	Change application (minor change)
<b>ORIGINAL PROPOSAL:</b>	Material Change of Use - Business Use (Cafe, Restaurant and/or Hotel) and Community Use (Library and Visitor Information Centre)
<b>ZONE:</b>	CBD Primary Retail
<b>OVERLAYS:</b>	OV5 (adopted flood regulation line), OV7A (building height restriction area 45m & transitional surface) and OV7B (8km existing committed urban townships buffer)
<b>APPLICANT:</b>	Ipswich City Council
<b>OWNER:</b>	Ipswich City Council
<b>APPLICATION NO:</b>	995/2018/MAMC/A
<b>AREA:</b>	16,072m <sup>2</sup>
<b>REFERRAL AGENCIES:</b>	Department of State Development, Manufacturing, Infrastructure and Planning
<b>EXISTING USE:</b>	Shopping Centre
<b>PREVIOUS RELATED APPROVALS:</b>	2229/17 RAL 1 lot into 3 lots
<b>DATE RECEIVED:</b>	27 June 2019
<b>DECISION PERIOD START DATE:</b>	24 July 2019
<b>EXPECTED DETERMINATION DATE:</b>	21 August 2019

**SITE LOCATION:**



*Site Locality*

On 24 November 2017, Council issued a Decision Notice in relation to Development Permit No. 995/2018/MCU that approved a material change of use for community use (library and visitor information centre) and business use (café, restaurant and/or hotel) on land located at 23, 25 and 27 Ipswich City Mall, Ipswich.

On 28 June 2019, the applicant submitted the subject minor change application. In summary, the minor change application seeks the following changes:

- The table of Approved Plans, Specifications and Drawings at Part 3 of the Decision Notice in the approval package to be updated to reflect modified drawings and to remove superseded drawings. The changes primarily relate to the footprint and internal layout of the library to accommodate the retention of an existing substation on the plaza level, and changes to the adjacent Park use, which does not form part of the development approval.
- In relation to the development permit for Community Use (Library & Visitor Information Centre) and the development permit for Business Use (Café, Restaurant and/or Hotel), the removal of Attachment A Condition 5(c) and Attachment A Condition 5(d) respectively from the development permits. Specifically, this condition requires the ramps within Bremer Street to be removed and the road pavement in Bremer Street to be remediated in order to facilitate appropriate access for the development, and the applicant has argued that Council's requirement to remove the Bremer Street ramps is not relevant to the development applications, and that no changes to the access arrangements, including ramps is now proposed.
- In relation to the development permit for Community Use (Library & Visitor Information Centre) and the development permit for Business Use (Café, Restaurant

and/or Hotel), amendment of Attachment A Condition 18(a) and Attachment A Condition 20(a) in each development permit. Specifically, this condition requires a minimum of 1035 spaces to be maintained within the existing car park, and the applicant has advised that the retention of the existing access arrangements results in a reduction of car parking spaces to 993 spaces, and remains compliant with the Ipswich Planning Scheme Parking Code.

- In relation to the development permit for Community Use (Library & Visitor Information Centre) and the development permit for Business Use (Café, Restaurant and/or Hotel), removal of Attachment A Condition 19(d) from each development permit. Specifically, this condition requires all movements access to and from Bremer Street from the existing car park access on basement level 05 – 06, and the applicant has advised that the existing access arrangements are proposed to be retained.

A full assessment of the minor change application has been undertaken (refer Attachment 1). The minor change application is recommended to be approved in accordance with Attachments 2 and 3, and as follows:

#### **Nature of Changes:**

<b>Nature of Change</b>	<b>Decision</b>
<b>Decision Notice</b>	
Part 3 – Approved Plans, Specifications and Supporting Material	To be amended
<b>Attachment A</b>	
<b><i>Proposal: Material Change of Use - Community Use (Library &amp; Visitor Information Centre)</i></b>	
Condition 5(c) – Requirements Before the Development May Start	To be amended
Condition 18(a) – Car Parking – Use and Maintenance	To be amended
Condition 19(d) – Access, Parking and Manoeuvring Areas	To be amended
<b><i>Proposal: Material Change of Use - Business Use (Cafe, Restaurant and/or Hotel)</i></b>	
Condition 5(c) – Requirements Before the Development May Start	To be amended
Condition 5(d) – Requirements Before the Development May Start	To be amended
Condition 8 – Limits to Approval	To be amended
Condition 20(a) – Car Parking – Use and Maintenance	To be amended
Condition 21(d) – Access, Parking and Manoeuvring Areas	To be amended

#### **RESOURCE IMPLICATIONS**

There are no resource implications associated with this report.

#### **RISK MANAGEMENT IMPLICATIONS**

A risk to Council exists should the proposal not be determined in accordance with legislative requirements. The assessment and subsequent recommendations have been prepared to minimise the risk.

#### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:

*Planning Act 2016*  
*Ipswich Planning Scheme 2006*







## COMMUNITY AND OTHER CONSULTATION

Community and other consultation has not been undertaken and this application did not require public notification in accordance with the requirements of the *Planning Act 2016*.

## CONCLUSION

An assessment of the minor change request has been undertaken and it has been determined that the changes are generally consistent with the original approval and relevant legislative requirements. Accordingly, the minor change application is recommended to be approved in accordance with the recommendations and attachments of this report.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Change Application Assessment <a href="#"></a> 
2.	Draft Decision Details and Conditions Package <a href="#"></a> 
3.	Draft DA Plans Approved <a href="#"></a> 

Anthony Bowles  
**ACTING DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

Brett Davey  
**ACTING GENERAL MANAGER - PLANNING AND REGULATORY SERVICES**

***“Together, we proudly enhance the quality of life for our community”***

## CHANGE APPLICATION ASSESSMENT

### Decision Notice

#### Condition (from original Decision Notice):

#### 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: material change of use				
1.2	Master Plan	BVN	20 October 2017	<ul style="list-style-type: none"> <li>• Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application.</li> <li>• Detailed floor plans and elevations of business use building 1 and 2 to be submitted prior to commencement of works.</li> </ul>
1.3	Site Precinct	BVN	20 October 2017	<ul style="list-style-type: none"> <li>• Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this</li> </ul>

Item 4 / Attachment 1.

Ipswich City Council

Page 2

				<p>application.</p> <ul style="list-style-type: none"> <li>Detailed floor plans and elevations of business use building 1 and 2 to be submitted prior to commencement of works.</li> </ul>
1.4	Civic Precinct	BVN	20 October 2017	<ul style="list-style-type: none"> <li>Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application.</li> <li>Detailed floor plans and elevations of business use building 1 and 2 to be submitted prior to commencement of works.</li> </ul>
1.5	Food and Beverage Precinct	BVN	20 October 2017	<ul style="list-style-type: none"> <li>Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application.</li> <li>Existing loading and servicing area to be modified to improve sitelines within Bottle Alley to and from Ellenborough Street. Detailed design for all widening works within Bottle Alley to be submitted to the assessment manager for approval prior to the commencement of works.</li> </ul>
1.6	Library – Community Use	BVN	20 October 2017	N/A
1.6	Library – Community Use	BVN	20 October 2017	N/A

## Item 4 / Attachment 1.

Ipswich City Council

Page 3

1.7	Food and Beverage Business Use	BVN	20 October 2017	N/A
1.7	Food and Beverage Business Use	BVN	20 October 2017	<ul style="list-style-type: none"> <li>Detailed floor plans and elevations of business use building 1 and 2 to be submitted prior to commencement of works.</li> </ul>
1.9	Refuse & Service Strategy	BVN	20 October 2017	N/A
1.10	Basement Carpark & Refuse Level 01-02	BVN	20 October 2017	N/A
1.10	Basement Carpark & Refuse Level 03-04	BVN	20 October 2017	N/A
1.10	Basement Carpark & Refuse Level 05-06	BVN	20 October 2017	N/A
	Civic Precinct Perspective	BVN	20 October 2017	N/A
	Civic Precinct Perspective	BVN	20 October 2017	N/A
	Library Perspective	BVN	20 October 2017	N/A

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

#### **Applicant's Requested Change:**

The applicant has submitted amended plans for approval which incorporate changes to the footprint and the internal layout of the library to accommodate the retention of the existing substation on the plaza level. Updated elevations and perspectives of the library have also been submitted to reflect the current design intent. Changes to the footprint of the business use buildings within this precinct have also been proposed to provide more flexibility for future operators. It is noted that the plans also reflect changes to the adjacent urban park, which does not form part of the subject approval and have been included for contextual purposes only.

#### **Evaluation of Change:**

The amended plans are generally consistent with the original approval and compliant with the relevant assessment benchmarks and the legislative minor change criteria. The proposal to increase the number of business use buildings within the urban park results in a gross floor area comparable to the business uses originally approved and accordingly, it is recommended that the amended plans be approved.

#### **Part 3 - to appear in Change Decision Notice:**

**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: material change of use				
1.2	Master Plan	BVN	<del>20 October 2017</del> June 2019	<ul style="list-style-type: none"><li>• Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application.</li><li>• Detailed floor plans and elevations of buildings within urban park to be submitted prior to the commencement of works.</li></ul>
1.3	Site Precinct	BVN	<del>20 October 2017</del> June 2019	<ul style="list-style-type: none"><li>• Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application.</li><li>• Detailed floor plans and elevations of buildings within urban park to be submitted prior to the commencement of works.</li></ul>

Item 4 / Attachment 1.

Ipswich City Council

Page 5

1.4	Civic Precinct	BVN	<del>20-October 2017</del> <b>June 2019</b>	<ul style="list-style-type: none"> <li>• Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application.</li> <li>• Detailed floor plans and elevations of buildings within urban park to be submitted prior to the commencement of works.</li> </ul>
1.5	Food and Beverage Precinct	BVN	<del>20-October 2017</del> <b>June 2019</b>	<ul style="list-style-type: none"> <li>• Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application.</li> <li>• Existing loading and servicing area to be modified to improve site lines within Bottle Alley to and from Ellenborough Street. Detailed design for all widening works within Bottle Alley to be submitted to the assessment manager for approval prior to the commencement of works.</li> </ul>
1.6	Library – Community Use	BVN	<del>20-October 2017</del> <b>June 2019</b>	N/A
1.6	Library – Community Use	BVN	<del>20-October 2017</del> <b>June 2019</b>	N/A
1.7	Food and Beverage Business Use	BVN	<del>20-October 2017</del> <b>June 2019</b>	<ul style="list-style-type: none"> <li>• Detailed floor plans and elevations of business use building 1 and 2 to be submitted prior to commencement of works.</li> </ul>

	<b>Super Structure / Bar</b>	<b>BVN</b>	<b>June 2019</b>	<b>N/A</b>
1.7	Food and Beverage Business Use	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A
1.9	Refuse & Service Strategy	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A
1.10	Basement Carpark & Refuse Level 01-02	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A
1.10	Basement Carpark & Refuse Level 03-04	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A
1.10	Basement Carpark & Refuse Level 05-06	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A
	Civic Precinct Perspective	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A
	Civic Precinct Perspective	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A
	Library Perspective	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A

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

#### Attachment A

**Proposal: Material Change of Use - Community Use (Library & Visitor Information Centre)**  
**Condition (from original Decision Notice):**

<b>5.</b>	<b>Requirements Before the Development May Start</b>	
(c)	The ramps within Bremer Street must be removed and the road pavement in Bremer Street be remediated in order to facilitate appropriate access for the development.	Unless otherwise approved in writing by the assessment manager, prior to the commencement of the use.

#### **Applicant's Requested Change:**

The applicant has requested that this condition be deleted, as Council's requirement to remove the Bremer Street ramps is not relevant to the development applications, and that no changes to the access arrangements, including ramps is now proposed.

**Evaluation of Change:**

The original proposal indicated that the Bremer Street ramps would be removed as a consequence of the development of the entire precinct, but not as part of the subject development permit. Condition 5(c) was included to ensure following the removal of the ramps, the Bremer Street pavement would be remediated to facilitate appropriate access for the development, and condition 19(d) was included to ensure 'all movements' access to the development was retained, following removal of the ramps. The amended proposal to retain the existing access arrangements (including the Bremer Street ramps), though not as desirable from a visual amenity and traffic efficiency perspective, satisfies the core intent of the conditions. To this end, it is recommended that the condition be deleted as requested.

**Condition (to appear in Change Decision Notice):**

5.	Requirements Before the Development May Start	
(c)	<del>The ramps within Bremer Street must be removed and the road pavement in Bremer Street be remediated in order to facilitate appropriate access for the development.</del>	<del>Unless otherwise approved in writing by the assessment manager, prior to the commencement of the use.</del>

*Balance of condition 5 to be relabelled.*

**Condition (from original Decision Notice):**

18.	Car Parking – Use and Maintenance	
(a)	The applicant must maintain a minimum of 1,035 car parking spaces within the existing car parking area.	Prior to the commencement of the use and at all times thereafter.

**Applicant's Requested Change:**

Changes to the proposed car parking layout in order to accommodate additional access points for the library and connection to the Bradfield Bridge have resulted in the number of car parking spaces within the development reducing. Accordingly, the applicant has requested that the condition be amended to reflect the revised numbers within the car park. The traffic report submitted in support of the application has demonstrated that the revised parking numbers are still sufficient to service the proposal development.

**Evaluation of Change:**

The amended number of car parks proposed is still significantly greater than that which is required in the planning scheme parking code to support the proposed development. The additional capacity in the car park will support the balance of uses within the precinct and other activities and uses within the CBD. It is recommended that the condition be amended as requested.

**Condition (to appear in Change Decision Notice):**

18.	Car Parking – Use and Maintenance	
(a)	The applicant must maintain a minimum of <b>993</b> <del>1,035</del> car parking spaces within the existing car parking area.	Prior to the commencement of the use and at all times thereafter.

**Condition (from original Decision Notice):**

<b>19.</b>	<b>Access, Parking and Manoeuvring Areas</b>	
(d)	The applicant must provide all movements access to and from Bremer Street from the existing car park access on basement level 05-06.	Prior to the commencement of the use and at all times thereafter.

**Applicant's Requested Change:**

The applicant has requested that the condition be amended as a result of the proposal to retain the existing access arrangements.

**Evaluation of Change:**

The intent of the condition was to ensure that all access movements to and from the development was maintained following redevelopment of the precinct, in consideration of the original proposal to remove the Bremer Street ramps. With the amended proposal to retain the existing access arrangements, it is recommended that the condition be amended such that it requires ongoing all movements access to be provided to and from Bremer Street from the existing car park. Should the Bremer Street ramps be removed at any time in the future, this condition could still be complied with via construction of an all movements intersection on Bremer Street (subject to further operational works approvals).

**Condition (to appear in Change Decision Notice):**

<b>19.</b>	<b>Access, Parking and Manoeuvring Areas</b>	
(d)	The applicant must provide all movements access to and from Bremer Street from the existing car park. <del>access on basement level 05-06.</del>	Prior to the commencement of the use and at all times thereafter.

---

***Proposal: Material Change of Use - Business Use (Cafe, Restaurant and/or Hotel)*****Condition (from original Decision Notice):**

<b>5.</b>	<b>Requirements Before the Development May Start</b>	
(c)	The applicant must submit, for written approval by the assessment manager, detailed plans for business use building 1 and 2. The detailed plans must comply with all conditions of this approval and the relevant provisions in the Ipswich Planning Scheme.	Prior to the lodgement of the associated building works application.
(d)	The ramps within Bremer Street must be removed and the road pavement in Bremer Street be remediated in order to facilitate appropriate access for the development.	Unless otherwise approved in writing by the assessment manager, prior to the commencement of the use.

**Applicant's Requested Change:**

The applicant has requested Condition 5(d) be removed, as the Bremer Street ramps are located in a property that is not subject to this development application, and no changes to the access arrangements, including the ramps, is now proposed.

Further, whilst not specifically requested by the applicant, condition 5(c) is required to be amended to reference the additional buildings that are indicated on the amended plans.

**Evaluation of Change:**

As detailed in the evaluation of the applicants requested changes above, the amended proposal to retain the existing access arrangements (including the Bremer Street ramps), though not as desirable from a visual amenity and traffic efficiency perspective, satisfies the core intent of the conditions (to retain all movements access to the development, and to ensure Bremer Street was remediated following removal of the ramps. To this end, it is recommended that condition 5 (d) be deleted as requested.

Condition 5(c) is to be amended to reflect the changed configuration of the business use buildings within the urban park.

**Condition (to appear in Change Decision Notice):**

<b>5.</b>	<b>Requirements Before the Development May Start</b>	
(c)	The applicant must submit, for written approval by the assessment manager, detailed plans for business use buildings <b>1, 2, 3, 4, 5 and Bar 1 and 2</b> . The detailed plans must comply with all conditions of this approval and the relevant provisions in the Ipswich Planning Scheme.	Prior to the lodgement of the associated building works application.
<del>(d)</del>	<del>The ramps within Bremer Street must be removed and the road pavement in Bremer Street be remediated in order to facilitate appropriate access for the development.</del>	<del>Unless otherwise approved in writing by the assessment manager, prior to the commencement of the use.</del>

**Condition (from original Decision Notice):**

<b>8.</b>	<b>Limits to Approval</b>	
	The hours of operation in this approval are limited to within the confines of the food and beverage precinct, business use buildings 1 and 2 and any associated outdoor areas as detailed in the approved plans outlined in part 3 of this development permit.	From the commencement of the use and at all times thereafter.

**Applicant's Requested Change:**

Whilst not specifically requested by the applicant, condition 8 is required to be amended to reference the additional buildings that are indicated on the amended plans.

**Evaluation of Change:**

It is recommended that the condition be amended.

**Condition (to appear in Change Decision Notice):**

<b>8.</b>	<b>Limits to Approval</b>	
	The hours of operation in this approval are limited to within the confines of the food and beverage precinct, business use buildings <b>1, 2, 3, 4, 5, Bar 1 and 2</b> and any associated outdoor areas as detailed in the approved plans outlined in part 3 of this development permit.	From the commencement of the use and at all times thereafter.

**Condition (from original Decision Notice):**

<b>20.</b>	<b>Car Parking – Use and Maintenance</b>	
(a)	The applicant must maintain a minimum of 1,035 car parking spaces within the existing car parking area.	Prior to the commencement of the use and at all times thereafter.

**Applicant's Requested Change:**

Changes to the proposed car parking layout in order to accommodate additional access points for the library and connection to the Bradfield Bridge have resulted in the number of car parking spaces within the development reducing. Accordingly, the applicant has requested that the condition be amended to reflect the revised numbers within the car park. The traffic report submitted in support of the application has demonstrated that the revised parking numbers are still sufficient to service the proposal development.

**Evaluation of Change:**

The amended number of car parks proposed is still significantly greater than that which is required in the planning scheme parking code to support the proposed development. The additional capacity in the car park will support the balance of uses within the precinct and other activities and uses within the CBD. It is recommended that the condition be amended as requested.

**Condition (to appear in Change Decision Notice):**

<b>20.</b>	<b>Car Parking – Use and Maintenance</b>	
(a)	The applicant must maintain a minimum of <del>1,035</del> <b>993</b> car parking spaces within the existing car parking area.	Prior to the commencement of the use and at all times thereafter.

**Condition (from original Decision Notice):**

<b>21.</b>	<b>Access, Parking and Manoeuvring Areas</b>	
(d)	The applicant must provide all movements access to and from Bremer Street from the existing car park access on basement level 05-06.	Prior to the commencement of the use and at all times thereafter.

**Applicant's Requested Change:**

The applicant has requested that the condition be amended as a result of the proposal to retain the existing access arrangements.

**Evaluation of Change:**

The intent of the condition was to ensure that all access movements to and from the development was maintained following redevelopment of the precinct, in consideration of the original proposal to remove the Bremer Street ramps. With the amended proposal to retain the existing access arrangements, it is recommended that the condition be amended such that it requires ongoing all movements access to be provided to and from Bremer Street from the existing car park. Should the Bremer Street ramps be removed at any time in the future, this condition could still be complied with via construction of an all movements intersection on Bremer Street (subject to further operational works approvals).

**Condition (to appear in Change Decision Notice):**

<b>21.</b>	<b>Access, Parking and Manoeuvring Areas</b>	
(d)	The applicant must provide all movements access to and from Bremer Street from the existing car park. <del>access on basement level 05-06.</del>	Prior to the commencement of the use and at all times thereafter.

**DRAFT DECISION DETAILS AND CONDITIONS PACKAGE****1. Decision Details:**

Development	Approval Type	Decision	Currency Period
Material Change of Use - Community Use (Library and Visitor Information Centre)	Development Permit	Approved in full subject to the conditions set out in Attachment A	6 years
Material Change of Use - Business Use (Café, Restaurant and/or Hotel)	Development Permit	Approved in full subject to the conditions set out in Attachment A	6 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: material change of use				
1.2	Master Plan	BVN	20 October 2017 June 2019	<ul style="list-style-type: none"> <li>Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application.</li> <li>Detailed floor plans and elevations of buildings within urban park to be submitted prior to the</li> </ul>

Item 4 / Attachment 2.

Ipswich City Council

Page 2

				commencement of works.
1.3	Site Precinct	BVN	<del>20 October 2017</del> <b>June 2019</b>	<ul style="list-style-type: none"> <li>• Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application.</li> <li>• Detailed floor plans and elevations of buildings within urban park to be submitted prior to the commencement of works.</li> </ul>
1.4	Civic Precinct	BVN	<del>20 October 2017</del> <b>June 2019</b>	<ul style="list-style-type: none"> <li>• Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application.</li> <li>• Detailed floor plans and elevations of buildings within urban park to be submitted prior to the commencement of works.</li> </ul>
1.5	Food and Beverage Precinct	BVN	<del>20 October 2017</del> <b>June 2019</b>	<ul style="list-style-type: none"> <li>• Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application.</li> <li>• Existing loading and servicing area to be modified to improve sitelines within Bottle Alley to and from Ellenborough Street.</li> </ul>

## Item 4 / Attachment 2.

Ipswich City Council

Page 3

				Detailed design for all widening works within Bottle Alley to be submitted to the assessment manager for approval prior to the commencement of works.
1.6	Library – Community Use	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A
1.6	Library – Community Use	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A
1.7	Food and Beverage Business Use	BVN	<del>20 October 2017</del> <b>June 2019</b>	<ul style="list-style-type: none"> <li>Detailed floor plans and elevations of business use building 1 and 2 to be submitted prior to commencement of works.</li> </ul>
	<b>Super Structure / Bar</b>	<b>BVN</b>	<b>June 2019</b>	<b>N/A</b>
1.7	Food and Beverage Business Use	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A
1.9	Refuse & Service Strategy	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A
1.10	Basement Carpark & Refuse Level 01-02	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A
1.10	Basement Carpark & Refuse Level 03-04	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A
1.10	Basement Carpark & Refuse Level 05-06	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A
	Civic Precinct Perspective	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A
	Civic Precinct Perspective	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A
	Library Perspective	BVN	<del>20 October 2017</del> <b>June 2019</b>	N/A

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

**4. Referral Agencies**

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Department of State Development, Manufacturing, Infrastructure and Planning	Concurrence	<ul style="list-style-type: none"> <li>- State Transport Corridors and Future State Transport Corridors</li> <li>- Queensland Heritage Place (on or near a Queensland Heritage Place)</li> </ul>	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 building works and plumbing 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) No infrastructure charges have been levied by Council for the proposed development.
- (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: 995/2018/MCU**  
**Location: 23, 25 & 27 Ipswich City Mall, IPSWICH QLD 4305**  
**Proposal: Material Change of Use - Community Use (Library & Visitor Information Centre)**

<b><u>Assessment Manager (Ipswich City Council) Conditions</u></b>		
<b><u>Conditions applicable to this approval under the Planning Act 2016</u></b>		
<b>No.</b>	<b>Condition</b>	<b>The time by which the condition must be met, implemented or complied with</b>
<b>1.</b>	<b>Basis of Approval</b>	
	<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>	<p>From the commencement of the construction of the development and at all times thereafter.</p>
<b>2.</b>	<b>Minor Alterations</b>	
	<p>Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.</p>	<p>At all times after the approval is granted.</p>
<b>3.</b>	<b>Development Plans</b>	
	<p>The applicant must undertake the development generally in accordance with the approved plans outlined in part 3 of this development permit.</p>	<p>From the commencement of the construction of the development and at all times thereafter.</p>
<b>4.</b>	<b>Locality References</b>	
(a)	<p>The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to Council's satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following:</p> <p>(i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name;</p>	<p>At all times after the approval is granted.</p>

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

<b>5.</b>	<b>Requirements Before the Development May Start</b>	
(a)	Union Place & Nicholas Street must be accessible and open to the public from Brisbane Street to Bell Street as indicated on the approved plans outlined in Part 3 of this development permit.	Prior to the commencement of the use.
(b)	The civic area precinct as indicated on the approved plans outlined in Part 3 of this development permit must be completed and open to the public.	Prior to the commencement of the use.
(c)	<del>The ramps within Bremer Street must be removed and the road pavement in Bremer Street be remediated in order to facilitate appropriate access for the development.</del>	<del>Unless otherwise approved in writing by the assessment manager, prior to the commencement of the use.</del>

<b>6.</b>	<b>Hours of Construction</b>	
	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.

<b>7.</b>	<b>Hours of Operation</b>	
	The applicant must not conduct work or business from the premises outside the hours of 6:00am to midnight daily.	From the commencement of the use and at all times thereafter.

<b>8.</b>	<b>Bottle Alley</b>	
	The applicant must submit to the assessment manager for approval, detailed design for works within Bottle Alley. The works must be undertaken generally in accordance with the approved plans including mark-ups outlined in Part 3 of this development permit and must be completed and open to the public.	Prior to the commencement of the use.

<b>9.</b>	<b>Activation of Buildings</b>	
(a)	The library and visitor information centre must	Prior to the commencement of

	maintain an active frontage to the civic area precinct	the use and at all times thereafter.
(c)	All windows and building entries fronting the civic area precinct are to remain visually permeable at all times during the operation of the development. To this end, all windows and entry points are to remain transparent and must not be covered with advertising, screening or opaque tinting of any kind.	Prior to the commencement of the use and at all times thereafter.
(d)	Advertising Signage is not permitted to be located on windows and entry doors of the buildings.	From the commencement of the use and at all times thereafter.

<b>10.</b>	<b>Visual Treatment of Plant and Equipment</b>	
(a)	The applicant must ensure all plant and equipment (inclusive of tanks, air conditioning units, compressors, generators, ducting, ventilation and the like):  <div style="margin-left: 40px;">                     (i) is not located between any building and the dedicated road/railway reserve/adjoining premises including the civic area precinct; or                       (ii) is appropriately screened (and ventilated) from view from the dedicated road, railway reserve and the adjoining premises including the civic area precinct.                 </div>	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must, where screening is required pursuant to (a), submit for written approval by the assessment manager details of the screening method or device. All screening must be of materials similar in appearance and specification to those used in the construction of buildings on the premises and adjacent premises.	Prior to the lodgement of the application for building work.
(c)	The applicant must construct and maintain all screening in accordance with the approval issued by the assessment manager.	Prior to the commencement of the use and at all times thereafter.
(d)	Rooftop areas must be designed to conceal and disguise rooftop machinery and service equipment. Any additional screening must be strictly in accordance with the approved plans outlined in Part 3 of this development permit unless otherwise approved in writing by the assessment manager.	Prior to the commencement of the use and at all times thereafter.

<b>11.</b>	<b>Building Finishes</b>	
(a)	The external features of the building must be painted/finished in the colour or colours as identified on the approved plans outlined in part 3 of this approval.	Prior to the commencement of the use and at all times thereafter.
(b)	Should the applicant propose changes to the colour scheme or materials schedule from those identified on the approved plans, the applicant must receive prior written approval for the final colour scheme and	Prior to the commencement of the use and at all times thereafter.

Item 4 / Attachment 2.

Ipswich City Council

Page 10

	materials schedule from the assessment manager.	
<b>12.</b>	<b>Lighting</b>	
	Lighting used to illuminate any areas of the premises (ie security or flood lighting) must be designed, constructed, located and maintained to the satisfaction of the assessment manager so as not to cause nuisance to the occupants of nearby properties or passing traffic. All lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous light to be directed or reflected upwards.	Prior to the commencement of the use and at all times thereafter.
<b>13.</b>	<b>Acoustic Management</b>	
(a)	The library/visitor information centre must be constructed to ensure the indoor acoustic quality objectives are achieved for the building type and activity as specified in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i> are achieved.	From the commencement of the use and at all times thereafter.
(d)	In the event acoustic enclosures are required for external mechanical plant and equipment (including but not limited to air conditioning units, compressors, generators and the like) the applicant must ensure the enclosure is suitably ventilated and visually screened.	Prior to the commencement of the use and at all times thereafter.
(c)	The applicant must submit to the assessment manager certification from a suitably qualified acoustic consultant demonstrating that condition (a) has been complied with.	Prior to the commencement of the use.
<b>14.</b>	<b>Access for People with a Disability</b>	
	The applicant must provide adequate access for people in wheelchairs by means of an unimpeded continuous path of travel from any adjacent roadway, other public lands and from any car parking bay allocated for use by people with a disability, to all parts of the development which are normally open to the public.	Prior to the commencement of the use and at all times thereafter.
<b>15.</b>	<b>Loading and Unloading</b>	
	The applicant must undertake all loading and unloading at the approved locations detailed on the approved plans outlined in part 3 of this development permit.	From the commencement of the use and at all times thereafter.
<b>16.</b>	<b>Trade Materials, Products and Plant</b>	
	The applicant must store all trade materials, products and plant within the confines of the building and/or approved storage areas.	From the commencement of the use and at all times thereafter.
<b>17.</b>	<b>Waste Storage and Collection</b>	
(a)	The applicant must locate waste storage at the approved location detailed on the approved plans	From the commencement of the use and at all times thereafter.

Item 4 / Attachment 2.

Ipswich City Council

Page 11

	outlined in Part 3 of this development permit.	
(b)	The applicant must ensure all wash down waters from bin cleansing performed on the site is either: <ul style="list-style-type: none"> <li>(i) Appropriately treated and discharged to sewer subject to a Trade Waste approval; or</li> <li>(ii) The services of a refuse bin cleaning company are engaged.</li> </ul>	From the commencement of the use and at all times thereafter.
(c)	The applicant must ensure waste bins are collected on the site and there is no road-side collection.	From the commencement of the use and at all times thereafter.

<b>18.</b>	<b>Car Parking – Use and Maintenance</b>	
(a)	The applicant must maintain a minimum of <del>993</del> <b>1,035</b> car parking spaces within the existing car parking area.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must ensure all parking areas are: <ul style="list-style-type: none"> <li>(i) Kept exclusively for parking for the development;</li> <li>(ii) Used exclusively for parking for the development;</li> <li>(iii) Accessible to both staff and customers during any approved hours of operation (unless otherwise indicated on the approved plans);</li> <li>(iv) Appropriately signposted at the entry/entries to the car park (eg "Staff and Customer Parking") in accordance with AS1742; and</li> <li>(v) Maintained in perpetuity.</li> </ul>	Prior to the commencement of the use and at all times thereafter.
(c)	Provision must be made for parking spaces for persons with a disability in accordance with the Parking Code (Part 12, division 9) of the <i>Ipswich Planning Scheme</i> .	Prior to the commencement of the use and at all times thereafter.
(d)	The applicant must provide bicycle parking and end-of-trip facilities in accordance with Austroads Guide to Traffic Management Part 11: Parking (Table C2 6). These facilities should be designed and constructed in accordance with AS2890.3-1993 Bicycle parking facilities.	Prior to the commencement of the use and at all times thereafter.

<b>19.</b>	<b>Access, Parking and Manoeuvring Areas</b>	
(a)	The applicant must construct all parking, access and manoeuvring areas of concrete, bitumen or equivalent materials approved by the assessment manager.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must line-mark all parking, access and manoeuvring areas in accordance with the relevant Australian Standard.	Prior to the commencement of the use and at all times thereafter.

Item 4 / Attachment 2.

Ipswich City Council

Page 12

(c)	The applicant must make provision for all vehicles to enter and exit the site in forward gear.	Prior to the commencement of the use and at all times thereafter.
(d)	The applicant must provide all movements access to and from Bremer Street from the existing car park. <del>access on basement level 05-06.</del>	Prior to the commencement of the use and at all times thereafter.
(e)	Unless otherwise required to be closed for the purposes of construction, the applicant must provide pedestrian access to the Bradfield Bridge.	Prior to the commencement of the use and at all times thereafter.
(f)	The applicant must appropriately mark and signpost all pedestrian pathways throughout the car parking areas using different colour pavements, line marking or an object recessed into the pavement where they cross internal driveways to ensure a clear legible path of travel for a pedestrian.	Prior to the commencement of the use and at all times thereafter.

<b>20.</b>	<b>Utility Services</b>	
(a)	The applicant must connect the development to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication (cable service) utilities.	Prior to commencement of the use.
(b)	The applicant must provide to the assessment manager written evidence (e.g. connection certificate) from each particular service provider stating that the development has been connected to applicable utility service or has a current supply agreement.	Prior to commencement of the use.
(c)	The applicant must provide telecommunications to the building, lead-in conduits and equipment space in a suitable location within the building, to suit carrier of choice.	Prior to commencement of the use.

<b>21.</b>	<b>Customer Toilets</b>	
(a)	The applicant must provide public toilet facilities in accordance with the provisions of the Standard Building Regulation, which must remain open for access at all times during the operation of the development.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(b)	Where wall hung urinals are provided, the applicant must provide at least one such urinal for use by young children and installed in accordance with the manufacturer's specifications.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(c)	The applicant must provide at least one wash basin, with a rim height not exceeding 600mm, per room for use by young children.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(d)	The applicant must provide a separate parents' room with chairs and a table for use for feeding and changing of infants.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(e)	The applicant must provide a drinking fountain in an accessible location for use of the general public at all	From the commencement of the use and at all times during the

	times during the operation of the development.	approved hours of operation thereafter.
<b>22.</b>	<b>Stormwater Quantity Management</b>	
(a)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level V.	Prior to the commencement of the use.
(b)	The applicant must discharge stormwater runoff from all impervious areas to existing stormwater system.	Prior to the commencement of the use and at all times thereafter.
<b>23.</b>	<b>Stormwater Quality</b>	
(a)	<p>(i) 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.</p> <p>Or</p> <p>(ii) The applicant must pay a monetary offset contribution to the assessment manager in lieu of the provision of stormwater quality treatment infrastructure for the development in accordance with section 3.2.3 of Implementation Guideline 24 Stormwater Management of the Ipswich Planning Scheme.</p>	Prior to the commencement of the use and at all times thereafter.
(b)	Should the applicant choose to comply with (a)(i), the applicant implement stormwater infrastructure in accordance with the Site Services report and Stormwater Quality Management Plan prepared by Robert Bird Group dated 26 June 2017.	Prior to the commencement of the use and at all times thereafter.
<b>24.</b>	<b>Flooding</b>	
(a)	Unless otherwise approved in writing by the assessment manager, the proposed development must comply with the requirements of the <i>Ipswich Planning Scheme 2006</i> , Part 11, division 4, section 11.4.7 (1)(d) & (g) and the State Planning Policy insofar as it relates to Natural Hazards, Risk and Resilience.	Prior to the commencement of the use and at all times thereafter
(b)	The applicant must submit to the assessment manager for approval a flood evacuation and management plan.	Prior to the commencement of the use.
(c)	The applicant must implement the approved flood evacuation and management plan as required by (b) above.	From the commencement of the use and at all times thereafter.
<b>25.</b>	<b>Emergency Generator Bulk Storage Tank</b>	
(a)	The applicant must ensure that any bulk fuel storage tank for an emergency generator is located on or below the lowest floor level of the building as is required in	Prior to the commencement of the use and at all times thereafter.

	<i>Australian Standard AS1940, 2017 - The Storage and Handling of Flammable and Combustible Liquids.</i>	
(b)	The applicant must ensure that the termination point & location of any vent pipe for the bulk fuel storage tank is designed so that it is located six (6) metres above any plaza surface & two (2) metres laterally from the opening into a building.	Prior to the commencement of the use and at all times thereafter.
(c)	The applicant must ensure that the fill point for any bulk fuel tank is located outside the building, two (2) metres from any doorway, window or other opening into the building. The fill point must be readily accessible and protected from accidental damage and tampering.	Prior to the commencement of the use and at all times thereafter.
(d)	The applicant must ensure that any pipework passing through floors is protected by being housed in fire-rated risers. Fuel transfer lines passing between building levels must be installed within fire rated risers	Prior to the commencement of the use and at all times thereafter.
(e)	The applicant must ensure that any aboveground day service tank installed within the building must not exceed 1000 Litres capacity. More than one tank may be installed provided that the tanks are not interconnected and are separated from each other by at least 3 metres.	Prior to the commencement of the use and at all times thereafter.

<b>26.</b>	<b>Sediment &amp; Erosion Management - Construction &amp; Operational Phases</b>	
	The applicant must provide for all unpaved and disturbed areas sufficient grass or equivalent cover to prevent both rill and sheet erosion.	Prior to commencement of the use and during the period that the approved use is being carried out on the development site.

<b>27.</b>	<b>Further Works</b>	
(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 commencement of use.
(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 commencement of use.

**Proposal: Material Change of Use - Business Use (Cafe, Restaurant and/or Hotel)**

<b>Assessment Manager (Ipswich City Council) Conditions</b>		
<b>Conditions applicable to this approval under the Planning Act 2016</b>		
<b>No.</b>	<b>Condition</b>	<b>The time by which the condition must be met, implemented or complied with</b>

<b>1.</b>	<b>Basis of Approval</b>	
	<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.
<b>2.</b>	<b>Minor Alterations</b>	
	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.
<b>3.</b>	<b>Development Plans</b>	
	The applicant must undertake the development generally in accordance with the approved plans outlined in part 3 of this development permit.	From the commencement of the construction of the development and at all times thereafter.
<b>4.</b>	<b>Locality References</b>	
(a)	<p>The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to Council's satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following:</p> <ul style="list-style-type: none"> <li>(i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name;</li> <li>(ii) be in lettering at least 50% of the size of the place/estate/development name;</li> </ul>	At all times after the approval is granted.

	(iii) be in the same orientation as the place/estate/development name; and  (iv) be in either title case or all in upper case.	
(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.

<b>5.</b>	<b>Requirements Before the Development May Start</b>	
(a)	Union Place & Nicholas Street must be accessible and open to the public from Brisbane Street to Bell Street as indicated on the approved plans outlined in Part 3 of this development permit.	Prior to the commencement of the use.
(b)	The civic area precinct as indicated on the approved plans outlined in Part 3 of this development permit must be completed and open to the public.	Prior to the commencement of the use.
(c)	The applicant must submit, for written approval by the assessment manager, detailed plans for business use buildings <b>1, 2, 3, 4, 5 and Bar 1 and 2</b> . The detailed plans must comply with all conditions of this approval and the relevant provisions in the Ipswich Planning Scheme.	Prior to the lodgement of the associated building works application.
(d)	<del>The ramps within Bremer Street must be removed and the road pavement in Bremer Street be remediated in order to facilitate appropriate access for the development.</del>	<del>Unless otherwise approved in writing by the assessment manager, prior to the commencement of the use.</del>

<b>6.</b>	<b>Hours of Construction</b>	
	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.

<b>7.</b>	<b>Hours of Operation</b>	
	The applicant is permitted to conduct work or business from the premises Monday to Sunday (24 hours a day).	From the commencement of the use and at all times thereafter.

<b>8.</b>	<b>Limits to Approval</b>	
	The hours of operation in this approval are limited to within the confines of the food and beverage precinct, business use buildings <b>1, 2, 3, 4, 5, Bar 1 and 2</b> and any associated outdoor areas as detailed in the approved plans outlined in part 3 of this development permit.	From the commencement of the use and at all times thereafter.

<b>9.</b>	<b>Separate Agreements (Sale Agreements, Tenancy Agreements, Lease Agreements,</b>	
-----------	--	--

	<b>Community Management Statements, Developer Covenants etc.)</b>	
(a)	The applicant must ensure any separate agreements (including but not limited to sale agreements, tenancy agreements; lease agreements; community management statements; developer covenants etc.) require the development to be conducted/operated in accordance with:  (i) this development approval (and any subsequent amendments/changes to this approval)  (ii) any related or consequential approvals (e.g. material change of use, reconfiguring a lot, operational works or building works)	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure a copy of all approvals referred to in (a) above are:  (i) appropriately referenced in such agreements  (ii) provided to all parties of such agreements	At the time an agreement is presented to the relevant parties.

<b>10.</b>	<b>Bottle Alley</b>	
	The applicant must submit to the assessment manager for approval, detailed design for works within Bottle Alley. The works must be undertaken generally in accordance with the approved plans including mark-ups outlined in Part 3 of this development permit and must be completed and open to the public.	Prior to the commencement of the use.

<b>11.</b>	<b>Activation of Buildings</b>	
(a)	The food and beverage precinct building must maintain an active shop frontage to the Ipswich City Mall (Nicholas Street) and Bottle Alley.	Prior to the commencement of the use and at all times thereafter.
(c)	All windows and building entries fronting the Ipswich City Mall (Nicholas Street) and Bottle Alley are to remain visually permeable at all times during the operation of the development. To this end, all windows and entry points are to remain transparent and must not be covered with advertising, screening or opaque tinting of any kind.	Prior to the commencement of the use and at all times thereafter.
(d)	Advertising Signage is not permitted to be located on windows and entry doors of the buildings.	From the commencement of the use and at all times thereafter.

<b>12.</b>	<b>Visual Treatment of Plant and Equipment</b>	
(a)	The applicant must ensure all plant and equipment (inclusive of tanks, air conditioning units, compressors, generators, ducting, ventilation and the like):  (i) is not located between any building and the dedicated road/railway reserve/adjoining	Prior to the commencement of the use and at all times thereafter.

	premises including the civic area precinct; or  (ii) is appropriately screened (and ventilated) from view from the dedicated road, railway reserve and the adjoining premises including the civic area precinct.	
(b)	The applicant must, where screening is required pursuant to (a), submit for written approval by the assessment manager details of the screening method or device. All screening must be of materials similar in appearance and specification to those used in the construction of buildings on the premises and adjacent premises.	Prior to the lodgement of the application for building work.
(c)	The applicant must construct and maintain all screening in accordance with the approval issued by the assessment manager.	Prior to the commencement of the use and at all times thereafter.
(d)	Rooftop areas must be designed to conceal and disguise rooftop machinery and service equipment. Any additional screening must be strictly in accordance with the approved plans outlined in Part 3 of this development permit unless otherwise approved in writing by the assessment manager.	Prior to the commencement of the use and at all times thereafter.

<b>13.</b>	<b>Building Finishes</b>	
	The applicant must obtain written approval from the assessment manager for a schedule of colour(s) and external finishes for the building.	Prior to the commencement of the use and at all times thereafter.

<b>14.</b>	<b>Lighting</b>	
	Lighting used to illuminate any areas of the premises (ie security or flood lighting) must be designed, constructed, located and maintained to the satisfaction of the assessment manager so as not to cause nuisance to the occupants of nearby properties or passing traffic. All lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous light to be directed or reflected upwards.	Prior to the commencement of the use and at all times thereafter.

<b>15.</b>	<b>Acoustic Management</b>	
(a)	Acoustic noise between 7:00am to 10.00pm, must not exceed 105dB(C) $L_{eq}$ (1hr), when measured 3m from the source of the noise.	From the commencement of the use and at all times thereafter.
(b)	Acoustic noise between 10:00pm to 7.00am, must not exceed 100dB(C) $L_{eq}$ (1hr), when measured 3m from the source of the noise.	From the commencement of the use and at all times thereafter.
(c)	Acoustic Noise emanating from music in outdoor areas associated with the business use, must not exceed 75dB(C) $L_{eq}$ (1hr), when measured 3m from the source of the noise.	From the commencement of the use and at all times thereafter.

(d)	In the event acoustic enclosures are required for external mechanical plant and equipment (including but not limited to air conditioning units, compressors, generators and the like) the applicant must ensure the enclosure is suitably ventilated and visually screened.	Prior to the commencement of the use and at all times thereafter.
<b>16. Access for People with a Disability</b>		
	The applicant must provide adequate access for people in wheelchairs by means of an unimpeded continuous path of travel from any adjacent roadway, other public lands and from any car parking bay allocated for use by people with a disability, to all parts of the development which are normally open to the public.	Prior to the commencement of the use and at all times thereafter.
<b>17. Loading and Unloading</b>		
	The applicant must undertake all loading and unloading at the approved locations detailed on the approved plans outlined in part 3 of this development permit or within existing loading areas within the Ipswich Mall.	From the commencement of the use and at all times thereafter.
<b>18. Trade Materials, Products and Plant</b>		
	The applicant must store all trade materials, products and plant within the confines of the building and/or approved storage areas.	From the commencement of the use and at all times thereafter.
<b>19. Waste Storage and Collection</b>		
(a)	The applicant must locate waste storage at the approved location detailed on the approved plans outlined in Part 3 of this development permit.	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure all wash down waters from bin cleansing performed on the site is either: <ul style="list-style-type: none"> <li>(i) Appropriately treated and discharged to sewer subject to a Trade Waste approval; or</li> <li>(ii) The services of a refuse bin cleaning company are engaged.</li> </ul>	From the commencement of the use and at all times thereafter.
(c)	The applicant must ensure waste bins are collected on the site and there is no road-side collection.	From the commencement of the use and at all times thereafter.
<b>20. Car Parking – Use and Maintenance</b>		
(a)	The applicant must maintain a minimum of <del>993</del> <b>1,035</b> car parking spaces within the existing car parking area.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must ensure all parking areas are: <ul style="list-style-type: none"> <li>(i) Kept exclusively for parking for the development;</li> <li>(ii) Used exclusively for parking for the</li> </ul>	Prior to the commencement of the use and at all times thereafter.

	development;	
	(iii) Accessible to both staff and customers during any approved hours of operation (unless otherwise indicated on the approved plans);	
	(iv) Appropriately signposted at the entry/entries to the car park (eg "Staff and Customer Parking") in accordance with AS1742; and	
	(v) Maintained in perpetuity.	
(c)	Provision must be made for parking spaces for persons with a disability in accordance with the Parking Code (Part 12, division 9) of the <i>Ipswich Planning Scheme</i> .	Prior to the commencement of the use and at all times thereafter.
(d)	Provision must be made for bicycle parking spaces throughout the development.	Prior to the commencement of the use and at all times thereafter.
(e)	Provision must be made for bicycle parking spaces throughout the development.	Prior to the commencement of the use and at all times thereafter.

<b>21.</b>	<b>Access, Parking and Manoeuvring Areas</b>	
(a)	The applicant must construct all parking, access and manoeuvring areas of concrete, bitumen or equivalent materials approved by the assessment manager.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must line-mark all parking, access and manoeuvring areas in accordance with the relevant Australian Standard.	Prior to the commencement of the use and at all times thereafter.
(c)	The applicant must make provision for all vehicles to enter and exit the site in forward gear.	Prior to the commencement of the use and at all times thereafter.
(d)	The applicant must provide all movements access to and from Bremer Street from the existing car park. <del>access on basement level 05-06.</del>	Prior to the commencement of the use and at all times thereafter.
(e)	Unless otherwise required to be closed for the purposes of construction, the applicant must provide pedestrian access to the Bradfield Bridge.	Prior to the commencement of the use and at all times thereafter.
(f)	The applicant must appropriately mark and signpost all pedestrian pathways throughout the car parking areas using different colour pavements, line marking or an object recessed into the pavement where they cross internal driveways to ensure a clear legible path of travel for a pedestrian.	Prior to the commencement of the use and at all times thereafter.
(g)	The applicant must ensure a minimum two (2) metre wide passageway is at all times left clear and unobstructed between the building and any outdoor dining areas to enable pedestrian mobility.	From the commencement of the use and at all times thereafter.

<b>22.</b>	<b>Utility Services</b>	
(a)	The applicant must connect the development to	Prior to commencement of the

	reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication (cable service) utilities.	use.
(b)	The applicant must provide to the assessment manager written evidence (e.g. connection certificate) from each particular service provider stating that the development has been connected to applicable utility service or has a current supply agreement.	Prior to commencement of the use.
(c)	The applicant must provide telecommunications to the building, lead-in conduits and equipment space in a suitable location within the building, to suit carrier of choice.	Prior to commencement of the use.

<b>23.</b>	<b>Public Toilet and Utilities</b>	
(a)	The applicant must provide public toilet facilities in accordance with the provisions of the Standard Building Regulation, which must remain open for access at all times during the operation of the development.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(b)	Where wall hung urinals are provided, the applicant must provide at least one such urinal for use by young children and installed in accordance with the manufacturer's specifications.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(c)	The applicant must provide at least one wash basin, with a rim height not exceeding 600mm, per room for use by young children.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(d)	The applicant must provide a separate parents' room with chairs and a table for use for feeding and changing of infants.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(e)	The applicant must provide a drinking fountain in an accessible location for use of the general public at all times during the operation of the development.	From the commencement of the use and at all times during the approved hours of operation thereafter.

<b>24.</b>	<b>Stormwater Quantity Management</b>	
(a)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level V.	Prior to the commencement of the use.
(b)	The applicant must discharge stormwater runoff from all impervious areas to existing stormwater system.	Prior to the commencement of the use and at all times thereafter.

<b>25.</b>	<b>Stormwater Quality</b>	
(a)	(i) 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 commencement of the use and at all times thereafter.

Item 4 / Attachment 2.

Ipswich City Council

Page 22

	Or  (ii) The applicant must pay a monetary offset contribution to the assessment manager in lieu of the provision of stormwater quality treatment infrastructure for the development in accordance with section 3.2.3 of Implementation Guideline 24 Stormwater Management of the Ipswich Planning Scheme.	
(b)	Should the applicant choose to comply with (a)(i), the applicant implement stormwater infrastructure in accordance with the Site Services report and Stormwater Quality Management Plan prepared by Robert Bird Group dated 26 June 2017.	Prior to the commencement of the use and at all times thereafter.

<b>26.</b>	<b>Flooding</b>	
(a)	Unless otherwise approved in writing by the assessment manager, the proposed development must comply with the requirements of the <i>Ipswich Planning Scheme 2006</i> , Part 11, division 4, section 11.4.7 (1)(d) & (g) and the State Planning Policy insofar as it relates to Natural Hazards, Risk and Resilience.	Prior to the commencement of the use and at all times thereafter
(b)	The applicant must submit to the assessment manager for approval a flood evacuation and management plan.	Prior to the commencement of the use.
(c)	The applicant must implement the approved flood evacuation and management plan as required by (b) above.	From the commencement of the use and at all times thereafter.

<b>27.</b>	<b>Emergency Generator Bulk Storage Tank</b>	
(a)	The applicant must ensure that any bulk fuel storage tank for an emergency generator is located on or below the lowest floor level of the building as is required in <i>Australian Standard AS1940, 2017 - The Storage and Handling of Flammable and Combustible Liquids</i> .	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must ensure that the termination point & location of any vent pipe for the bulk fuel storage tank is designed so that it is located six (6) metres above any plaza surface & two (2) metres laterally from the opening into a building.	Prior to the commencement of the use and at all times thereafter.
(c)	The applicant must ensure that the fill point for any bulk fuel tank is located outside the building, two (2) metres from any doorway, window or other opening into the building. The fill point must be readily accessible and protected from accidental damage and tampering.	Prior to the commencement of the use and at all times thereafter.
(d)	The applicant must ensure that any pipework passing through floors is protected by being housed in fire-rated risers. Fuel transfer lines passing between building levels must be installed within fire rated risers	Prior to the commencement of the use and at all times thereafter.
(e)	The applicant must ensure that any aboveground day	Prior to the commencement of

	service tank installed within the building must not exceed 1000 Litres capacity. More than one tank may be installed provided that the tanks are not interconnected and are separated from each other by at least 3 metres.	the use and at all times thereafter.
--	---	--------------------------------------

<b>28.</b>	<b>Sediment &amp; Erosion Management - Construction &amp; Operational Phases</b>	
	The applicant must provide for all unpaved and disturbed areas sufficient grass or equivalent cover to prevent both rill and sheet erosion.	Prior to commencement of the use and during the period that the approved use is being carried out on the development site.

<b>29.</b>	<b>Further Works</b>	
(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 commencement of use.
(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 commencement of use.

**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.

<b>1.</b>	<b>Advertising Signage</b>
	Unless any advertising devices associated with the proposed use meets the exempt criteria set out in Schedule 9 of the <i>Ipswich Planning Scheme 2006</i> , such signage would require submission to Council of a code assessable development application for operational works – placing an advertising device on premises. For further information please contact the Planning and Development Department on (07) 3810 6888.

<b>2.</b>	<b>Fire Ants</b>
(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 <a href="http://www.daf.qld.gov.au/fireants">www.daf.qld.gov.au/fireants</a> .
(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.

<b>3.</b>	<b>Portable Long Service Leave</b>  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> .  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.
<b>4.</b>	<b>Local Government Regulation 2012</b>  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.
<b>5.</b>	<b>Section 73 of the Planning Act 2016</b>  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.
<b>6.</b>	<b>Acronyms and Terms</b> Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	QUU – Queensland Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
(c)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by RPEQ.
(d)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.
(e)	PSP 3 – Council Planning Scheme Policy 3
(f)	QUDM – The <i>Queensland Urban Drainage Manual (2007 Edition)</i> , produced by the Queensland Department of Environment and Natural Resources
(g)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR
(h)	DTMR - Department of Transport and Main Roads
(i)	DEHP – Department of Environment and Heritage Protection
(j)	DNRM – Department of Natural Resources and Mines
(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.
<b>7.</b>	<b>Bonds</b>
	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 <a href="http://www.ipswichplanning.com.au/development-planning/development-planning-information">http://www.ipswichplanning.com.au/development-planning/development-planning-information</a> . Council's preference is for bonds to be submitted by way of a Bank Guarantee.
<b>8.</b>	<b>Telecommunication Conduit Infrastructure</b>
	The installation of telecommunication conduit and infrastructure is to be in accordance with the Communications Alliance publication titled Fibre Ready Pit and Pipe Specifications for Real Estate Development Projects (Reference G645:2011) 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'.
<b>9.</b>	<b>Hazardous Substances</b>
	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.
<b>10.</b>	<b>Trade Waste</b>
	Waste water directed to sewer must only be carried out in compliance with an approved Trade Waste Permit for the site. All associated water treatment equipment (if any) must be covered by the permit, where released to sewer. Enquiries regarding Trade Waste requirements can be made by contacting Queensland Urban Utilities on telephone number 13 26 57.
<b>11.</b>	<b>Food Licence</b>
	Where food is sold, served and or produced on the site there may be a need to hold a licence to do so under the <i>Food Act 2006</i> . Please contact the Health Security and Regulatory Services Department of Ipswich City Council for advice regarding this matter by ringing 3810 6666.

## DESIGN CONTENT

### 1.2 MASTER PLAN

Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application.

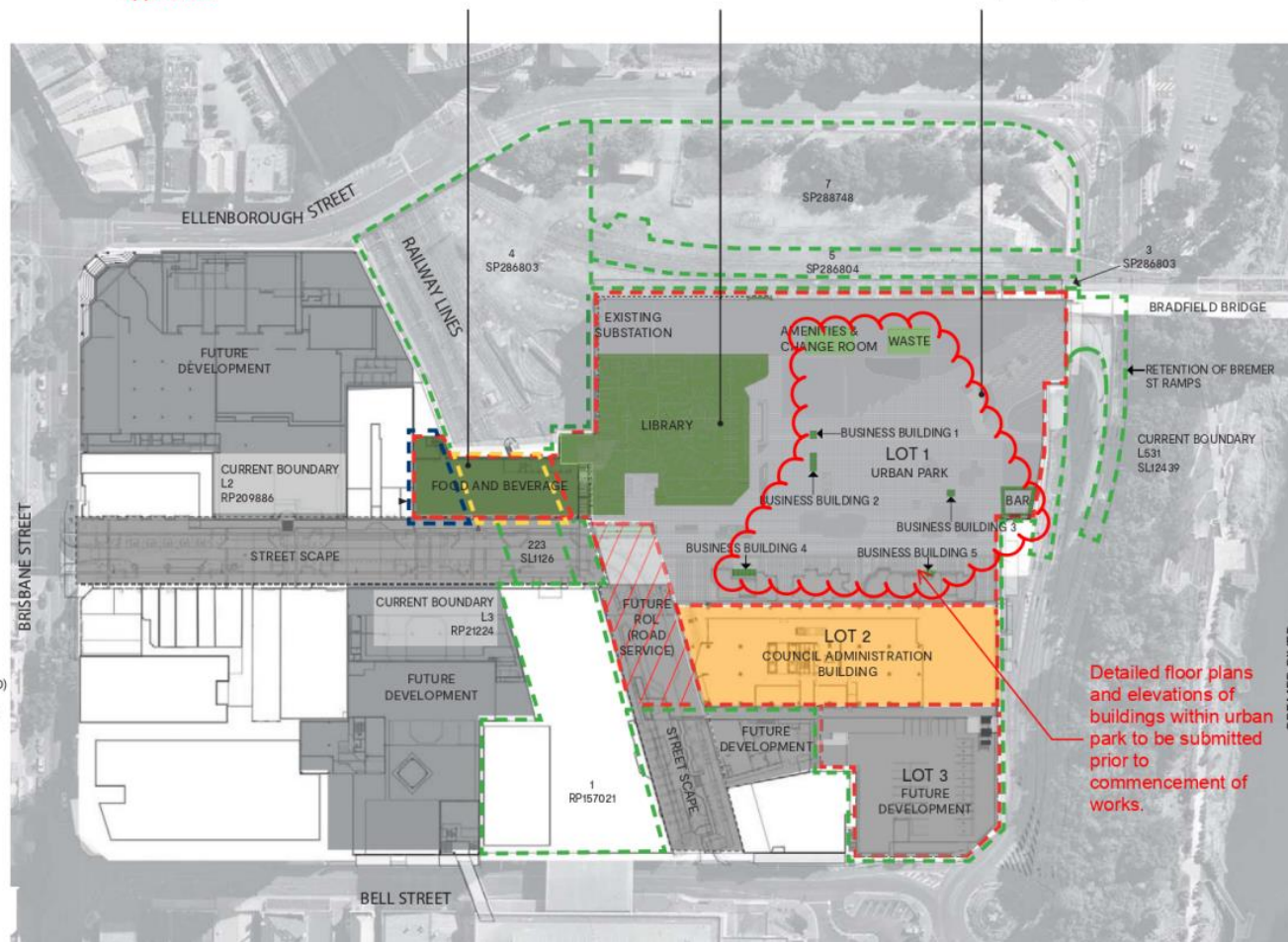
- Upgrade of existing building + facade
- New food and beverage experience
- Improved linkage to Ellenborough Street

- Community use:
- New Ipswich Central Library
  - Visitors information centre

- New urban park including:
- Entertainment plaza
  - Civic Promenade
  - Upgrade to existing carpark/Access
  - Amenities
  - Anticipated business use: cafe, restaurant, bar/hotel

#### LEGEND

- PROPOSED DEVELOPMENT
- FUTURE DEVELOPMENT / WORKS
- COUNCIL ADMINISTRATION
- PROPERTY BOUNDARY (PROPOSED)
- PROPERTY BOUNDARY (CURRENT)
- DEVELOPMENT LINE
- ACCESS / MOVEMENT
- TEMP / REMOVEABLE BUSINESS USE WITH POWER AND DRAINAGE PROVIDED TO THESE AREAS



3

JUNE 2019

## DESIGN CONTENT

### 1.3 SITE PRECINCT

Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application.

#### FOOD AND BEVERAGE PRECINCT

GFA: 1816m<sup>2</sup>  
(ACROSS TWO EXISTING LEVELS)

#### CIVIC PRECINCT

COMMUNITY USE

GFA : 2692m<sup>2</sup>  
TOTAL: 2692m<sup>2</sup>

#### BUSINESS USE BUILDING 1

GFA : 48m<sup>2</sup>  
TUA: 408m<sup>2</sup>  
TOTAL: 456m<sup>2</sup>

#### BUSINESS USE BUILDING 2

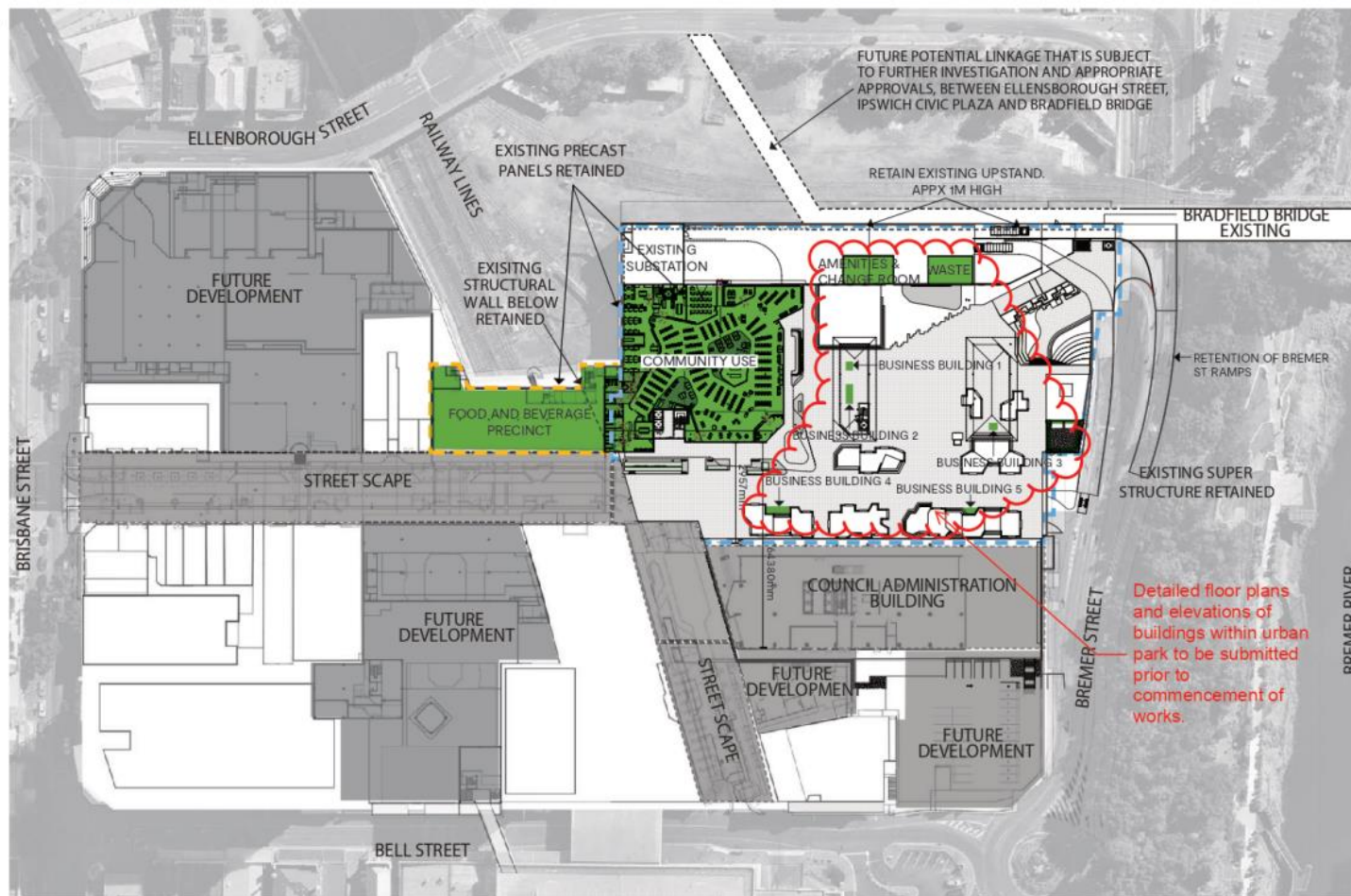
GFA : 81m<sup>2</sup>  
TUA: 111m<sup>2</sup>  
TOTAL: 192m<sup>2</sup>

#### AMENITIES

GFA: 136m<sup>2</sup>

#### LEGEND

- PROPOSED DEVELOPMENT
- FUTURE DEVELOPMENT / WORKS
- COUNCIL ADMINISTRATION
- PROPERTY BOUNDARY (PROPOSED)
- PROPERTY BOUNDARY (CURRENT)
- DEVELOPMENT LINE
- ACCESS / MOVEMENT
- TEMP / REMOVEABLE BUSINESS USE WITH POWER AND DRAINAGE PROVIDED TO THESE AREAS



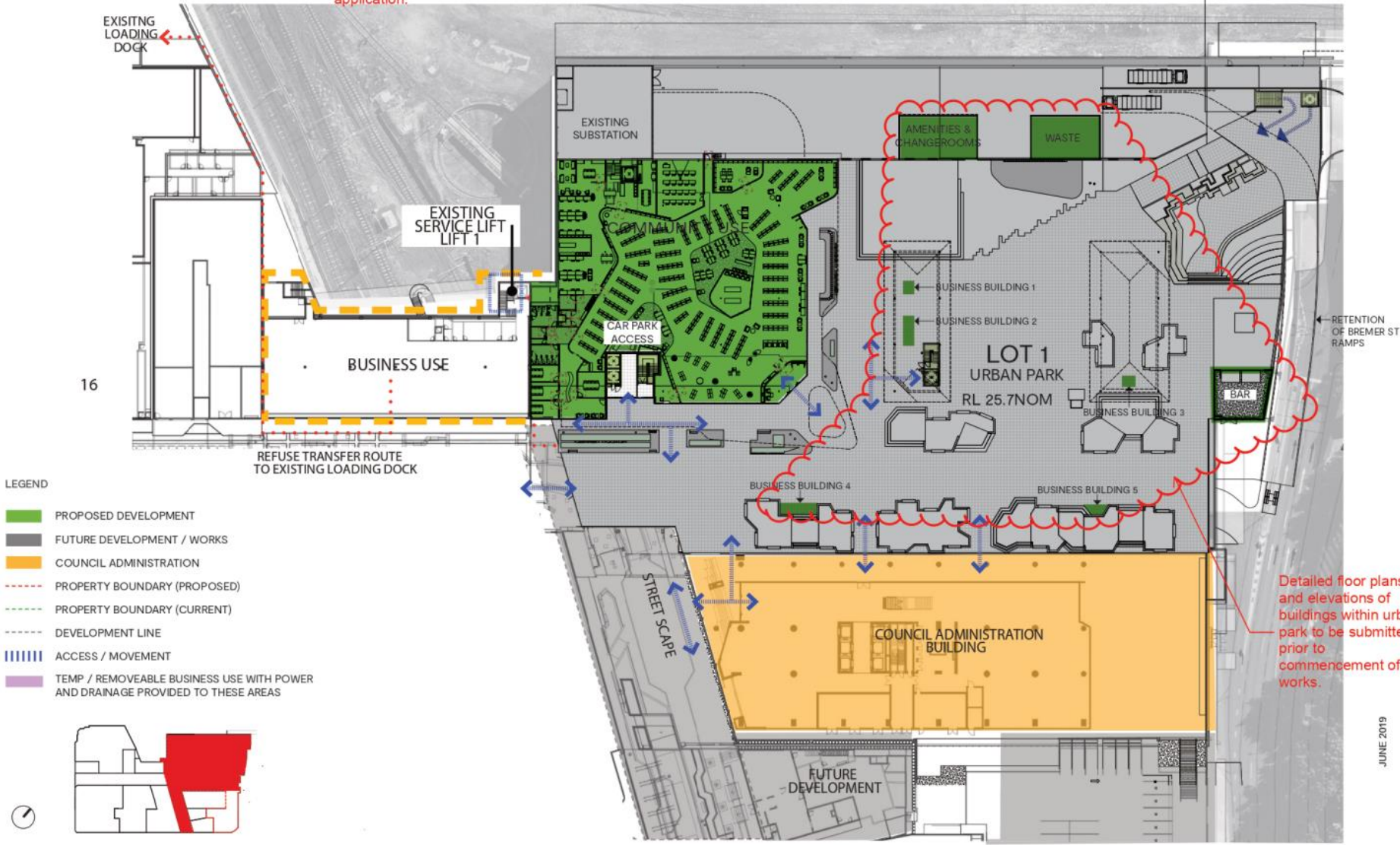
#### DISCLAIMER:

MEASUREMENTS RELEVANT TO SCHEMATIC DESIGN STAGE OF THE DESIGN AND HAVE BEEN TAKEN FROM EXISTING "AS BUILT" DRAWING INFORMATION. FURTHER SURVEY INFORMATION REQUIRED TO VERIFY ALL AREAS.

JUNE 2019

DESIGN CONTENT  
1.4 CIVIC PRECINCT

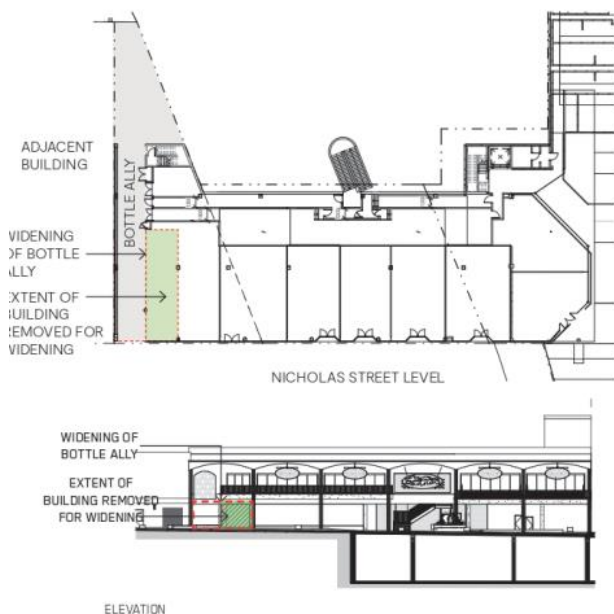
Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application.



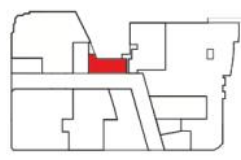
## DESIGN CONTENT

### 1.5 FOOD AND BEVERAGE PRECINCT

- Proposed detailed design layout for the business use building to be determined/ resolved in the future
- Detailed design for within the building will be determined/resolved in the future.
- As part of the refurbishment of the business use building, it is intended that the mouth of Bottle Alley be widened so as to improve access and the extent of surveillance of this area, which will in turn improve the perception of safety. The extent of these works will be confirmed as part of a future detailed design.

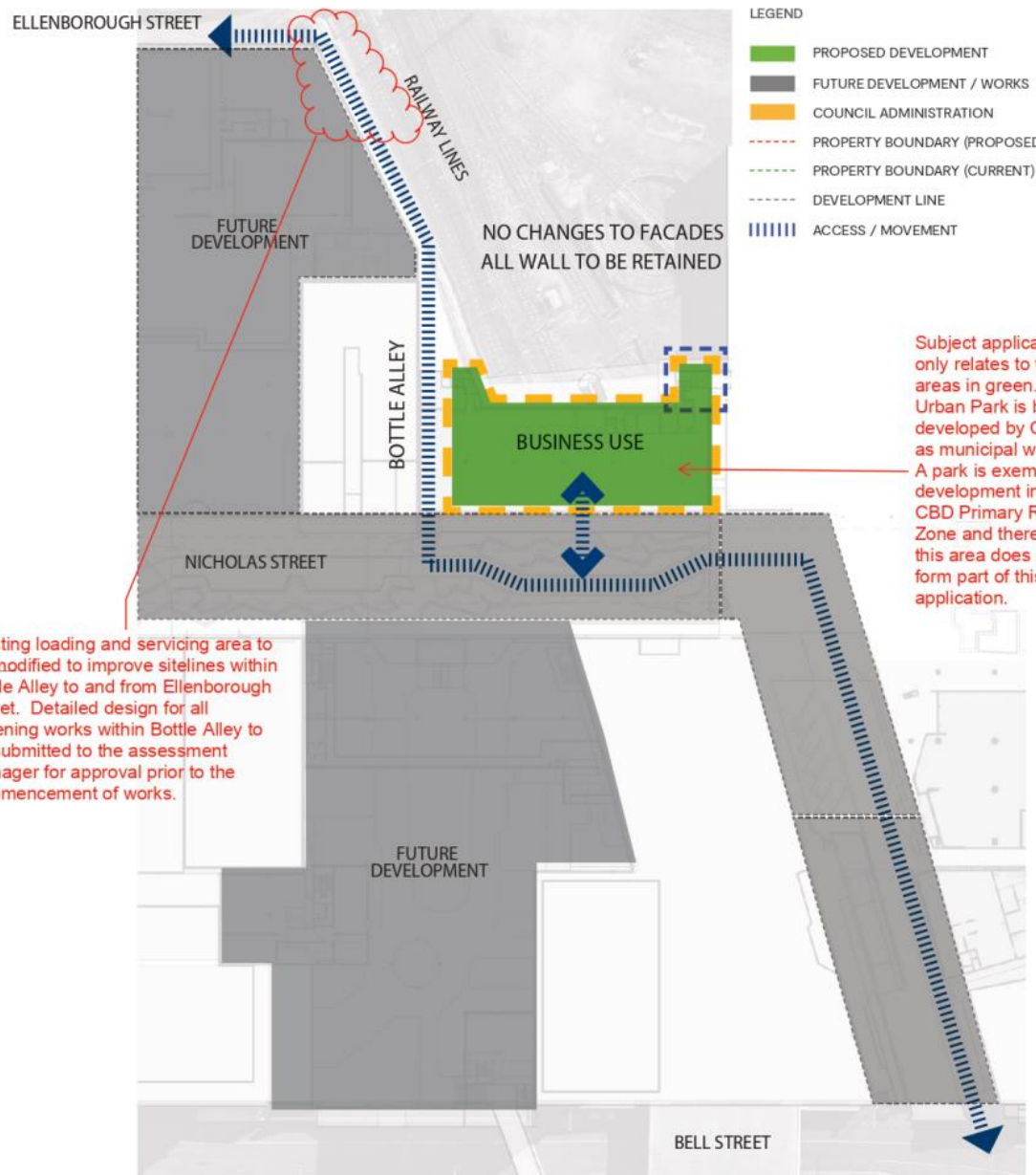


ELEVATION



INDICATIVE PLAN AND ELEVATION OF BUSINESS USE BUILDING PROVIDED. FINAL DESIGN TO BE DEVELOPED WITH FUTURE OPERATOR

Existing loading and servicing area to be modified to improve sitelines within Bottle Alley to and from Ellenborough Street. Detailed design for all widening works within Bottle Alley to be submitted to the assessment manager for approval prior to the commencement of works.



LEGEND

- PROPOSED DEVELOPMENT
- FUTURE DEVELOPMENT / WORKS
- COUNCIL ADMINISTRATION
- PROPERTY BOUNDARY (PROPOSED)
- PROPERTY BOUNDARY (CURRENT)
- DEVELOPMENT LINE
- ACCESS / MOVEMENT

Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application.

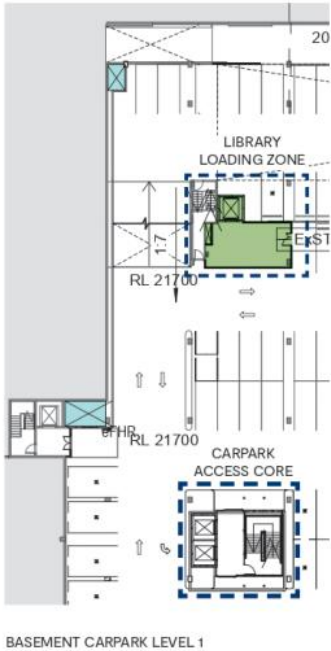
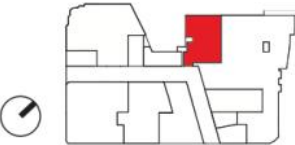
JUNE 2019

DESIGN CONTENT  
1.6 LIBRARY - COMMUNITY USE

GFA  
TOTAL GFA: 2270m2

DISCLAIMER  
MEASUREMENTS RELEVANT TO SCHEMATIC DESIGN STAGE OF THE DESIGN HAVE BEEN TAKEN FROM EXISTING "AS BUILT" DRAWING INFORMATION. FURTHER SURVEY INFORMATION REQUIRED TO VERIFY ALL AREAS.

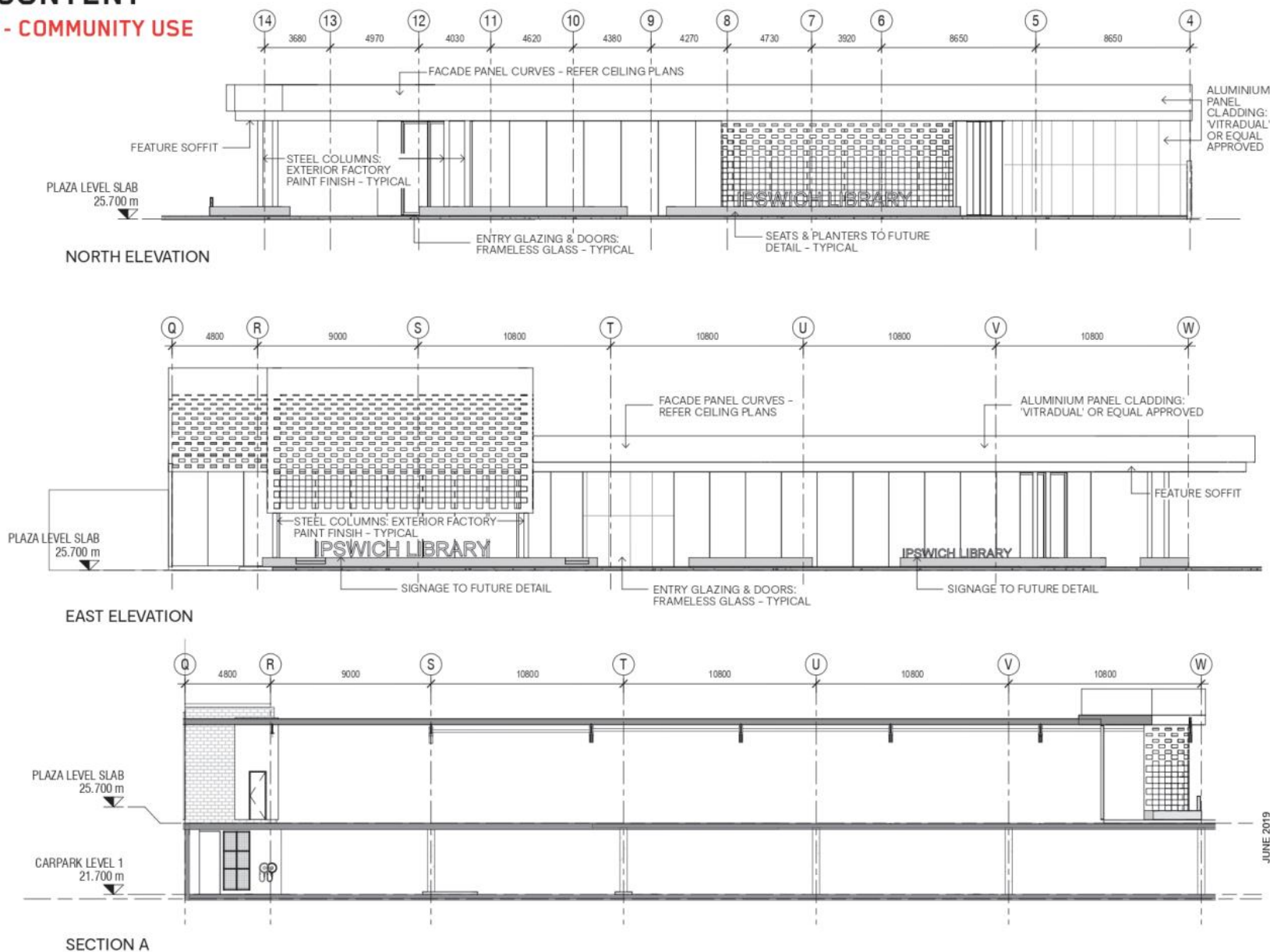
- LEGEND
- PROPOSED DEVELOPMENT
  - FUTURE DEVELOPMENT / WORKS
  - COUNCIL ADMINISTRATION
  - PROPERTY BOUNDARY (PROPOSED)
  - PROPERTY BOUNDARY (CURRENT)
  - DEVELOPMENT LINE
  - ACCESS / MOVEMENT



JUNE 2019

## DESIGN CONTENT

### 1.6 LIBRARY - COMMUNITY USE

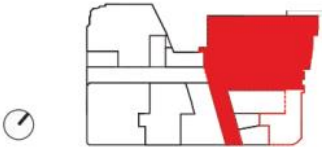
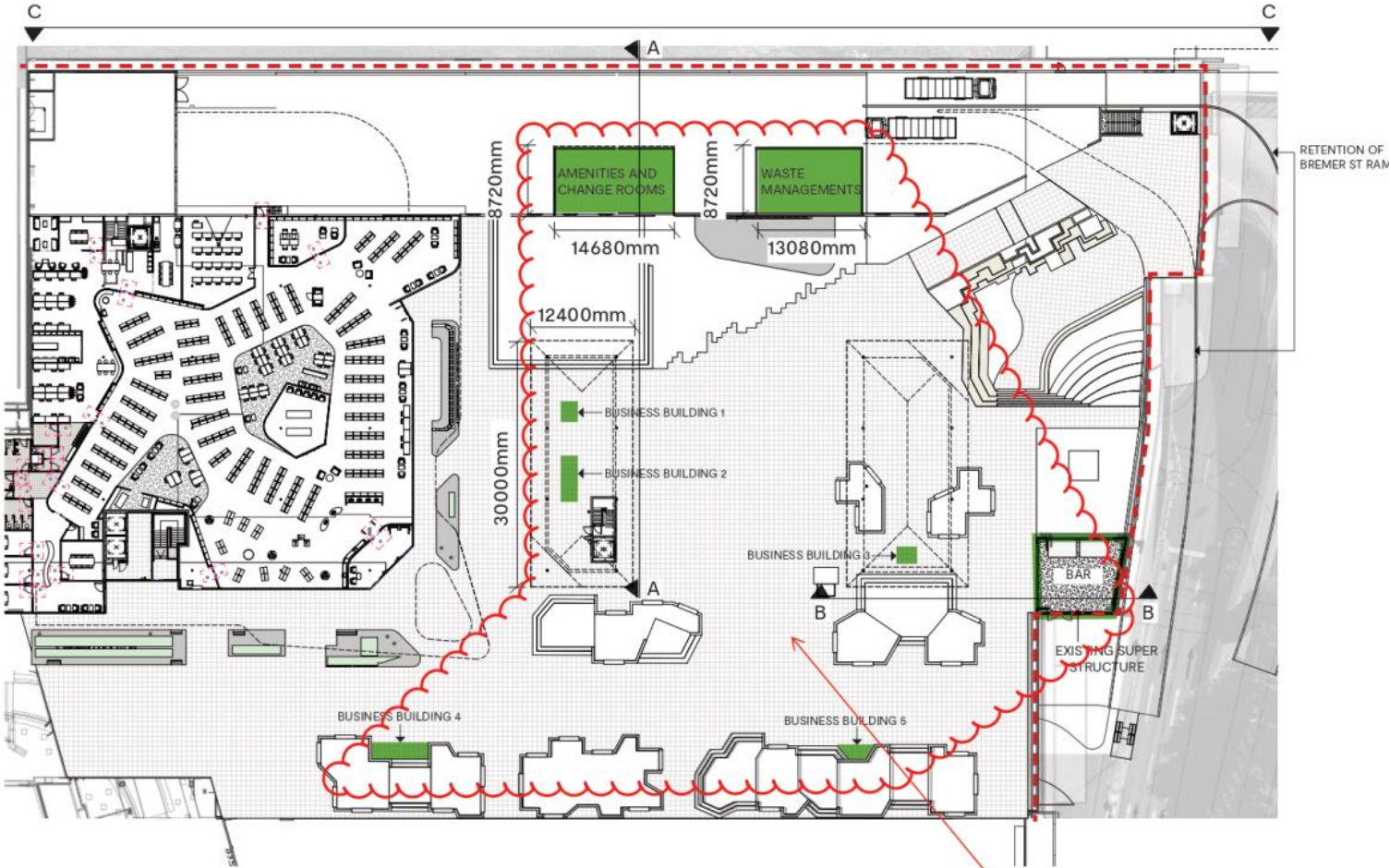


DESIGN CONTENT

1.7 FOOD AND BEVERAGE - BUSINESS USE

Subject application only relates to the areas in green. The Urban Park is being developed by Council as municipal works. A park is exempt development in the CBD Primary Retail Zone and therefore this area does not form part of this application.

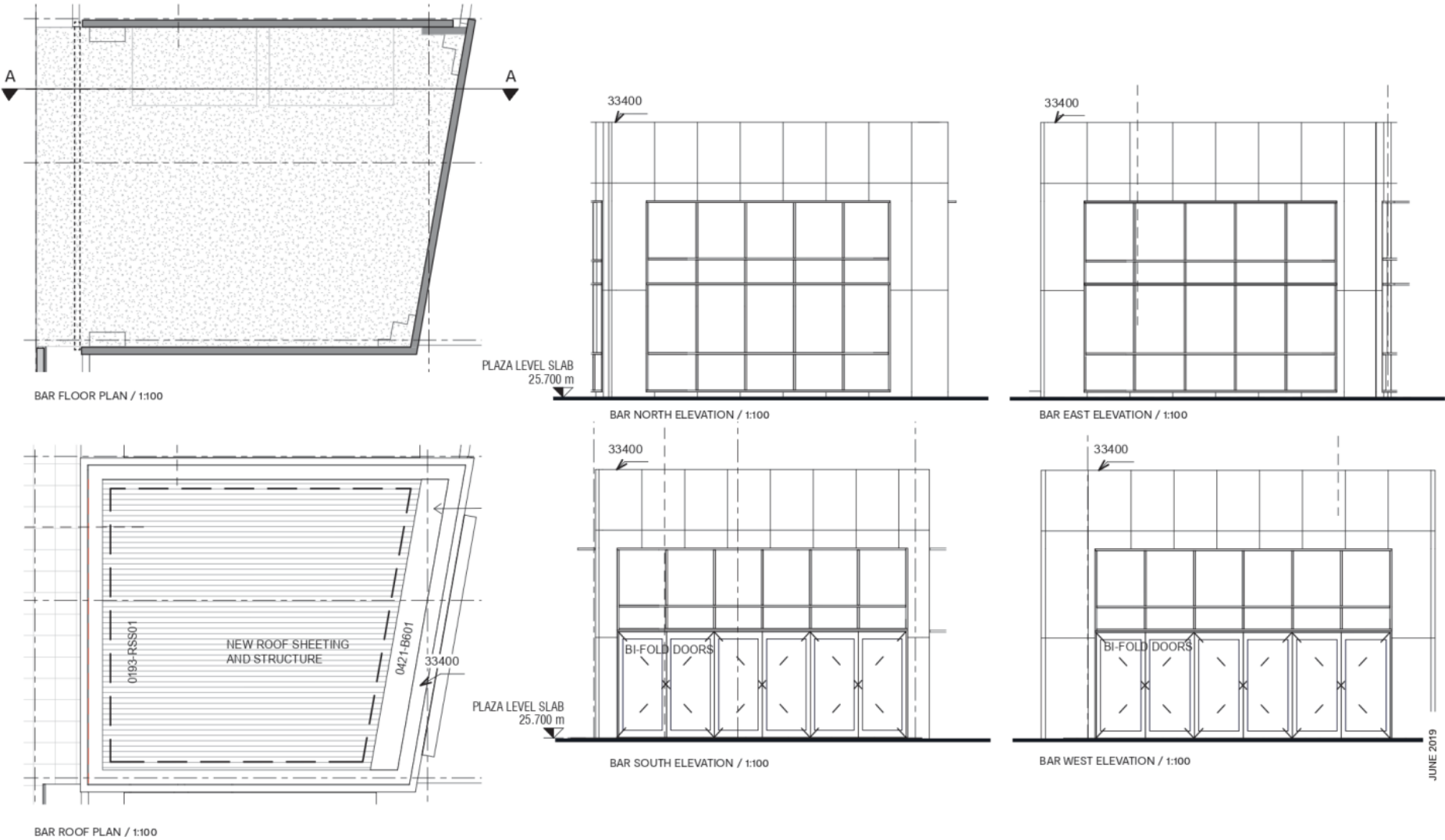
- LEGEND
- PROPOSED DEVELOPMENT
  - FUTURE DEVELOPMENT / WORKS
  - COUNCIL ADMINISTRATION
  - PROPERTY BOUNDARY (PROPOSED)
  - PROPERTY BOUNDARY (CURRENT)
  - DEVELOPMENT LINE
  - ACCESS / MOVEMENT
  - TEMP / REMOVEABLE BUSINESS USE WITH POWER AND DRAINAGE PROVIDED TO THESE AREAS



Detailed floor plans and elevations of buildings within urban park to be submitted prior to commencement of works.

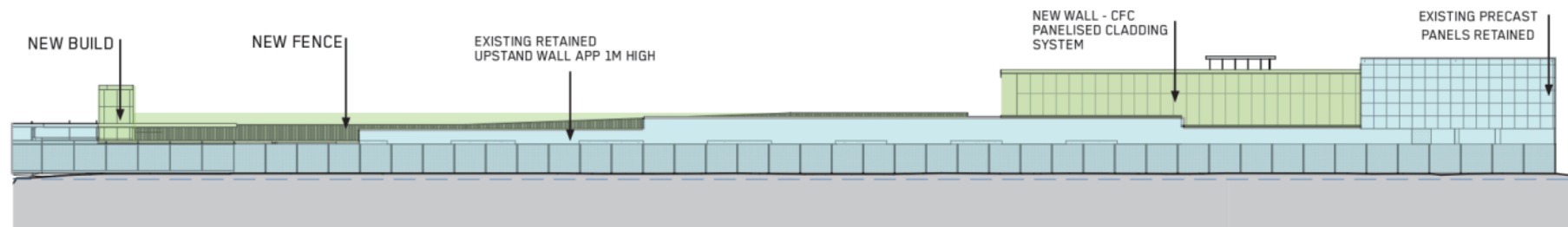
JUNE 2019

DESIGN CONTENT  
SUPER STRUCTURE / BAR

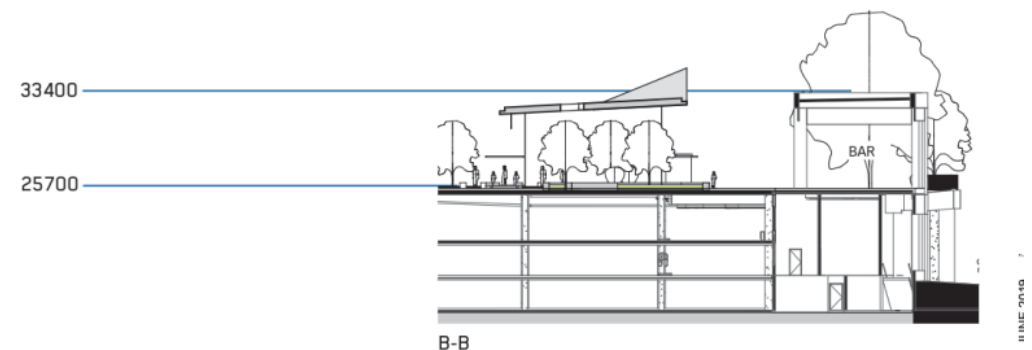
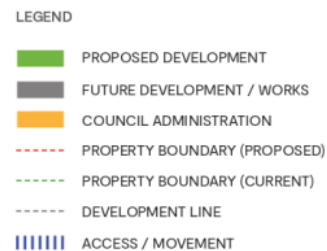
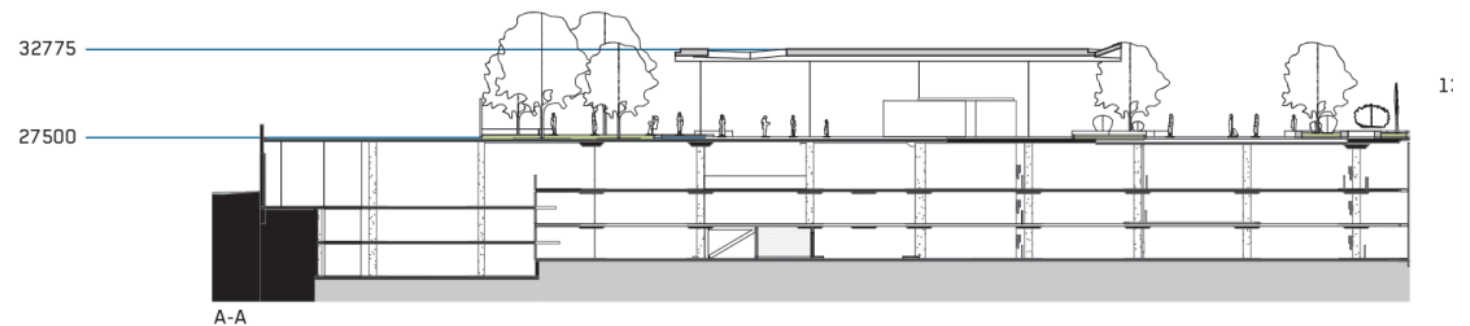


## DESIGN CONTENT

## 1.7 FOOD AND BEVERAGE - BUSINESS USE

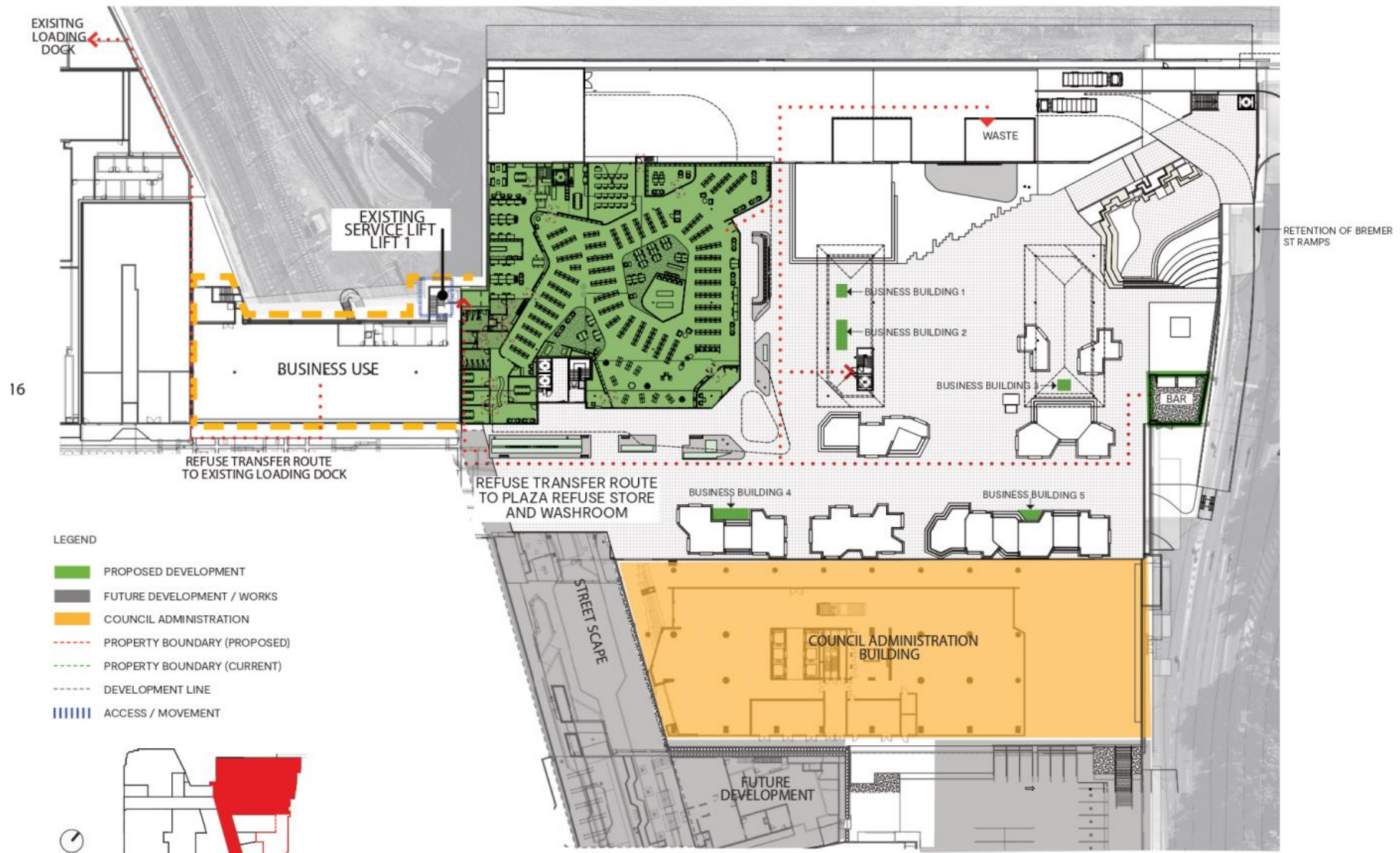


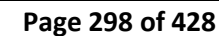
ELEVATION



## DESIGN CONTENT

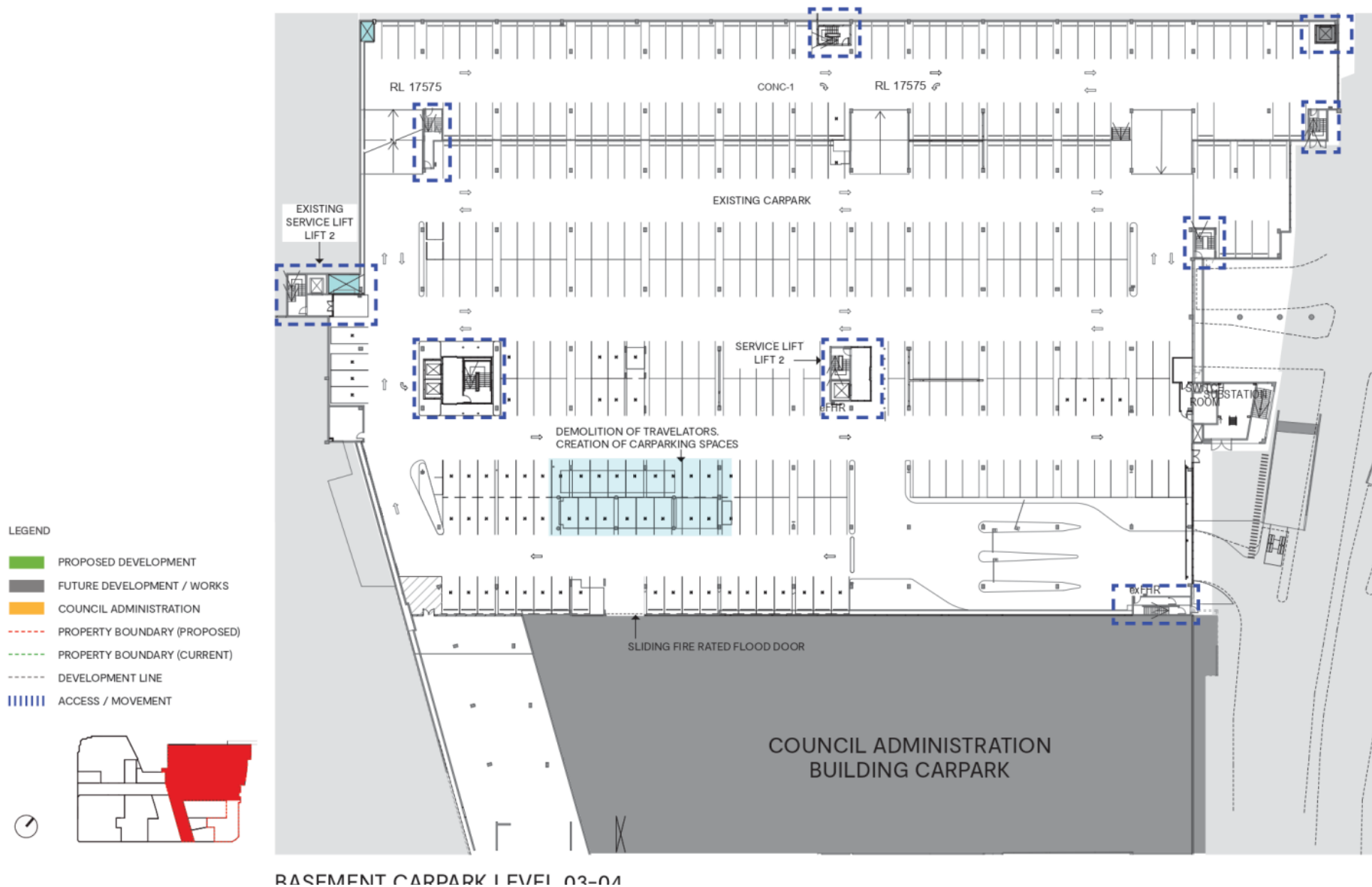
### 1.9 REFUSE & SERVICE STRATEGY





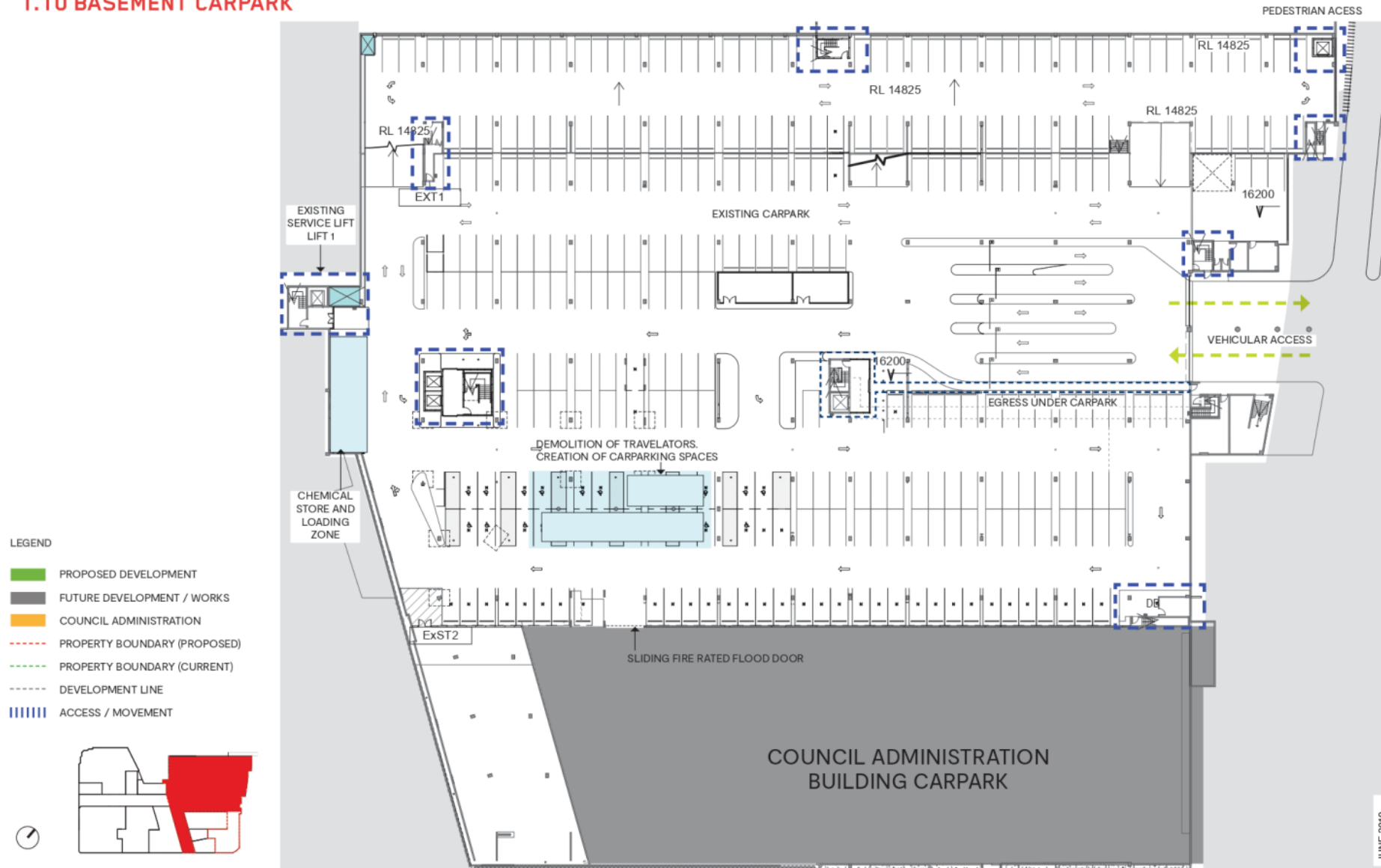
## DESIGN CONTENT

### 1.10 BASEMENT CARPARK



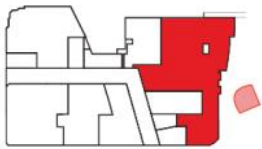
## DESIGN CONTENT

## 1.10 BASEMENT CARPARK



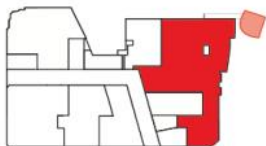
## DESIGN CONTENT

### CIVIC PRECINCT



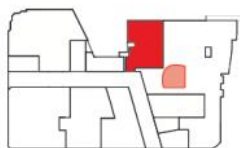
## DESIGN CONTENT

### CIVIC PRECINCT



## DESIGN CONTENT

### LIBRARY



COLOUR SHOWN AS  
INDICATIVE. FINAL COLOUR  
TO BE ADVISED.

Doc ID No: A5683657

ITEM: 5

SUBJECT: COMMENCEMENT OF INDEPENDENT DECISION REVIEW PANEL

AUTHOR: ACTING DEVELOPMENT PLANNING MANAGER

DATE: 24 JULY 2019

---

### **EXECUTIVE SUMMARY**

This is a report concerning the commencement date for the Independent Decision Review Panel to be established in accordance with the Framework for Development Applications and Related Activities Policy. It is proposed to delay the commencement of this panel by two (2) months to ensure the related framework for the operation is finalised and adopted to ensure the policy outcome is achieved.

### **RECOMMENDATION/S**

**That the Interim Administrator of Ipswich City Council resolve:**

- A. That the previous decision of Council, as per recommendation J. as it relates to the commencement of 2 September 2019 for the section of the Policy which relates to the 'Independent Decision Review Panel' of the Officer's Report – Framework for Development Applications and Related Activities, adopted at the Council Ordinary Meeting of 16 April 2019, be repealed.**
- B. That the commencement date for the section of the Framework for Development Application and Related Activities Policy which relates to the 'Independent Decision Review Panel' be delayed until 1 November 2019.**

### **RELATED PARTIES**

There are no related parties associated with this report.

### **ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure

### **PURPOSE OF REPORT/BACKGROUND**

The Framework for Development Applications and Related Activities Policy was adopted by Council on 16 April 2019. An element of this policy was the establishment of an Independent Decision Review Panel consisting of one or more independent technical expert members to be established to review development applications for Sensitive Development

Matters. Sensitive Development Matters are defined to include applications where a potential conflict of interest exists (including applications made by Council or a commercial entity of Council which do not relate to the provision of standard local government infrastructure and facilities, a Councillor or immediate family member, or a member of the Queensland Parliament or Parliament of the Commonwealth), or any development application or request which is particularly contentious, controversial or involves a significant departure from the planning scheme.

The anticipated benefits of this panel include a potential decrease in court related costs owing to early expert advice in relation to sensitive decisions, and an increase in transparency, community and customer confidence and accuracy in decision making on sensitive decisions.

A substantial amount of work is required to set up a framework for the operation of the Independent Decision Review Panel, to achieve the proposed policy outcome. In order to allow sufficient time for this work to be completed, a delayed commencement for this part of the policy of 2 September 2019 was adopted.

To appropriately implement this policy outcome, additional time is required to finalise the procedure for the operation of the panel. In addition to the procedure, terms of reference need to be finalised and procurement of potential panel members needs to occur through a formal expressions of interest process. As such, it is proposed to delay the commencement of this section of the policy by a further two (2) months to 1 November 2019.

#### **FINANCIAL/RESOURCE IMPLICATIONS**

As previously indicated it is anticipated that there will be a significant additional cost to Council in funding the Independent Decision Review Panel. Strict limitations have been included on the types of applications to be reviewed by the panel, and it is anticipated that no more than ten (10) development applications on average per year would require review by the panel. Depending on the number of experts appointed for each panel, the costs for each review on average are estimated in the order of \$5000 - \$10,000. Accordingly, an initial estimate of the annual costs of the panel is up to \$100,000.

#### **RISK MANAGEMENT IMPLICATIONS**

Currently, the Independent Decision Review Panel is scheduled to commence on 2 September 2019. Should the recommendation not be adopted and the Independent Review Panel be required to review development applications for sensitive development matters from this date Council will not be able to decide these applications within legislative timeframes. The implication of this, for certain qualifying applications, could be a deemed approval in accordance with section 64 of the *Planning Act 2016*. It is worth noting that no development assessment applications have been subject to deemed approvals to date.

It is possible that a small number of applications which **are not** at risk of deemed approval will exceed legislative timeframes and be at risk of a 'deemed refusal' appeal to the court, though it is far more likely that the respective applicant will await the decision of Council prior to commencing this appeal, owing to the additional costs involved.

## LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:

*Local Government Act 2009*

*Economic Development Act 2012*

*Planning Act 2016*

## COMMUNITY AND OTHER CONSULTATION

The contents of this report did not require any community consultation.

## CONCLUSION

The Independent Decision Review Panel is currently scheduled to commence on 2 September 2019. In order to finalise the framework associated with the operation of this panel it is proposed to delay the commencement date by two (2) months to 1 November 2019.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Growth and Infrastructure Committee Report of 9 April 2019 - Framework for Development Applications and Related Activities  
----	--

Anthony Bowles

**ACTING DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

Brett Davey

**ACTING GENERAL MANAGER - PLANNING AND REGULATORY SERVICES**

***“Together, we proudly enhance the quality of life for our community”***

GROWTH AND INFRASTRUCTURE COMMITTEE  
MEETING AGENDA

9 APRIL  
2019

Doc ID No: A5426926

1 April 2019

TO: ACTING CITY PLANNER  
FROM: ACTING DEVELOPMENT PLANNING MANAGER  
RE: FRAMEWORK FOR DEVELOPMENT APPLICATIONS AND RELATED ACTIVITIES

---

## INTRODUCTION

This is a report concerning a new and improved governance framework for processing development applications and for development related activities, which is comprised of new, amended and repealed delegations, policies and procedures.

## RELATED PARTIES

There are no related party matters associated with this report.

## ADVANCE IPSWICH THEME LINKAGE

Managing growth and delivering key infrastructure

## PURPOSE OF REPORT/BACKGROUND

Development applications and related activities are critical to Council's growth and are therefore a fundamental part of Council's business. These activities are of interest to multiple Council departments and other government agencies, the community and the development industry.

Ipswich is a significant growth area in the South East Queensland Region, with our population expected to more than double by 2041. The Ipswich Planning Scheme, and in turn development applications are the legislative vehicle through which this growth is managed. The development of land in Ipswich is regulated and influenced by various pieces of Commonwealth, State and Local legislation, and these legislative provisions define a strict framework prescribing what can and cannot be required by Council (including elements considered in the assessment of applications, and limitations on development conditions) and timeframes for decisions on various matters. Importantly, different legislative provisions apply in different areas of the City (i.e. the Ripley Valley Priority Development Area, and Springfield), which can impact the methodology for the processing of development applications.

Council does not currently have an overarching policy setting out the Council specific framework and core principles for processing development applications and development related activities and instead has relied predominantly upon the requirements of relevant legislation. At present, the operating framework and processes undertaken stem from multiple different instruments, including legislation, delegations, policies dealing with individual matters (such as the resolution of appeals), or procedures dealing with individual matters. In some instances, work practices are undertaken based on directions agreements and established practices that have existed for many years, and are not expressed in any single delegation, policy or procedure. As a result, this framework lacks transparency and in some instances is administratively burdensome and inefficient, which can cause inconsistencies and stakeholder confusion.

The core objective of the work documented in this report, including the instruments it proposes to adopt or amend, is to identify and compile the strategic directions, principles and work practices to be followed in the processing of development applications and development related activities. This will be reflected in updated delegations, policies and procedures, which will be able to be adjusted and built upon by Council over time to respond to changes in legislation, technological advancements and community needs.

The following sections provide a summary of the new or changed instruments which are to be adopted, or the recommended course of action.

### ***Delegations***

The various delegations relating to decision making for development applications all currently contain conditions which require a consultation process with elected representatives to be followed prior to the exercise of the delegation for all applications, excluding those of a very minor nature. Pursuant to these delegations, each development assessment decision is sent via email in draft form to the Chairperson of the (former) Planning, Development and Heritage Committee (and in instances where they are also the divisional Councillor, the deputy Chairperson of the Committee) and the relevant divisional Councillor, with a copy provided to the Mayor, and the adjoining divisional Councillor where the application is within 50m of a divisional boundary line. The consultation email contains the following response options:

*I note the proposed exercise of delegated power [ ]*

*I request the matter be referred to the Planning & Development Committee [ ]*

*I wish to declare a material personal interest in the matter [ ]*

*I request the matter be held pending clarification of issue(s) below [ ]*

*I wish to declare a conflict of interest in the matter [ ]*

*COMMENTS/ISSUES (if any):*

The Councillor then has an established timeframe to respond, including a 'reminder' process should a response not be received within the initial timeframe. This framework lacks

**Item 5 / Attachment 1.**

GROWTH AND INFRASTRUCTURE COMMITTEE  
MEETING AGENDA

9 APRIL  
2019

transparency, is administratively burdensome and inefficient, causes delays to the release of decisions on simple and compliant matters, and invites a potential risk of inappropriate influence by Councillors in development application decision making.

In order to correct these issues, the existing delegations to the Chief Executive Officer are proposed to be amended as follows:

- Amend the Delegation titled 'Implementation of the Planning and Development Program' as per Attachment 1. Specifically, remove the consultation requirements, and require any exercise of the delegation to be in accordance with a proposed new policy titled Framework for Development Applications and Related Activities.
- Amend the Delegation titled '*Planning Act 2016*' as per Attachment 2. Specifically, remove the consultation requirements, and require any exercise of the delegation to be in accordance with a proposed new policy titled Framework for Development Applications and Related Activities.
- Amend the Delegation titled '*Sustainable Planning Act 2009*' as per Attachment 3. Specifically, remove the consultation requirements, and require any exercise of the delegation to be in accordance with a proposed new policy titled Framework for Development Applications and Related Activities.
- Amend the Delegation titled 'Exercise the Powers of Council under the *Economic Development Act 2012*' as per Attachment 4. Specifically, remove the consultation requirements, and require any exercise of the delegation to be in accordance with a proposed new policy titled Framework for Development Applications and Related Activities.
- Amend the Delegation titled '*Planning and Environment Court Act 2016*' as per Attachment 5. Specifically, remove the consultation requirements, and require any exercise of the delegation to be in accordance with a proposed new policy titled Framework for Development Applications and Related Activities.
- Amend the Delegation titled 'Determination of Development Applications, Precinct Plans, Area Development Plans and Related Matters' as per Attachment 6. Specifically, remove the consultation requirements, and require any exercise of the delegation to be in accordance with a proposed new policy titled Framework for Development Applications and Related Activities.

Notably, the proposed changes to delegations have been reviewed by the Acting City Solicitor. Furthermore, the proposed new policy titled 'Framework for Development Applications and Related Activities' which is referred to in the proposed changes to delegations is included as Attachment 10 and discussed further below. In order to allow sufficient time to prepare and adopt the various sub-delegations and amend business practices to reflect these changes, it is recommended that the commencement of the amended delegations be delayed until 1 July 2019 to enable business readiness improvements to be implemented, including resolution of current applications to minimise impact on business processes.

***Policies***

As noted above, council does not currently have a single policy stating the Council specific framework and core principles for processing development applications and development

related activities. The Planning and Development Department is responsible for a number of policies relating to incentives and dispensations which affect the application of the planning scheme requirements, and individual policies in relation to kerbside numbering, property numbering, and the settlement of Planning and Development Appeals. A new, overarching policy titled 'Framework for Development Applications and Related Activities' (refer Attachment 10) is proposed to be adopted, part of which will impact the operation of the delegations discussed above. The kerbside numbering, property numbering and settlement of Planning and Development Appeals policies are proposed to be repealed, and the strategic information from these policies reflected in the new Framework for Development Applications and Related Activities policy.

The following key points are noted in relation to the proposed new Framework for Development Applications and Related Activities Policy:

- In place of the existing consultation requirements, all development applications and requests which are generally in accordance with the planning scheme and relevant legislative framework are to be determined under delegation by officers with the appropriate qualifications and experience, with an initial notification provided to the Mayor and Councillors of applications lodged in the previous week, and a record of the exercise of any delegation to decide a development application or request reported to the next practicable Committee meeting.
- The policy provides for certain applications to be reviewed by Committee and decided by Full Council, as follows:
  - If the development application or request requires public notification and more than 20 properly made submissions are received objecting to the proposed development.
  - If any part of the development application is for a Variation Request (which in simple terms can have a similar effect to a planning scheme amendment or rezoning).
  - If the Chief Executive Officer determines that the scale, scope, nature and sensitivity of the application or request warrants a Council decision;
  - If an application or request involves a matter of Strategic Public Interest or a Strategic Policy Issue, including as a result of a request from the Mayor or a Councillor to consider a matter to be of Strategic Public Interest or involve a Strategic Policy Issue.
  - If a development application has been made by Council or a commercial entity of Council, and does not relate to the provision of standard local government infrastructure and facilities such as parks (including canteens, storage sheds, lighting and other similar facilities within parks), roads, libraries, community centres or meeting rooms, art and cultural facilities (including public art), emergency services facilities, utilities or the like.

The detailed procedure to be followed to implement these arrangements is outlined within the proposed new 'Planning and Development Decision Making Procedure' (refer Attachment 13 and the section below). A delayed commencement of 1 July 2019 is proposed for these arrangements to enable the various sub delegations to be prepared to reflect the delegation changes and give effect to this part of the policy,

and to enable business readiness improvements to be implemented, including resolution of current applications to minimise impact on business processes.

- A more robust and detailed complexity rating system for development applications and requests is proposed to be implemented to categorise applications into three complexity ratings which reflect the consistency of the application with the legislative framework, the scale of the application and any identified risks to Council and the community associated with the processing of the application. The proposed new 'Planning and Development Decision Making Procedure' provides for increased scrutiny for applications with a higher complexity rating. The proposed new Complexity Rating Procedure is included as Attachment 14.
- The development industry are our customers as are the community. Our customers should expect the following:
  - Respect: We welcome you and will listen to you and work with you to understand your individual needs.
  - Easy access to Services: We will give you efficient access to the right services to facilitate development activities.
  - Quality Information: We are committed to providing you with consistent, accurate and relevant information.
  - Consultation: We value your feedback and we will work with you to understand how to improve our services.
  - Respond: We will respond with care, courtesy and in a timely manner.

These values should be part of everything we do, and have therefore been embedded into the policy.

- As an additional innovation, the proposed new policy provides for an Independent Decision Review Panel consisting of one or more independent technical expert members to be established to review development applications for Sensitive Development Matters. Sensitive Development Matters are defined to include applications where a potential conflict of interest exists (including applications made by Council or a commercial entity of Council which do not relate to the provision of standard local government infrastructure and facilities, a Councillor or immediate family member, or a member of the Queensland Parliament or Parliament of the Commonwealth), or any development application or request which is particularly contentious, controversial or involves a significant departure from the planning scheme.

To appropriately implement and give effect to a number of the matters contained in the proposed new policy, a subsequent body of work is required to prepare new financial delegations, sub-delegations, a number of new procedures and changes to work practices and accordingly, a delayed commencement of the policy of 1 July 2019 is proposed to enable this work to occur. Furthermore, additional time is required to establish the procedure for operation of the Independent Decision Review Panel and as such, a delayed commencement of 2 September 2019 is proposed for the section of the Policy which relates to the 'Independent Decision Review Panel'.

### ***Procedures***

The proposed new Framework for Development Applications and Related Activities Policy refers to a number of procedures which provide the detail on roles, responsibilities and

**Item 5 / Attachment 1.**

GROWTH AND INFRASTRUCTURE COMMITTEE  
MEETING AGENDA

9 APRIL  
2019

actions for officers to achieve the proposed policy outcomes. A description of these procedures under the headings contained in the proposed new Framework for Development Applications and Related Activities Policy is set out below:

- **Decision Process for Development Applications and Requests:** The main procedure which has been drafted to implement this section of the policy is titled 'Planning and Development Decision Making', and included as Attachment 13. This new procedure will replace the existing 'Consultation Procedures - Development Assessment Decisions', which is proposed to be repealed on 1 July 2019.
- **Complexity Rating:** The 'Complexity Rating of Development Applications and Requests' procedure has been drafted to implement this section of the policy, and included as Attachment 14, for commencement on 1 July 2019.
- **Customer Service Charter:** The Planning and Development Department currently has a Customer Service Charter which complies with this section of the proposed new Framework for Development Applications and Related Activities Policy. The Customer Service Charter is proposed to be updated and promoted leading up to the proposed commencement of the new framework on 1 July 2019. The Planning and Development Department also currently has a 'Development Pre-lodgement Meetings Procedure', and only minor changes are required to this existing procedure to fit in with the proposed new operating framework, which are reflected in Attachment 16.
- **Initial Development Assessment Panel (IDAP):** This policy outcome currently occurs pursuant to the existing Integrated Development Assessment Panel (IDAP) Procedure. Only minor changes are required to this existing procedure to fit in with the proposed new operating framework, which are reflected in draft form in Attachment 17.
- **Draft Conditions:** The draft conditions policy outcome is built into the proposed new Planning and Development Decision Making Procedure (refer Attachment 13).
- **Legal Matters:** A number of procedures and work practices currently exist in relation to the management of legal matters, including the Resolution of Planning and Development Appeals Procedure, Springfield Structure Plan Alternative Dispute Resolution Procedure, Councillor Notification of Impending Legal Action or Significant or Sensitive Development Proposals Procedure, and an Appeals Manual. These procedures and work practices are currently being reviewed as part of a separate project in order to combine them into a single procedure to deal with Planning and Development Legal Matters, which will align with the proposed policy outcome and be completed prior to the commencement of the proposed new operating framework on 1 July 2019.
- **Naming:** The Naming Procedure was recently updated and approved on 27 November 2018, and is consistent with the proposed Policy outcome.
- **Property and Kerbside Numbering:** A new procedure is proposed to be adopted which replicates the information which is currently included in the Property Numbering Policy and Kerbside Numbering Policy (discussed above). It is considered more appropriate that this information be combined and contained within a procedure rather than the two (2) existing policies. A draft copy of the Property and Kerbside Numbering Procedure is included as Attachment 15.

- Infrastructure Charges, Offsets or Refunds – A new procedure is currently being developed in relation to all infrastructure charges matters, including levying, recording, collection, and dealing with trunk infrastructure matters. New Financial Delegations are also required to be developed to ensure the proposed Policy outcome can be achieved. This work will also satisfy a recommendation of the Queensland Audit Office following a recent review of systems and processes relating to the assessment and collection of contributions. This work is expected to be finalised prior to the commencement of the proposed new operating framework on 1 July 2019.
- Infrastructure Agreements – A procedure currently exists in relation to Infrastructure Agreements (Infrastructure Agreement Process Procedure) which is consistent with the proposed policy outcome and not proposed to be changed.
- Development Fees and Charges – A substantial benchmarking exercise has been finalised this year which reviewed the applicable fees for approximately 180 different fee categories listed in the Development fees and charges schedule against the applicable fees charged by all of the other local governments in South East Queensland. This information was compared against current and draft fees (for next financial year) and considered in the context of the time and resources required for Council officers to undertake their work to ensure cost recovery for each of the different fee categories and potential impacts on the budget in the event of amending individual fees. As a result of this exercise, recommendations have been developed for the review of the draft fees and charges proposed for the 2019/2020 financial year. Furthermore, new Financial Delegations and a new Fee Variation Procedure will be prepared and completed prior to the commencement of the proposed new framework on 1 July 2019.
- Development Approval Compliance – A new procedure will be developed in relation to development approval compliance which aligns with the proposed Policy outcome, and completed prior to the commencement of the proposed new framework on 1 July 2019.
- Independent Decision Review Panel – A substantial amount of work will be required to set up a framework for the operation of the Independent Decision Review Panel, to achieve the proposed policy outcome. In order to allow sufficient time for this work to be completed, a delayed commencement for this part of the policy of 2 September 2019 is proposed.

#### RESOURCE IMPLICATIONS

The following resourcing implications are identified in relation to the proposed operating framework:

- There will be a significant time-saving in the day to day administration of the consultation requirements of the current delegations. Conversely, there will be an increase in the number of development applications and requests that are reviewed by Committee and decided by Full Council, and it is expected that this will lead to a redirection (and balancing) of the administrative workload into preparing and administering these processes.

- It is anticipated that there will be a significant additional cost to Council in funding the Independent Decision Review Panel. Strict limitations have been included on the types of applications to be reviewed by the panel, and it is anticipated that no more than ten (10) development applications on average per year would require review by the panel. Depending on the number of experts appointed for each panel, the costs for each review on average are estimated in the order of \$5000 - \$10,000. Accordingly, an initial estimate of the annual costs of the panel is up to \$100,000. The consequential benefits are also substantial, including a potential decrease in court related costs owing to early expert advice in relation to sensitive decisions, and an increase in transparency, community and customer confidence and accuracy in decision making on sensitive decisions.
- The proposed changes to the delegations to the CEO will require resources to be allocated to amending the various sub-delegations to officers. Consultation has been undertaken with the Governance Branch in relation to the completion of this work internally prior to the proposed commencement of the new framework on 1 July 2019. It is considered that the proposed lead time is adequate to complete this exercise.
- Other matters included in the policy are generally consistent with current work practices and are unlikely to cause any significant impacts to resources. It is considered that substantial efficiencies will be gained for the majority of development applications which are consistent with relevant planning requirements (i.e. approximately 90% of applications), and the balance of the applications which will require review by Committee and decision by Full Council will be substantially more administratively burdensome to manage, particularly where a review is also required by the Independent Decision Review Panel. In addition, there may be an increase in the number of these applications which exceed legislative timeframes in order to align with the Committee and Council cycle.

#### RISK MANAGEMENT IMPLICATIONS

Mechanisms have been built into the proposed new Framework for Development Applications and Related Activities Policy and related procedures to mitigate any identified risks associated with the new operating framework. For example, there is a risk that some applications which are required to be reviewed by Committee and decided by Council will not be able to be decided within legislative timeframes. The implication of this, for certain qualifying applications, could be a deemed approval in accordance with section 64 of the *Planning Act 2016*. It is worth noting that no development assessment applications have been subject to deemed approvals to date.

In order to address this issues, a specific clause has been included in the proposed new policy to mitigate this risk by requiring a Special Meeting of Council to be arranged to determine the application, prior to it being eligible for deemed approval. It is possible that a small number of applications which **are not** at risk of deemed approval will exceed legislative timeframes and be at risk of a 'deemed refusal' appeal to the court, though it is far more likely that the respective applicant will await the decision of Council prior to commencing this appeal, owing to the additional costs involved. To promote transparency, these measures and assessment processes will be conveyed to the applicants.

The following risks are considered to be significantly mitigated via adoption of the new proposed operating framework:

- The risk of Councillor influence on decision making 'behind closed doors', by providing mechanisms for Council decisions on particular development applications at Committee and Council meetings rather than via internal emails or other forms of communication;
- The risk of influence on decision making via a poorly managed conflict of interest, by putting in place measures to better manage conflicts of interest, and establishing the Independent Decision Review Panel for particularly sensitive conflicts.
- A potential decrease in appeal costs in relation to decisions on sensitive development matters, via up front comprehensive technical expert information through the operation of the proposed new Independent Decision Review Panel.

#### LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:

*Local Government Act 2009*

*Planning Act 2016*

*Economic Development Act 2012*

*Building Act 1975*

*Plumbing and Drainage Act 2002*

#### COMMUNITY AND OTHER CONSULTATION

Prior to developing the new operating framework, a discussion paper was prepared and sent to the Urban Development Institute of Australia (UDIA), Planning Institute of Australia and the Property Council of Australia in addition to Planning and Development contacts in most other South East Queensland Council's. This paper invited comments in relation to the items raised in the discussion paper or any other matters that should be considered in the review. Internal consultation was also undertaken with key contacts across Council prior to developing the new framework. Many of the suggestions and comments raised through this consultation process have been incorporated into the proposed new operating framework.

There are some matters that have been suggested that will be investigated further and form the basis for subsequent work, and potential additions to the policy, including:

- A more rigorous framework around searches and plan sealing processes to reduce timeframes;
- Providing a service for the pre assessment of technical documents and material.

In addition to the above, a further innovation is under development being a 'refusals protocol' to provide notification and early information where an application is likely to be refused and provide defined opportunities to withdraw a proposal, modify the proposal to address the issues or to proceed with clear knowledge of the expected outcome.

## CONCLUSION

As noted above, a new and improved governance framework for development applications and related activities is proposed to be adopted which requires changes to Council delegations, policies and procedures. Changes are proposed to existing delegations to replace the current Councillor consultation requirements with an established framework of development applications to be reviewed by Committee and decided by Council, and those that will be decided under delegation with no consultation. The framework includes a repeal of a number of existing policies, a new policy, and a number of draft new and changed procedures. Additional work is required to be undertaken to implement the new policy, including new financial delegations, sub delegations and new procedures, with a delayed commencement of the new proposed framework of 1 July 2019, and 2 September 2019 for the section relating to the Independent Decision Review Panel. These delegations and procedures will be presented to a future meeting of the Growth and Infrastructure Committee.

The new framework is substantially more efficient for processing the majority of applications, and will redirect resources which are currently dedicated to administering the current consultation processes into a more transparent governance system whereby the right types of development applications and matters are reviewed by Committee and decided by Council, with appropriate information provided to guide this process (including, in some instances, a prior review of recommended decisions by an Independent Decision Review Panel).

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Delegation - Implementation of the Planning and Development Program existing delegation to be amended
2.	Delegation - Planning Act 2016 existing delegation to be amended
3.	Delegation - Sustainable Planning Act 2009 existing delegation to be amended
4.	Delegation - Exercise the Powers of Council under the Economic Development Act 2012 existing delegation to be amended
5.	Delegation - Planning and Environment Court Act 2016 existing delegation to be amended
6.	Delegation - Determination of Development Applications, Precinct Plans, Area Development Plans and Related Matters existing delegation to be amended
7.	Property Numbering Policy to be repealed
8.	Kerbside Numbering Policy to be repealed
9.	Settlement of Planning and Development Appeals policy to be repealed
10.	Framework for Development Applications new policy
11.	Consultation Procedures - Development Assessment Decisions to be repealed
12.	Councillor Notification of Impending Legal Action procedure to be repealed
13.	Planning and Development Decision Making procedure to be adopted
14.	Complexity Rating of Development Applications procedure to be adopted
15.	Property and Kerbside Numbering procedure to be adopted
16.	Procedure - Development Prelodgement Meetings to be amended
17.	Procedure - Initial Development Assessment Panel IDAP Procedure to be amended

## RECOMMENDATION

- A. That the delegation from Council to the Chief Executive Officer titled 'Implementation of the Planning and Development Program', as per Item 2 of the Planning and Development Committee No. 2015(08) of 18 August 2015 and adopted at the Council Ordinary Meeting of 25 August 2015, be amended as detailed in Attachment 1 to the report by the ~~Team Coordinator (Central) dated 22 March~~ Acting Development Planning Manager dated 1 April 2019, with a delayed commencement date of 1 July 2019.
- B. That the delegation from Council to the Chief Executive Officer titled '*Planning Act 2016*', as per Item 5 of the Planning and Development Heritage Committee No. 2017(05) of 23 May 2017 and adopted at the Council Ordinary Meeting of 30 May 2017, be amended as detailed in Attachment 2 to the report by the ~~Acting Development Planning Manager dated 1 April~~ Team Coordinator (Central) dated 22 March 2019, with a delayed commencement date of 1 July 2019.
- C. That the delegation from Council to the Chief Executive Officer titled '*Sustainable Planning Act 2009*', as per Item 5 of the Planning and Development Heritage Committee No. 2017(05) of 23 May 2017 and adopted at the Council Ordinary Meeting of 30 May 2017, be amended as detailed in Attachment 3 to the report by the ~~Acting Development Planning Manager dated 1 April~~ Team Coordinator (Central) dated 22 March 2019, with a delayed commencement date of 1 July 2019.
- D. That the delegation from Council to the Chief Executive Officer titled 'Exercise the Powers of Council under the *Economic Development Act 2012*', as per Item 12 of the Growth and Infrastructure Committee of 27 November 2018 and adopted at the Council Ordinary Meeting of 4 December 2018, be amended as detailed in Attachment 4 to the report by the ~~Acting Development Planning Manager dated 1 April~~ Team Coordinator (Central) dated 22 March 2019, with a delayed commencement date of 1 July 2019.
- E. That the delegation from Council to the Chief Executive Officer titled '*Planning and Environment Court Act 2016*', as per Item 1 of the Planning, Development and Heritage Committee No. 2017(07) of 18 July 2017 and adopted at the Council Ordinary Meeting of 25 July 2017, be amended as detailed in Attachment 5 to the report by the ~~Acting Development Planning Manager dated 1 April~~ Team Coordinator (Central) dated 22 March 2019, with a delayed commencement date of 1 July 2019.
- F. That the delegation from Council to the Chief Executive Officer titled 'Determination of Development Applications, Precinct Plans, Area Development Plans and Related Matters', as per Item 5 of the Planning and Development Committee No. 2009 (03) of 17 March 2009 and adopted at the Council Ordinary Meeting of 24 March 2009, be amended as detailed in Attachment 6 to the report by the ~~Acting Development Planning Manager dated 1 April~~ Team Coordinator (Central) dated 22 March 2019, with a delayed commencement date of 1 July 2019.

- G. That the policy titled 'Property Numbering Policy', as detailed in Attachment 7 to the report by the ~~Team Coordinator (Central)~~ Acting Development Planning Manager dated 1 April 2019, as per Item 1 of the Policy and Administration Board No. 2012(06) of 21 August 2012 - City Management and Finance Committee No. 2012(05) of 28 August 2012 and adopted at the Council Ordinary Meeting of 4 September 2012, be repealed as of 1 July 2019.
- H. That the policy titled 'Kerbside Numbering Policy', as detailed in Attachment 8 to the report by the ~~Team Coordinator (Central)~~ Acting Development Planning Manager dated 1 April 2019, as per Item 21.03 of the Works Committee No. 2004(10) of 6 September 2004 and adopted at the Council Ordinary Meeting of 15 September 2004, be repealed as of 1 July 2019.
- I. That the policy titled 'Settlement of Planning and Development Appeals Policy', as detailed in Attachment 9 of the report by the ~~Team Coordinator (Central)~~ Acting Development Planning Manager dated 1 April 2019, as per Item 1 of the Policy and Administration Board No. 2012(06) of 21 August 2012 - City Management and Finance Committee No. 2012(05) of 28 August 2012 and adopted at the Council Ordinary Meeting of 4 September 2012, be repealed as of 1 July 2019.
- J. That the policy titled 'Framework for Development Applications and Related Activities', as detailed in Attachment 10 to the report by the ~~Team Coordinator (Central)~~ Acting Development Planning Manager dated 1 April 2019, be adopted, with a delayed commencement of 1 July 2019, and 2 September 2019 for the section of the Policy which relates to the 'Independent Decision Review Panel'.

Amendments made and comments added at Growth and Infrastructure Committee of 9 April 2019

The Interim Administrator commented that there was significant reform in these delegations and policies and thanked the team for their efforts in putting together the report.

The Acting City Planner advised that due to a change in acting roles the correct title and date of report wasn't reflected correctly in the recommendations and that these corrections would be amended in the final recommendations to council.

The Acting City Planner advised that in the preparation of this report consultation had occurred with colleagues in other councils as well as the Property Council of Australia, Urban Development Institute of Australia and the Planning Institute of Australia and that changes had been made to address any concerns or issues they had raised.

Rob Jones from the Interim Management Committee queried the selection process for the review panel and if the panel members were external to council. The Acting City Planner advised that the review panel was a work in progress but the intent was to have a large panel of say up to 20 professionals across various disciplines, with each particular panel of three or four members being drawn from the pool depending on the issues that needed to be addressed.

GROWTH AND INFRASTRUCTURE COMMITTEE  
MEETING AGENDA

---

9 APRIL  
2019

Mitchell Grant  
**ACTING DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

Brett Davey  
**ACTING CITY PLANNER**

***"Together, we proudly enhance the quality of life for our community"***

Doc ID No: A5701457

ITEM: 6

SUBJECT: PROPOSED AMENDMENT TO 2019-2020 REGISTER OF FEES AND CHARGES

AUTHOR: ACTING DEVELOPMENT PLANNING MANAGER

DATE: 5 AUGUST 2019

---

### **EXECUTIVE SUMMARY**

This is a report concerning the proposed amendments to the 2019-2020 Register of Fees and Charges, specifically section 1.4 Application Fee Cap and 4.3.1 (a) Changing a “Material Change of Use” or “Other Development” application.

### **RECOMMENDATION/S**

**That the Interim Administrator of Ipswich City Council resolve:**

**That the 2019-2020 Register of Fees and Charges be amended, as detailed in Attachment 1, and adopted with effect from 20 August 2019.**

### **RELATED PARTIES**

There are no related parties associated with this report.

### **ADVANCE IPSWICH THEME LINKAGE**

Listening, leading and financial management

### **PURPOSE OF REPORT/BACKGROUND**

The Register of Fees and Charges must be amended from time-to-time to appropriately reflect the costs of undertaking Council’s development assessment responsibilities. Section 1.3 of the Register of Fees and Charges ‘Reducing Development Application Fees’ permits Council to consider a request to wholly or partially reduce a Development Application fee where a strict application of the scheduled fee is considered unfair or unreasonable.

On occasions where a variation to a development application is granted on the basis of the fee being unreasonable, it is considered prudent to review the fee being varied to determine if an amendment to the fee is required. In this instance, it is considered that an amendment to the 2019-2020 Register of Fees and Charges, specifically section 1.4 Application Fee Cap and 4.3.1 (a) Changing a “Material Change of Use” or “Other Development” application is required.

## **1.4 Application Fee Cap**

The application fee cap was introduced in the Register of Fees and Charges as a means to cap development application fees for applications with a large outdoor use area. The scheduled fees for applications with large outdoor use areas can be in the order of \$1,000,000.00. The application fee cap currently only applies to uses that are consistent with the planning scheme. The fee cap was introduced prior to the adoption of Temporary Local Planning Instruments, the effect of these instruments is that several waste related applications with large outdoor use areas are now inconsistent with the planning scheme. Prior to the introduction of the fee cap and the planning instruments, similar applications were granted a fee reduction to \$250,000.00.

The application fee cap is proposed to be amended to apply to both consistent and inconsistent applications. It is recommended that the revised cap is \$200,000.00 for consistent applications and \$250,000.00 for inconsistent applications.

The purpose of the amendment is to ensure that a consistent and fair methodology is applied when reducing application fees for applications with large outdoor use areas.

### **4.3.1 (a) Changing a “Material Change of Use” or “Other Development” application**

The application fee for changing an application before a decision is made currently requires an applicant to pay 25% of the current application fee, plus the difference between the fee applicable to the existing application and the fee applicable to the changed development proposal (if applicable). However, there are some circumstances where a development application fee is reduced in accordance with section 1.3 for the register of fees and charges (as noted above). Accordingly, there are occasions whereby the application fee for changing an application exceeds the application fee paid for the assessment of the application at lodgement. The proposed amendment to the fees and charges allows for consideration of the approved reduced fee (given under s1.3) rather than applying the relevant scheduled fee.

## **FINANCIAL/RESOURCE IMPLICATIONS**

## **RISK MANAGEMENT IMPLICATIONS**

Under the provisions of the *Local Government Act 2009* s98, Local Governments are required to maintain a register of fees and charges available for inspection by the public. This ad-hoc review of the Application Fee Cap and fee for changing an application before a decision is made complements the annual review, which is undertaken along with adjustments and rolling reviews of fees. As part of the annual review, a risk register is reviewed and updated by Departments.

## **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Local Government Act 2009*

*Planning Act 2016*  
*Economic Development Act 2012*


## **COMMUNITY AND OTHER CONSULTATION**

The proposed change to the fees and charges did not require any community consultation.

## **CONCLUSION**

With the amendments to the 2019-2020 Register of Fees and Charges, the attached document has been submitted for Council approval and adoption.

## **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	2019-2020 Register of Fees and Charges Track Changes (Section 1.4 & 4.3.1) <a href="#">↓</a> 
----	--

Anthony Bowles  
**ACTING DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

Brett Davey  
**ACTING GENERAL MANAGER - PLANNING AND REGULATORY SERVICES**

***“Together, we proudly enhance the quality of life for our community”***

Name	Year 19/20 Fee (incl. GST)	Legislative Provision / Head of Power	GST	LGA s97(2)
------	----------------------------------	--	-----	---------------

## Ipswich City Council

### PLANNING AND DEVELOPMENT

#### 1.4 Application Fee Cap

Upon receipt of a written request by the applicant, the General Manager (Planning and Regulatory Services) or Development Planning Manager has the authority to apply an application fee cap to Material Change of Use Applications, Reconfiguring a Lot Development Applications, Variation Requests or combinations thereof. This cap applies when:

- An application is for other than residential development;
- An application is for development consistent with the Planning Scheme or its overall strategic framework; and any other relevant planning instruments and the scheduled fee is greater than \$200,000.00 (if calculated in accordance with the adopted fees and charges);
- An application is for development inconsistent with the Planning Scheme or its overall strategic framework and any other relevant planning instruments and the scheduled fee is greater than \$250,000.00 (if calculated in accordance with the adopted fees and charges).

The cap does not extend to:

- An application is for residential development;
- ~~An application is for development inconsistent with the Planning Scheme, unless it is considered to be consistent with the overall strategic framework;~~
- Developments where a fee has been specifically quoted by Council officers which is greater than \$250,000.00 (if calculated in accordance with the adopted fees and charges), in which case the quoted fee applies; and
- Specialist review of application material, to which section 1.14 of the adopted fees and charges applies in all instances.

#### 4.3 Development Planning Sundry Matters

##### 4.3.1 Changing Application before a decision is made

###### (a) Changing a "Material Change of Use" or "Other Development" application

Prior to preliminary examination by Council or minor amendment not requiring alteration of reports	No charge	Planning Act 2016 s52; or Economic Development Act 2012 s129	(a)
After preliminary examination by Council (prior to decision notice) – minimum fee	\$990.00	Planning Act 2016 s52; or Economic Development Act 2012 s129	(a)
After preliminary examination by Council (prior to decision notice) – otherwise	25% of relevant current application fee <u>or 25% of the relevant fee previously determined in accordance with section 1.3 Reducing Development Application Fees</u> , plus the difference between the fee applicable to the existing application and the fee applicable to the changed development proposal (if applicable)	Planning Act 2016 s52; or Economic Development Act 2012 s129	(a)

NOTE: This 25% fee does not apply if the change is in response to an information request.

Doc ID No: A5697777

ITEM: 7  
SUBJECT: EXERCISE OF DELEGATION REPORT  
AUTHOR: ACTING DEVELOPMENT PLANNING MANAGER  
DATE: 1 AUGUST 2019

---

### **EXECUTIVE SUMMARY**

This is a report concerning applications that have been determined by delegated authority for the period 28 June 2019 to 1 August 2019.

### **RECOMMENDATION/S**

**That the report be received and the contents noted.**

### **RELATED PARTIES**

There are no related parties associated with the recommendation as the development applications have already been determined.

### **ADVANCE IPSWICH THEME LINKAGE**

- Strengthening our local economy and building prosperity
- Managing growth and delivering key infrastructure
- Caring for our community
- Caring for the environment
- Listening, leading and financial management

### **PURPOSE OF REPORT/BACKGROUND**

The following delegations (and associated sub-delegations) contain a requirement for the noting of applications determined by delegated authority:

- Approval of Plans for Springfield
- Determination of Development Applications, Precinct Plans, Area Development Plans and Related Matters
- Exercise the Powers of Council under the *Economic Development Act 2012*
- Implementation of the Planning and Development Program
- Exercise the Powers of Council under the *Planning Act 2016*

## **FINANCIAL/RESOURCE IMPLICATIONS**

There are no resourcing or budget implications associated with this report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

## **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:

*Local Government Act 2009*

*Planning Act 2016*

*Economic Development Act 2012*



## **COMMUNITY AND OTHER CONSULTATION**

The contents of this report did not require any community consultation. In the event that the development applications listed in this report triggered 'impact assessment' pursuant to the Ipswich Planning Scheme, public notification was undertaken as part of the development application process in accordance with any legislative requirements and matters raised in any submissions were addressed in the respective development assessment reports.

## **CONCLUSION**

The Planning and Regulatory Services Department is responsible for the assessment and determination of development applications. Attachment 1 to this report provides a list of development applications that were determined by delegated authority for the period 28 June 2019 to 1 August 2019.

## **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Exercise Of Delegation Report <a href="#"></a> 
----	---

Anthony Bowles

**ACTING DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

Brett Davey

**ACTING GENERAL MANAGER - PLANNING AND REGULATORY SERVICES**

***"Together, we proudly enhance the quality of life for our community"***



**Development Applications Determined by Delegated Authority  
28 June 2019 to 1 August 2019**

Application No	Type	Application Details	Primary Property Location
<b>ADP Area Development Plan</b>			
1132/2018/ADP	ADP	Area Development Plan - Upgrades to existing food court within Stage 1 and extension of decking adjacent to food court area	1 Main Street, Springfield Central
	Decision Date - 29/07/2019	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator East
1135/2018/ADP	ADP	Amendment to Area Development Plan for Stage 2 Orion Springfield Central	1 Main Street, Springfield Central
	Decision Date - 29/07/2019	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator East
3386/2019/ADP	ADP	Reconfigure One (1) Lot into Ten (10) Management Lots in Two (2) Stages	7001 Gateway Drive, Augustine Heights
	Decision Date - 30/07/2019	Decision - Approved	Authority - Team Co-ordinator East
4487/2019/ADP	ADP	Area Development Plan - Upgrade existing telecommunications facility	42 Springfield College Drive, Springfield
	Decision Date - 4/07/2019	Decision - Approved	Authority - Team Co-ordinator East
4572/2019/ADP	ADP	Area Development Plan - Reconfiguring a Lot (One (1) Lot into two (2) lots)	1 Springfield Lakes Boulevard, Springfield Lakes
	Decision Date - 8/07/2019	Decision - Approved	Authority - Team Co-ordinator East
4743/2019/ADP	ADP	Area Development Plan - Amendment to MADP 6B	7001 Gateway Drive, Augustine Heights
	Decision Date - 30/07/2019	Decision - Approved	Authority - Team Co-ordinator East
<b>CA Combined Approval</b>			
2262/2019/CA	CA	Reconfiguring a Lot - Two (2) Lots into Sixteen (16) Lots in Two (2) Stages Material Change of Use - Single Residential (Lots 2-3 and 5-16 - Building Envelope Plans)	14-16 Samantha Street, Redbank Plains
	Decision Date - 16/07/2019	Decision - Approved	Authority - Team Co-ordinator Central
2778/2019/CA	CA	Combined Approval - Material Change of Use - Business Use (Professional Office) Other Development - Advertising Device (One (1) Pylon Sign (Illuminated) and Two (2) Wall Signs)	82 Brisbane Road, East Ipswich
	Decision Date - 28/06/2019	Decision - Approved	Authority - Acting Team Co-ordinator Central
3286/2019/CA	CA	Reconfiguring a Lot - One (1) lot into Three (3) Lots Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining)	10 Wright Street, Tivoli
	Decision Date - 26/07/2019	Decision - Approved - Negotiated Decision Approved	Authority - Senior Planner (Development)
4998/2019/CA	CA	Material Change of Use - Business Use - Veterinary Clinic Other Development - Advertising Device	1 Hawkins Crescent, Bundamba
	Decision Date - 22/07/2019	Decision - Approved - Negotiated Decision Approved	Authority - Senior Planner (Development)
	Decision Date - 3/07/2019	Decision - Approved	Authority - Senior Planner (Development)
713/2019/CA	CA	Material Change of Use - General Industry (Truck Depot) Reconfiguring a Lot - Boundary Realignment Two (2) lots into Two (2) Lots	143 Toongarra Road, Wulkuraka

Item 7 / Attachment 1.

Application No	Type	Application Details	Primary Property Location
Decision Date - 26/07/2019	Decision - Approved - Negotiated	Decision Approved	Authority - Team Co-ordinator West
<b>MCU Material Change of Use</b>			
10206/2018/MCU	MCU	Material Change of Use - Business Use (Medical Centre, Shop and Cafe) and Community Use (Child Care Centre)	41 Queen Street, Goodna
Decision Date - 25/07/2019	Decision - Approved - Negotiated	Decision Approved	Authority - Team Co-ordinator East
1138/2019/MCU	MCU	Material Change of Use - Community Use (Child Care Centre)	7001 Sunbird Drive, Redbank Plains
Decision Date - 18/07/2019	Decision - Approved		Authority - Team Co-ordinator Central
1578/2019/MCU	MCU	Material Change of Use - Special Industry (Plastic Product Manufacturing)	145-155 Cobalt Street, Carole Park
Decision Date - 19/07/2019	Decision - Approved - Negotiated	Decision Approved	Authority - Team Co-ordinator East
1892/2019/MCU	MCU	Material Change of Use - Temporary Sales Office	259-283 Cumner Road, White Rock
Decision Date - 23/07/2019	Decision - Approved		Authority - Team Co-ordinator West
3475/2019/MCU	MCU	Material Change of Use - Single Residential Affected by a Development Constraints Overlay (OV5-Adopted Flood Regulation Line) and with a Rural Area	31 Gipps Street, Calvert
Decision Date - 23/07/2019	Decision - Approved - Negotiated	Decision Approved	Authority - Senior Planner (Development)
3537/2019/MCU	MCU	Material Change of Use - Business Use - Tattoo Parlour (Shop 2)	8 South Station Road, Booval
Decision Date - 28/06/2019	Decision - Approved		Authority - Acting Team Co-ordinator Central
3647/2019/MCU	MCU	Material Change of Use - Dual Occupancy	93-123 Tallegalla Two Tree Hill Road, Tallegalla
Decision Date - 10/07/2019	Decision - Approved		Authority - Senior Planner (Development)
3686/2019/MCU	MCU	Material Change of Use - Business Use (Post Office)	24 Smiths Road, Goodna
Decision Date - 19/07/2019	Decision - Approved		Authority - Team Co-ordinator East
3747/2019/MCU	MCU	Material Change of Use - Special Industry (Concrete Batching Plant)	51 Noblevale Way, Swanbank
Decision Date - 3/07/2019	Decision - Approved		Authority - Team Co-ordinator West
3842/2019/MCU	MCU	Material Change of Use - Entertainment Use (Escape Rooms)	38 Brisbane Street, Ipswich
Decision Date - 25/07/2019	Decision - Approved		Authority - Senior Planner (Development)
4056/2018/MCU	MCU	Material Change of Use - Dual Occupancy	3 Marie Street, Goodna
Decision Date - 23/07/2019	Decision - Approved		Authority - Team Co-ordinator East
4849/2019/MCU	MCU	Material Change of Use - Entertainment Use - (TAB Facility)	25-43 Queen Street, Marburg
Decision Date - 26/07/2019	Decision - Approved		Authority - Senior Planner (Development)
5258/2019/MCU	MCU	Material Change of Use - Home Based Activity (Home Industry)	Lot 21 Redhill Road, Karrabin
Decision Date - 18/07/2019	Decision - Approved		Authority - Senior Planner (Development)
5895/2018/MCU	MCU	Material Change of Use - Major Utility (Sewage Treatment Plant)	1942-2056 Warrego Highway, Haigslea
Decision Date - 28/06/2019	Decision - Approved		Authority - Team Co-ordinator West
6001/2019/MCU	MCU	Material Change of Use - Dual Occupancy	32 Dredge Circle, Brassall
Decision Date - 29/07/2019	Decision - Approved		Authority - Senior Planner (Development)
636/2018/MCU	MCU	Material Change of Use - Extension to Existing Recreation Use (Outdoor sportin facility - additional sportsfield, amenities building and multipurpose courts)	252A South Station Road, Raceview
Decision Date - 28/06/2019	Decision - Approved		Authority - Team Co-ordinator West
72/2019/MCU	MCU	Material Change of Use - Special Industry (Tyre Logistics and Storage)	Lot 2 Patrick Street, Swanbank
Decision Date - 19/07/2019	Decision - Approved		Authority - Senior Planner (Development)

Item 7 / Attachment 1.

Application No	Type	Application Details	Primary Property Location
8927/2018/MCU	MCU	Material Change of Use - Special Industry - (Asphalt Plant) and Environmentally Relevant Activity (ERA) 6 - Asphalt Manufacturing & 33 - Crushing, Milling, Grinding or Screening	Lot 1 Warrego Highway, North Tivoli
Decision Date - 26/07/2019		Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator Central
<b>MAMC Modification-Change Application Minor</b>			
1517/2018/MAMC/A	MAMC	Minor Change - Multiple Advertising Structures	94-98 Russell Luhrs Way, Spring Mountain
Decision Date - 28/06/2019		Decision - Approved	Authority - Senior Planner (Development)
1525/2018/MAMC/B	MAMC	Minor Change - Advertising Structures - One (1) Pylon Sign (Blade Sign), One (1) Ground Sign (Shipping Container Sign), Four (4) Pole Signs, Eleven (11) Vertical Banner Signs and Boundary Fence Sign (Banner Mesh)	7003 Sinnathamby Boulevard, Spring Mountain
Decision Date - 28/06/2019		Decision - Approved	Authority - Acting Team Co-ordinator Central
1546/2016/MAMC/A	MAMC	Minor Change - Business Use (Hotel) - Extension of Trading Hours	26 Queen Street, Goodna
Decision Date - 4/07/2019		Decision - Approved	Authority - Team Co-ordinator East
2624/2018/MAMC/A	MAMC	Minor Change - Material Change of Use - Community Use (Library)	15 Railway Street, Rosewood
Decision Date - 30/07/2019		Decision - Approved	Authority - Team Co-ordinator West
4016/2005/MAMC/A	MAMC	Minor Change - One (1) Lot into 40 Lots	13 Senna Close, Pine Mountain
Decision Date - 29/07/2019		Decision - Approved	Authority - Senior Planner (Development)
4431/2018/MAMC/A	MAMC	Minor Change - Material Change of Use - General Industry (Freight Depot)	7001 Robert Smith Street, Redbank
Decision Date - 24/07/2019		Decision - Approved	Authority - Team Co-ordinator East
5794/2017/MAMC/A	MAMC	Minor Change - Stormwater, Roadworks and Earthworks	108-132 Kruger Parade, Redbank
Decision Date - 22/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
<b>MAEXT Modification-Extension Application</b>			
1587/2011/MAEXT/B	MAEXT	Extension Application - Multiple Residential (9 Units)	8 Brisbane Road, Redbank
Decision Date - 8/07/2019		Decision - Approved	Authority - Team Co-ordinator East
1875/2014/MAEXT/A	MAEXT	Extension Request - Earthworks - Smart eDA (for original decision only)	Lot 4 Unnamed Road, Swanbank
Decision Date - 10/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
5901/2007/MAEXT/C	MAEXT	Extension to Currency Period Application - Multiple Residential - 20 Townhouse	69A Albert Street, Goodna
Decision Date - 24/07/2019		Decision - Approved	Authority - Senior Planner (Development)
6475/2004/MAEXT/B	MAEXT	Extension Application - Reconfiguring a Lot - One (1) Lot into Twenty-One (21) Lots	157 Workshops Street, Brassall
Decision Date - 19/07/2019		Decision - Approved	Authority - Senior Planner (Development)
7522/2009/MAEXT/B	MAEXT	Extension to Currency Period Application - Material Change of Use of Premises (Multiple Residential - Relocatable Home Park) Four (4) Stages OW - Bulk Earthworks	Lot 999 Broadfoot Drive, Goodna
Decision Date - 10/07/2019		Decision - Approved	Authority - Team Co-ordinator East
<b>OW Operational Works</b>			
10111/2018/OW	OW	Road Work, Drainage Work, Stormwater & Earthworks	97 John Street, Rosewood
Decision Date - 2/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering

Item 7 / Attachment 1.

Application No	Type	Application Details	Primary Property Location
102/2019/OW	OW	Streetscape and Landscaping	144 Grampian Drive, Deebling Heights
Decision Date - 16/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
2161/2019/OW	OW	Earthworks	90 Parkland Drive, Springfield Central
Decision Date - 8/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
2215/2019/OW	OW	Earthworks	16 Darling Street East, Ipswich
Decision Date - 18/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
2492/2019/OW	OW	Rate 3 Streetlighting - Oaklands Estate Stages 2A, 2B and 2C	21 Francis Street, Tivoli
Decision Date - 3/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
3008/2019/OW	OW	Earthworks	53 Gabrielle Place, Deebling Heights
Decision Date - 28/06/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
3240/2019/OW	OW	Road Work, Stormwater, Earthworks and Signage	83 Bognuda Street, Bundamba
Decision Date - 5/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
3260/2019/OW	OW	Rate 3 Streetlighting - Providence Stage 18B	7001 Centenary Highway, South Ripley
Decision Date - 18/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
3700/2019/OW	OW	Landscaping	183-187 Cedar Road, Redbank Plains
Decision Date - 5/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
3803/2019/OW	OW	Rate 3 Streetlighting - Ripley Valley Stage 3	7001 Rhea De Wit Drive, Ripley
Decision Date - 17/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
3839/2019/OW	OW	Rate 3 Streetlighting - Woodlands Estate Stage 3	7001 Isabella Street, Collingwood Park
Decision Date - 17/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
4029/2019/OW	OW	Landscaping	5 Perseverance Street, Chuwar
Decision Date - 24/07/2019		Decision - Approved	Authority - Acting Team Co-ordinator Engineering
4125/2019/OW	OW	Rate 3 Streetlighting - Woodlands Estate Stage 11	7001 Isabella Street, Collingwood Park
Decision Date - 22/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
4143/2019/OW	OW	Rate 3 Streetlighting - Woodlands Estate Stage 12	7001 Isabella Street, Collingwood Park
Decision Date - 26/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
4375/2019/OW	OW	Road Work, Stormwater, Earthworks and Landscaping	42-46 Antimony Street, Carole Park
Decision Date - 18/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
4501/2019/OW	OW	Road Work, Stormwater Drainage Work and Earthworks - Kalina Stages 5 to 8	7003 Sharpless Road, Springfield
Decision Date - 8/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
5211/2019/OW	OW	Internal Works - Stormwater Drainage, Car Park Construction Works and Landscaping	16-30 Springfield Parkway, Springfield
Decision Date - 18/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
5384/2019/OW	OW	Road work, Stormwater Drainage Works and Earthworks	3 Henderson Street, Redbank
Decision Date - 29/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
5481/2019/OW	OW	Stormwater & Earthworks	51 Springfield Parkway, Springfield
Decision Date - 31/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering
6492/2018/OW	OW	Earthworks	Lot 159 Unnamed Road, Swanbank
Decision Date - 15/07/2019		Decision - Approved	Authority - Team Co-ordinator Engineering

Item 7 / Attachment 1.

Application No	Type	Application Details	Primary Property Location
<b>OD Other Development</b>			
2154/2019/OD	OD	Operational Works for Advertising Devices – Two (2) Billboards	285-295 Cumner Road, White Rock
	Decision Date - 25/07/2019	Decision - Approved	Authority - Team Co-ordinator West
2854/2019/OD	OD	Advertising Device/s - One (1) Standard Billboard, One (1) "V" Shaped Billboard and One (1) Banner Sign	160 Sinnathamby Boulevard, Spring Mountain
	Decision Date - 26/07/2019	Decision - Approved	Authority - Senior Planner (Development)
3609/2019/OD	OD	Advertising Devices - Five (5) Pole Signs, One (1) Pylon Sign, One (1) Fence Sign and Twenty-Two (22) Vertical Banner Signs	7001 Panorama Drive, Springfield
	Decision Date - 4/07/2019	Decision - Approved	Authority - Team Co-ordinator East
4826/2019/OD	OD	Multiple Advertising Devices - Twenty (20) Signs	7001 Robert Smith Street, Redbank
	Decision Date - 19/07/2019	Decision - Approved	Authority - Senior Planner (Development)
5042/2019/OD	OD	Advertising Structure (Two (2) Wall Signs)	16-30 Springfield Parkway, Springfield
	Decision Date - 5/07/2019	Decision - Approved	Authority - Acting Team Co-ordinator Central
5474/2019/OD	OD	Carrying out building work not associated with a material change of use - Construction of class 7 farm vehicle storage shed	537-545 Rosewood Marburg Road, Tallegalla
	Decision Date - 10/07/2019	Decision - Approved	Authority - Senior Planner (Development)
9096/2018/OD	OD	Carrying out building work not associated with a material change of use - Shed in a Character Zone	7 Bowen Street, Woodend
	Decision Date - 3/07/2019	Decision - Approved	Authority - Senior Planner (Development)
<b>MAPDA PDA Amendment Application</b>			
34/2015/MAPDA/B	MAPDA	Amendment Application to PDA Development Approval - Material Change of Use for Residential and Recreation Uses	352-396 Ripley Road, Ripley
	Decision Date - 31/07/2019	Decision - Approved	Authority - Senior Planner (Development)
6536/2018/MAPDA	MAPDA	Amendment Application - Reconfiguring a Lot - Four (4) Lots into Three hundred and Twenty One (321) Lots with a Plan of Development (POD), Two (2) Balance Lots, plus Park, Drainage Reserves and new Roads	238 Montereia Road, Ripley
	Decision Date - 4/07/2019	Decision - Approved	Authority - Team Co-ordinator West
<b>RAL Reconfiguring a Lot</b>			
3438/2019/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	36 Greasley Street, Tivoli
	Decision Date - 26/07/2019	Decision - Approved	Authority - Senior Planner (Development)
6490/2018/RAL	RAL	Reconfiguring a Lot - Access Easement and Material Change of Use (Extension to Business Use)	112 Brisbane Road, Booval
	Decision Date - 5/07/2019	Decision - Approved	Authority - Acting Team Co-ordinator Central
<b>NAME Road/Place/Park/Bridge Naming</b>			
7749/2018/NAME/A	NAME	Road Naming	197A Pine Mountain Road, Brassall
	Decision Date - 18/07/2019	Decision - Approved	Authority - Senior Development Planning Compliance Officer
9140/2016/NAME/D	NAME	Unnaming of Walsh Road - Sekisui Estate Stage 9	7002 Ripley Road, Ripley

Item 7 / Attachment 1.

Application No	Type	Application Details	Primary Property Location
Decision Date - 17/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
<b>SSP Signing of Subdivision Plan</b>			
10206/2018/SSP/A	SSP	Lot 1 on SP310761	41 Queen Street, Goodna
Decision Date - 22/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
1126/2017/SSP/B	SSP	Lots 100 & 101 on SP295353 (resigning)	45 Patrick Street, Swanbank
Decision Date - 26/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
2210/2016/SSP/A	SSP	Lots 1-31, 40, 52, 100 and 101 on SP310748	24-62 North High Street, Brassall
Decision Date - 2/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
2361/2019/SSP/A	SSP	Lot 41 and 51 on SP313093	20 Old Factory Road, Pine Mountain
Decision Date - 2/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
2588/2019/SSP/A	SSP	Lots 1 and 2 on SP309535	64-82 Hunter Street, Brassall
Decision Date - 26/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
3233/2018/SSP/A	SSP	Lot 31 - 33 on SP306568	231A Mt Crosby Road, North Tivoli
Decision Date - 25/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
3533/2019/SSP/A	SSP	Lot 40 on SP311413	6002 Chuwar Tip Road, Chuwar
Decision Date - 17/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
4201/2017/SSP/A	SSP	Lots 1-3 and Easement A in Lot 1 on SP283028	38 Shanahan Parade, Redbank Plains
Decision Date - 29/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
4614/2019/SSP	SSP	Lots 1 & 2 on SP304793	15 Arbury Crescent, Brassall
Decision Date - 2/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
4624/2019/SSP	SSP	Lot 1 & 2 on SP306428	28 Norfolk Street, Springfield Lakes
Decision Date - 15/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
4653/2016/SSP/A	SSP	Lots 11, 12 & 13 on SP306570	242 South Station Road, Raceview
Decision Date - 22/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
6181/2018/SSP	SSP	Lots 1 and 2 on SP263731	23 Blackwood Street, East Ipswich
Decision Date - 4/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
6355/2018/SSP/C	SSP	Lots 3010 - 3029, 3045 - 3089 & 9023 on SP303698 (Village 11 - Stages 8 & 9)	7003 Grande Avenue, Spring Mountain
Decision Date - 18/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
6398/2017/SSP/B	SSP	Lots 3 & 4 on SP310068 (Stage 2)	6 Greenham Street, Raceview
Decision Date - 23/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
6641/2018/SSP/A	SSP	Lots 25 and 26 on SP3078687	11 Hayes Street, Raceview
Decision Date - 18/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
6892/2006/SSP/V	SSP	Easement A on SP312141	100 Kenneth Drive, Augustine Heights
Decision Date - 4/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
716/2019/SSP/A	SSP	Lots 6000, 6001, 9001 & 9002 on SP307757	7003 Sunbird Drive, Redbank Plains
Decision Date - 8/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office
77/2019/SSP/A	SSP	Lots 23 and 68 on SP308681	68 Blackstone Road, Newtown
Decision Date - 4/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Office

Item 7 / Attachment 1.

Application No	Type	Application Details	Primary Property Location
8209/2016/SSP/E	SSP	Lots 1519-1521, 1530-1543, 1568-1580, 4013 & 4100 on SP307624 (Village 15 Stages 9 & 10A)	7001 Dublin Avenue, Spring Mountain
Decision Date - 11/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Officer
<b>SSPRV Signing of Subdivision Plan (Ripley)</b>			
40/2015/SSPRV/O	SSPRV	Lots 1605-1614, 1617-1625, 1636-1645, 1661-1665, 2111-2120, 3056-3063, 70 on SP300739 Stage 41A	7003 Bayliss Road, South Ripley
Decision Date - 19/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Officer
40/2015/SSPRV/P	SSPRV	Lots 1455-1463, 1585-1587, 1590-1604, 7041, on SP300740 Stage 41B	7003 Bayliss Road, South Ripley
Decision Date - 19/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Officer
4091/2019/SSPRV	SSPRV	Lots 1 & 2 on SP309632	1 Boyland Way, Ripley
Decision Date - 22/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Officer
5233/2019/SSPRV	SSPRV	Lots 1 & 2 on SP302345	290 Fischer Road, Ripley
Decision Date - 2/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Officer
6672/2017/SSPRV/A	SSPRV	Lots 65-75, 103-137, 500 and 901 on SP303672	125 Boyland Way, Flinders View
Decision Date - 17/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Officer
9140/2016/SSPRV/G	SSPRV	Lots 643-651, 672-682, 684-689, 910 & 1007 on SP311770	622 Ripley Road, Ripley
Decision Date - 22/07/2019		Decision - Approved	Authority - Senior Development Planning Compliance Officer
<b>SPSR Superseded Planning Scheme Request</b>			
5059/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential Dwelling with Auxiliary Unit	45 Baird Circuit, Redbank Plains
Decision Date - 4/07/2019		Decision - Approved	Authority - Senior Planner (Development)
5205/2019/SPSR	SPSR	Dwelling and Auxiliary Units x Eight (8)	6 Priestley Street, Collingwood Park
Decision Date - 2/07/2019		Decision - Approved	Authority - Senior Planner (Development)
5350/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Dwelling with Auxiliary Unit	54 Bourke Street, Brassall
Decision Date - 9/07/2019		Decision - Approved	Authority - Senior Planner (Development)
5496/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Dwelling with Auxiliary Unit	15 Warwick Road, Ipswich
Decision Date - 19/07/2019		Decision - Approved	Authority - Senior Planner (Development)
5781/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	41 Mackellar Way, Walloon
Decision Date - 19/07/2019		Decision - Approved	Authority - Senior Planner (Development)
6128/2019/SPSR	SPSR	Superseded Planning Scheme Request - Single Residential with Auxiliary Unit	13 Wattlebird Court, Redbank Plains
Decision Date - 31/07/2019		Decision - Approved	Authority - Senior Planner (Development)

Doc ID No: A5697396

ITEM: 8  
SUBJECT: COURT ACTION STATUS REPORT  
AUTHOR: ACTING DEVELOPMENT PLANNING MANAGER  
DATE: 1 AUGUST 2019

---

### **EXECUTIVE SUMMARY**

This is a report concerning a status update with respect to current court actions associated with development planning related matters including one other significant matter of dispute that the Planning and Development Department is currently involved with.

### **RECOMMENDATION/S**

**That the report be received and the contents noted.**

### **RELATED PARTIES**

The related parties, being the appellants associated with any court actions, are detailed in the attachment to this report.

### **ADVANCE IPSWICH THEME LINKAGE**

Strengthening our local economy and building prosperity  
Managing growth and delivering key infrastructure  
Caring for our community  
Caring for the environment  
Listening, leading and financial management

### **PURPOSE OF REPORT/BACKGROUND**

In addition to the current court actions, there is one (1) other significant matter of dispute that the Planning and Development Department is currently involved with. At Council's meeting on 13 November 2018, it was resolved to amend the Ipswich Planning Scheme (Planning Scheme Major Amendment Package 02/2018) by making amendments to Part 14 – Springfield Structure Plan. Springfield City Group has made representations to the State Government that the amendments as adopted by Council should not be approved and has suggested alternative wording regarding the rights and responsibilities of developers and land owners within the Springfield Structure Plan area.

As a consequence of this dispute, the State Government facilitated a without prejudice discussion on 28 February 2019 between Springfield City Group and Council officers. The

matter was not resolved at this meeting and it was determined that further discussions would be required prior to the State Government determining the outcome. The formal process surrounding this is presently on hold whilst ongoing discussions occur.

### **FINANCIAL/RESOURCE IMPLICATIONS**

There are no resourcing or budget implications associated with this report.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:

*Local Government Act 2009*

*Planning Act 2016*

*Planning and Environment Court Act 2016*



### **COMMUNITY AND OTHER CONSULTATION**

The contents of this report did not require any community consultation.

### **CONCLUSION**

The Planning and Regulatory Services Department are currently involved with a number of current court related matters. Attachment 1 to this report provides a current status with respect to these matters.

### **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Court Action Status Report  
----	--

Anthony Bowles

**ACTING DEVELOPMENT PLANNING MANAGER**

I concur with the recommendations contained in this report.

Brett Davey

**ACTING GENERAL MANAGER - PLANNING AND REGULATORY SERVICES**

***“Together, we proudly enhance the quality of life for our community”***



**Planning and Development Department  
Court Action Status Report  
1 August 2019**

**Total Number of Appeals - 10**

*Note: Data is current as at close of business on the previous working day.*

**Planning & Environment Court - 10 Appeal/s**

<b>Appeal No:</b> 4050 of 2017	<b>Appeal Date:</b> 24/10/2017	<b>Case Name:</b> Tocchini V Ipswich City Council
<b>Solicitor:</b> N/A at this time		<b>Appeal Type:</b> Applicant Appeal
<b>P&amp;D Register No:</b> 136	<b>Application No:</b> 8948/2016/CA	<b>Applicant:</b> Mr Samuel Mark Tocchini and Mrs Danielle Clare Tocchini
<b>Division:</b> 10		<b>Property:</b> 201 Sids Dip Road, Lower Mount Walker
<b>Appeal Summary:</b> This is an applicant appeal against Council's decision to part refuse an application. The refusal related to a proposed Intensive Animal Husbandry - Poultry Farm and Environmentally Relevant Activity 4(2) - Poultry Farm. The appeal also relates to the conditions of the approved Reconfiguring a Lot - one (1) Lot into two (2) Lots.		
<b>Status:</b> Without prejudice discussions ongoing. Listed for final orders 5 August 2019.		
<b>Appeal No:</b> 473 of 2018	<b>Appeal Date:</b> 9/2/2018	<b>Case Name:</b> HPC Urban Design & Planning Pty Ltd and Bio-Recycle Australia Pty Ltd v/s Ipswich City Council
<b>Solicitor:</b> N/A at this time		<b>Appeal Type:</b> Applicant Appeal
<b>P&amp;D Register No:</b> 139	<b>Application No:</b> 4475/2017/MCU	<b>Applicant:</b> HPC Urban Design & Planning Pty Ltd
<b>Division:</b> 3		<b>Property:</b> 30 Memorial Drive, Swanbank
<b>Appeal Summary:</b> This is an applicant appeal against Council's decision to refuse an application. The MCU application for Special Industry (Extension to an existing Landfill for Non-Putrescible Waste) was refused on the basis of amenity impacts on to adjoining residential areas specifically Ripley Valley.		
<b>Status:</b> Matter heard in court (25 March - 4 April 2019). Awaiting Judgement.		
<b>Appeal No:</b> 945 of 2018	<b>Appeal Date:</b> 14/3/2018	<b>Case Name:</b> Black Ink Architecture Pty Ltd v Ipswich City Council
<b>Solicitor:</b> N/A		<b>Appeal Type:</b> Applicant Appeal
<b>P&amp;D Register No:</b> 140	<b>Application No:</b> 3859/2017/MCU	<b>Applicant:</b> Black Ink Architecture Pty Ltd
<b>Division:</b> 4		<b>Property:</b> 39 Barclay Street, Bundamba 41 Barclay Street, Bundamba 43 Barclay Street, Bundamba
<b>Appeal Summary:</b> This is an applicant appeal against Council's decision to refuse an application. The refusal related to a material change of use - child care centre which was recommended for refusal based on flooding, traffic, and amenity.		
<b>Status:</b> Experts engaged on 8 August 2019. Experts are meeting to discuss if issues can be resolved. JER's to complete report by 6 September 2019. Next court review 11 December 2019		

Item 8 / Attachment 1.

**Planning & Environment Court - 10 Appeal/s**

**Appeal No:** 1727 of 2018 **Appeal Date:** 11/5/2018 **Case Name:** C.B. Developments Australia Pty Ltd v ICC  
**Solicitor:** N/A **Appeal Type:** Applicant Appeal  
**P&D Register No:** 141 **Application No:** 4432/2017/RAL **Applicant:** CB Developments Pty Ltd  
**Division:** 2 **Property:** Lot 902 Eugene Street, Bellbird Park  
 12-26 Eugene Street, Bellbird Park  
**Appeal Summary:** This is an applicant appeal against Council's decision to refuse an application to reconfigure land into 333 lots plus parkland.  
**Status:** Order given that nominated experts are to prepare joint reports by 27 July 2019. A further review is scheduled for 9 August 2019.

**Appeal No:** 6410 of 2018 **Appeal Date:** 20/9/2018 **Case Name:** Mirvac Queensland Pty Ltd v Ipswich City Council and Home Investment Consortium Company Pty Ltd  
**Solicitor:** N/A **Appeal Type:** Originating Application  
**P&D Register No:** 144 **Application No:** 911/2018/ADP **Applicant:** Home Investment Consortium Company Pty Ltd  
**Division:** 1 **Property:** 95 Southern Cross Circuit, Springfield Central  
**Appeal Summary:** This is an originating application seeking a declaration that Council's approval of 11 April 2018 to approve an Area Development Plan is invalid and of no legal effect, or alternatively is to be set aside owing to the approval not being a minor amendment for the purposes of the Springfield Structure Plan.

Council granted an Area Development Plan approval to permit the establishment of a range of Supporting Uses in conjunction with the approved Retail Warehouse. The Supporting Uses were for the display and sale by retail of the goods as identified in the Master Area Development Plan – Toys, Fabrics, haberdashery and home décor, Craft and hobby supplies, Housewares, and Pet products.

**Status:** Matter is set down for a 2 day trial hearing on 29 August 2019 & 30 August 2019.

**Appeal No:** 4429/2018 **Appeal Date:** 11/12/2018 **Case Name:** Springfield Investments (Qld) Pty Ltd v Ipswich City Council  
**Solicitor:** N/A at this time **Appeal Type:** Applicant Appeal  
**P&D Register No:** 146 **Application No:** 7385/2018/OD **Applicant:** Springfield Investments (Qld) Pty Ltd  
**Division:** 1 **Property:** 37-43 Springfield Parkway, Springfield  
**Appeal Summary:** This is an applicant appeal against Council's decision to refuse an application. The refusal related to carrying out operational works for the erection of a pylon sign advertising Hungry Jack's. The grounds for refusal were primarily based around impacts to the amenity of the surrounding area and that the advertising does not relate to the premises (approved Hungry Jack's site is located at 15-17 Commercial Drive, Springfield).  
**Status:** Matter to be finalised on 2 August 2019 by Consent Order for the approval of a revised Pylon Sign.

**Appeal No:** 4457 of 2018 **Appeal Date:** 12/12/2018 **Case Name:** Weyba3 Pty Ltd v Ipswich City Council  
**Solicitor:** N/A at this time **Appeal Type:** Applicant Appeal  
**P&D Register No:** 147 **Application No:** 7117/2017/CA **Applicant:** WEBYA3  
**Division:** 2 **Property:** 45 Ascot Street, Goodna  
 16 Redbank Plains Road, Goodna  
 45A Ascot Street, Goodna  
**Appeal Summary:** This is an applicant appeal against Council's decision to refuse an application. The refusal related to reconfiguring the subject land into 78 residential lots and a material change of use for 78 Single Residential dwellings that are non-compliant with the planning scheme provisions.  
**Status:** Order given 20 June 2019 that experts are to prepare joint reports with a further review by the court on 15 August 2019.

Item 8 / Attachment 1.

**Planning & Environment Court - 10 Appeal/s**

**Appeal No:** 261 of 2019    **Appeal Date:** 29/1/2019    **Case Name:** Golf Links Development Pty Ltd  
**Solicitor:** N/A at this time    **Appeal Type:** Applicant Appeal  
**P&D Register No:** 149    **Application No:** 6770/2018/CA    **Applicant:** Golf Links Land Development Pty Ltd  
**Division:** 2    **Property:** 200-204 Jones Road, Bellbird Park  
210-214 Jones Road, Bellbird Park  
206-208 Jones Road, Bellbird Park  
196-198 Jones Road, Bellbird Park

**Appeal Summary:** This is an applicant appeal against Council's decision to approve a reduced lot yield of 29 lots, achieving a dwelling density of 10du/ha and minimum lot size of 600m2 and conditions relating to flooding and stormwater management.

**Status:** Matter to be finalised by consent order on 1 August 2019 for the approval of 43 residential lots.

**Appeal No:** 787/2019    **Appeal Date:** 6/3/2019    **Case Name:** Charlton Estate Pty Ltd vs ICC  
**Solicitor:** N/A at this time    **Appeal Type:** Applicant Appeal  
**P&D Register No:** 150    **Application No:** 5794/2018/RAL    **Applicant:** Charlton Estate QLD Pty Ltd  
**Division:** 2    **Property:** 71-73 Oak Street, Bellbird Park  
67-69 Oak Street, Bellbird Park

**Appeal Summary:** This is an applicant appeal against Council's decision to approve a reduced lot yield of from 23 residential lots to 17 lots to achieve a dwelling density of 10 dwellings per hectare, minimise earthworks and maintain the character of the surrounding area.

**Status:** Without prejudice discussions ongoing. Review by the court 31 August 2019.

**Appeal No:** 939 of 2019    **Appeal Date:** 19/3/2019    **Case Name:** HPC Urban Design & Planning Pty Ltd and Bio-Recycle Australia Pty Ltd v Ipswich City Council  
**Solicitor:** Allison Ferres-MacDonald    **Appeal Type:** Applicant Appeal  
**P&D Register No:** 152    **Application No:** 5601/2004/MAM C/A    **Applicant:** Bio-Recycle Australia Pty Ltd  
**Division:** 3    **Property:** 30 Memorial Drive, Swanbank

**Appeal Summary:** This is an applicant appeal against Council's decision to refuse a 'Minor Change' application for a combined approval for MCU for an Environmental Recycling Park (Soil Conditioner Manufacturing and Waste Disposal Facility).

The application was refused on the basis that:

- It failed to demonstrate that the proposed development is not in conflict with the Temporary Local Planning Instrument No.1 of 2018 (Waste Activity Regulation).
- It failed to demonstrate that there is a need to extend the life of the existing facility by increasing the landfill height from the approved RL75 to RL80. the proposed changes would result in a substantially different development to that which is currently permitted as they change the ability of the proposed development to operate as intended and introduce new impacts or increase the severity of known impacts including but not limited to visual and environmental nuisances.

**Status:** To be listed for review 14 days after the reasons for judgment are given by the court in appeal 473 of 2018.

Doc ID No: A5684483

ITEM: 9  
SUBJECT: QUARTERLY ACTIVITY REPORT  
AUTHOR: EXECUTIVE BUSINESS SUPPORT OFFICER  
DATE: 25 JULY 2019

---

### **EXECUTIVE SUMMARY**

This is a report by the Executive Business Support Officer dated 25 July 2019 concerning the development related activities of the Planning and Regulatory Services Department within the June Quarter 2019.

### **RECOMMENDATION/S**

**That the report be received and the contents noted.**

### **RELATED PARTIES**

There are no related parties associated with the recommendation as the development applications have already been determined.

### **ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure

### **PURPOSE OF REPORT/BACKGROUND**

This is the eleventh quarterly report prepared by the Planning and Regulatory Services Department.

The June 2019 quarterly report is enclosed as Attachment 1.

The report focuses on:-

- overall development activity within the Ipswich Local Government area (specifically population and dwelling growth, land subdivision and non-residential building activity);
- development applications (for planning, engineering, building and plumbing);
- infrastructure delivery by the development industry (ie contributed assets);

- major projects (such as planning scheme amendments, policy and legislation review, heritage projects, business improvement initiatives and major development applications lodged and determined during the quarter); and
- activity generated through information requests (via certificates and web access).

Highlights from the June Quarterly Report include:-

- another high growth period, with 1,649 persons population growth, and the Local Government Area population increasing to 221,539 persons;
- an equivalent annual population growth rate of 3.94%;
- Spring Mountain as the fastest growing suburb;
- Spring Mountain with the highest number of new lots created and Springfield with the highest number of new lots approved;
- 5,306m<sup>2</sup> of new, non-residential building floor space, able to accommodate 55 new jobs;
- 346 development applications lodged;
- 590 plumbing applications lodged;
- 2,266 building and plumbing inspections undertaken; and
- 154,396 web site visits.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

## **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Planning Act 2016*



## **COMMUNITY AND OTHER CONSULTATION**

The contents of this report did not require any community consultation.

## **CONCLUSION**

This Development Activity Report profiles the volume and composition of development related activity within the Ipswich Local Government Area for the April to June quarter of 2019, referred to in this document as the June 2019 quarter.

## **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	June 2019 Quarterly Report  
----	--

Louise Randall

**EXECUTIVE BUSINESS SUPPORT OFFICER**

I concur with the recommendations contained in this report.

Brett Davey

**ACTING GENERAL MANAGER - PLANNING AND REGULATORY SERVICES**

***“Together, we proudly enhance the quality of life for our community”***

# Planning and Development

Quarterly Activity Report  
June 2019

*"Building a balanced and sustainable Ipswich with a strong economy, key infrastructure and a community that cares for each other and the environment"*



[ipswich.qld.gov.au](http://ipswich.qld.gov.au)



## Table of Contents

<b>Table of Contents</b> .....	<b>1</b>
<b>Introduction</b> .....	<b>2</b>
<b>Development Activity</b> .....	<b>3</b>
Population Growth.....	3
Dwelling Activity .....	3
Population Hotspots .....	4
Dwelling Hotspots .....	5
Dwelling Stock.....	6
Subdivision Activity .....	6
Subdivision Hotspots .....	7
Non-Residential Building Activity.....	8
<b>Development Applications</b> .....	<b>10</b>
Development Applications Lodged.....	10
Development Applications Determined .....	12
Pre-lodgement Meetings .....	13
Building and Plumbing Applications .....	13
Building and Plumbing Inspections.....	15
Major Development Applications Lodged .....	15
Major Development Applications Determined.....	18
<b>Major Projects</b> .....	<b>22</b>
Planning Scheme and Planning Scheme Policy Amendments .....	22
Policy and Legislation Review .....	23
Heritage Projects.....	24
Business Improvement Initiatives – Current Quarter .....	25
Business Improvement Initiatives – Next Quarter.....	25
<b>Information Searches</b> .....	<b>26</b>
Certificates .....	26
Website Activity .....	26

## Introduction

Council's Planning and Regulatory Services (PRS) Department is the lead agency in the Ipswich community for managing growth and development in order to create a socially, ecologically and economically sustainable environment that:

- Meets the community's housing needs
- Integrates land use and transport needs
- Creates jobs and supports overall economic development
- Delivers appropriate infrastructure and community services
- Protects valuable features such as places of culture heritage significance and important natural environment areas
- Enhances and protects the health, environment and safety of the City

The department's core activities include:

- Preparing and implementing plans, strategies and policies to ensure integrated and sustainable development outcomes for the City as a whole and within specific local areas
- Identifying, protecting and promoting places of cultural heritage significance and streetscape value
- Identifying and protecting important natural environment areas through appropriate planning scheme mechanisms and development assessment processes
- Maintaining an appropriate and efficient regulatory environment for development assessment, building and plumbing compliance.
- Coordinates and delivers proactive patrols and responses to a diverse range of compliance matters for Ipswich including but not limited to parking, environmental health and protection, overgrown land and dangerous structures.
- Management of patrols and responses relating to domestic animals and livestock across the Ipswich community, including registration, nuisance complaints, animal investigations, and the management of Regulated Dogs.
- Delivery of immunisation programs to community clinics and high schools.
- Management of the contract and outputs for Ipswich cemeteries in the City.

The PRS Department's activities are delivered through a centralised administration and business support section and five (5) Branches:-

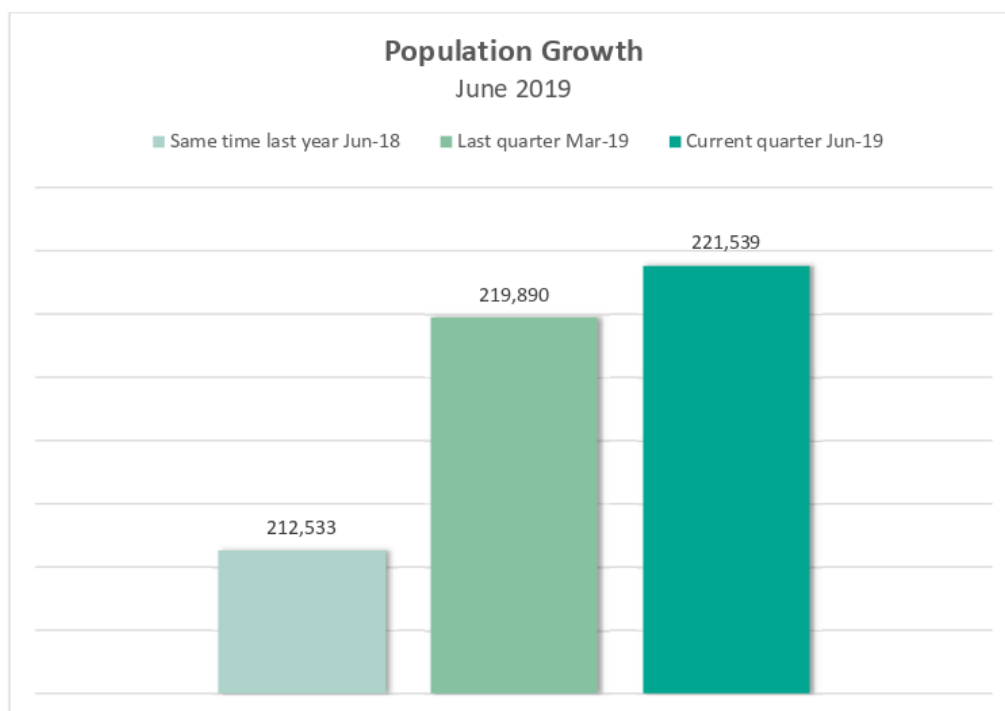
- Animal Management and Regulatory Services
- Building and Plumbing
- City Design
- Development Planning
- Engineering, Health and Environment

This Development Activity Report profiles the volume and composition of development related activity within the Ipswich Local Government Area for the April to June quarter of 2019, referred to in this document as the June 2019 quarter.

## Development Activity

### Population Growth

At 30 June 2019, the population<sup>1</sup> of Ipswich City was 221,539 persons, up from 219,890 persons at 31 March 2019. This represents an increase of 1,649 persons and an equivalent annual growth rate of 3.00%. This represents an annual change from the same period last year of 9,006 persons and 4.24% and a five year average annual growth rate of 3.94%.



**Figure 1: Population Growth June 2019**

<sup>1</sup>Population information is based on ICC Population Model based principally on take up for domestic refuse services.

### Dwelling Activity

At 30 June 2019, there were 81,561 dwellings within Ipswich City as compared with 80,951 dwellings at 31 March 2019. This represents an increase of 610 dwellings and an equivalent annual growth rate of 3.01%. This represents an annual change from the same quarter last year of 3,904 dwellings and 5.03% and a five year average annual growth rate of 4.34%.

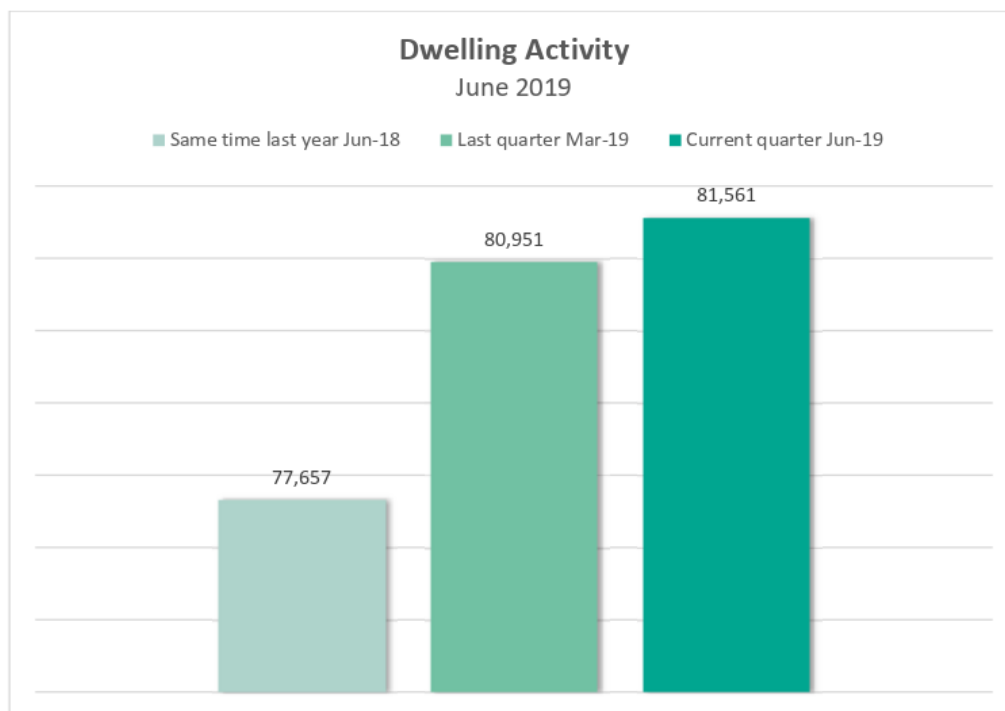


Figure 2: Dwelling Activity June 2019

## Population Hotspots

Suburbs with the greatest population<sup>2</sup> growth during the June 2019 quarter are shown in Table 1 and Figure 3 below. The hotspot suburb with the highest total population growth was Spring Mountain (367 persons).

Table 1: Top 5 Population Growth 'Hot Spots' June 2019

Rank	Suburb	Population			
		Last Quarter	Current Quarter	Change	
		Mar-19	Jun-19	Rate	%
1	SPRING MOUNTAIN	2,611	2,978	367	14.06
2	REDBANK PLAINS	22,674	22,891	217	0.96
3	SOUTH RIPLEY	3,089	3,284	195	6.31
4	DEEBING HEIGHTS	3,232	3,354	122	3.77
5	RIPLEY	3,121	3,240	119	3.81

<sup>2</sup>Variations proportionally between the total population and dwelling numbers for suburbs are a result of differences in the occupancy rates reported for the Statistical Areas in the ABS Census and applied in estimating the resident population.

## Dwelling Hotspots

Suburbs with the greatest increase in dwellings during the June 2019 quarter are shown in Table 2 and Figure 3 below. The hotspot suburb with the highest increase in total dwellings was Spring Mountain (125 dwellings).

Table 2: Top 5 Dwelling 'Hot Spots' June 2019

Rank	Suburb	Dwellings			
		Last Quarter	Current Quarter	Change	
		Mar-19	Jun-19	Rate	%
1	SPRING MOUNTAIN	889	1,014	125	14.06
2	REDBANK PLAINS	7,759	7,843	84	1.08
3	SOUTH RIPLEY	975	1,039	64	6.56
4	RIPLEY	1,040	1,086	46	4.42
5	DEEBING HEIGHTS	1,026	1,065	39	3.80

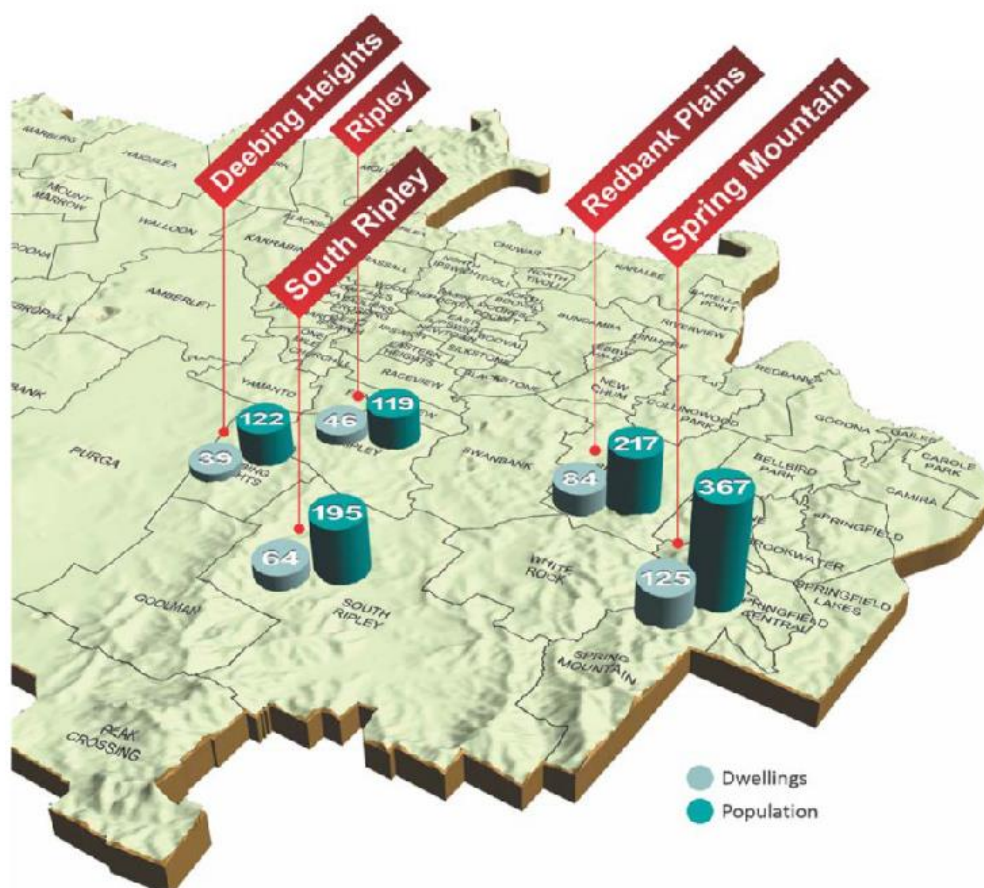


Figure 3: Dwelling and Population Hotspots June 2019

## Dwelling Stock

The dwelling stock at 30 June 2019 comprised 11,302 attached (14%) and 70,259 detached (86%) dwellings. This represents an increase of 146 attached dwellings and 464 detached dwellings from 31 March 2019.

**Table 3: Composition of Dwelling Stock June 2019**

	Dwelling Composition		
	Last Quarter	Current Quarter	Change
	Mar-19	Jun-19	Rate
<b>Attached</b>	11,156	11,302	146
<b>Detached</b>	69,795	70,259	464
<b>Total</b>	80,951	81,561	610

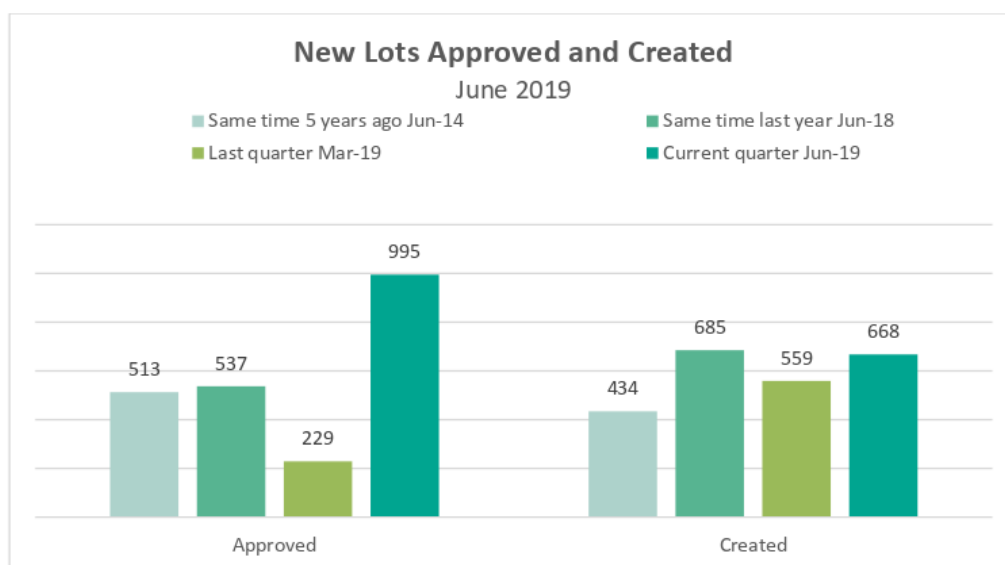
## Subdivision Activity

### *New Lot Approvals*

During the June 2019 quarter Council approved 995 new residential lots<sup>3</sup>. This compares to 229 in the March 2019 quarter and 537 lots approved in the same quarter last year. Comparatively, 513 lots were approved in the June 2014 quarter.

### *New Lot Creations*

During the June 2019 quarter Council signed plans creating 668 lots. This compares to 559 in the March 2019 quarter and 685 lots created in the the previous quarter last year. Comparatively, 434 lots were created in the June 2014 quarter.



**Figure 4: New Lots Approved and Created June 2019**

<sup>3</sup>The lots created and approved figures are subject to change after the date of this report. This can be as a result of data entry corrections and amendments to the proposed number of lots for a development by an applicant.

## Subdivision Hotspots

### *Lots Approved*

Suburbs with the most lots approved during the June 2019 quarter are shown in Table 4 and Figure 5 below. The hotspot suburb with the highest number of lots approved Springfield (443 lots).

**Table 4: Top 5 'Hot Spots' New Lots Approved June 2019**

Rank	Suburb	New Lots Approved	
		Last Quarter	Current Quarter
		Mar-19	Jun-19
1	SPRINGFIELD	0	443
2	RIPLEY	0	275
3	REDBANK PLAINS	30	125
4	BROOKWATER	0	57
5	WALLOON	0	40

### *Lots Created*

Suburbs with the most lots created during the June 2019 quarter are shown in Table 5 and Figure 5 below. The hotspot suburb with the highest number of lots created was Spring Mountain (284 lots).

**Table 5: Top 5 'Hot Spots' New Lots Created June 2019**

Rank	Suburb	New Lots Created	
		Last Quarter	Current Quarter
		Mar-19	Jun-19
1	SPRING MOUNTAIN	349	284
2	AUGUSTINE HEIGHTS	0	96
3	SPRINGFIELD	0	84
4	REDBANK PLAINS	0	83
5	REDBANK	0	28

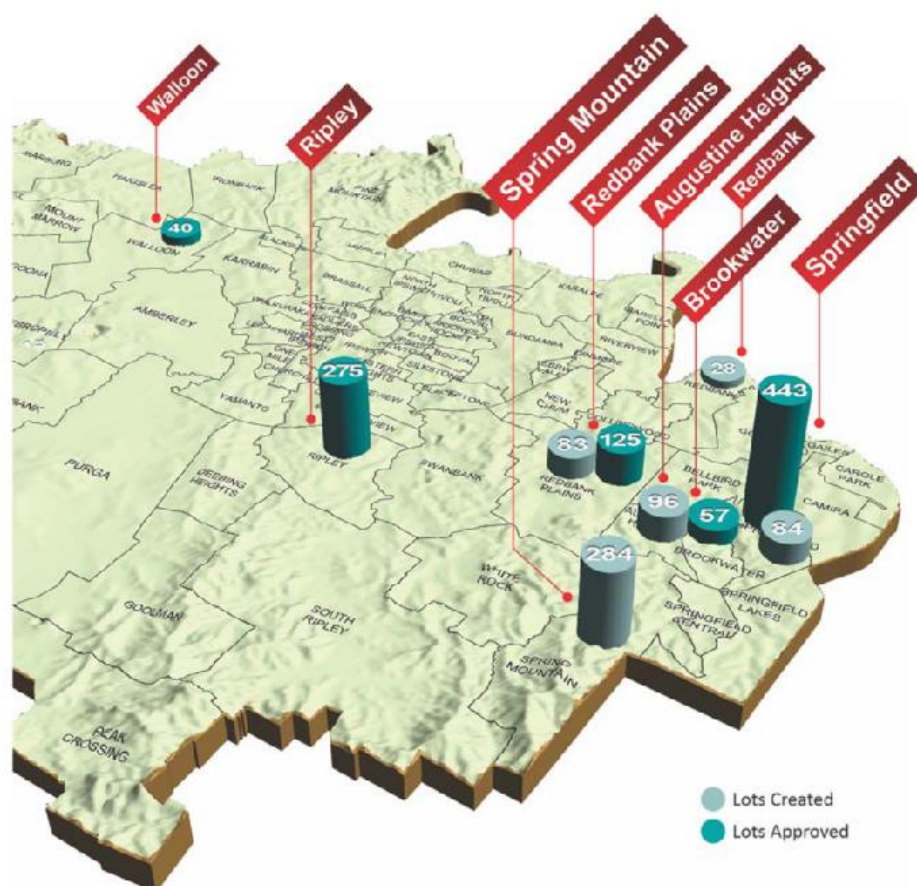


Figure 5: New Lots Approved and Created June 2019

## Non-Residential Building Activity

New non residential floor space approved during the June 2019 quarter amounted to 5,306m<sup>2</sup>, as shown in Table 6 below. The floor space approved during the June 2019 quarter can broadly be categorised into Retail, Industrial, Commercial or Other (which includes education).

Table 6: Total Approved GFA June 2019

Activity	Approved GFA (m <sup>2</sup> )
Industrial	1,166
Other	3,631
Retail	293
Commercial	216
Total	5,306

The approved GFA will be able to accommodate in the order of 55 new employees across all sectors, as shown in Figure 6 below. This quarter most new jobs were created in Other sector accounting for 28 new jobs.

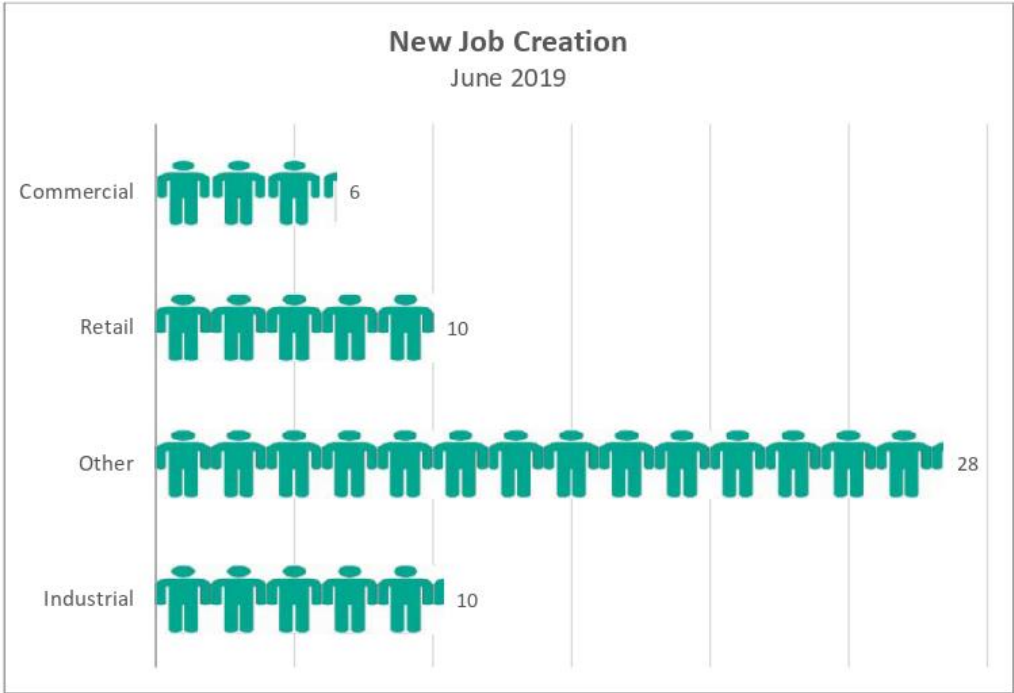
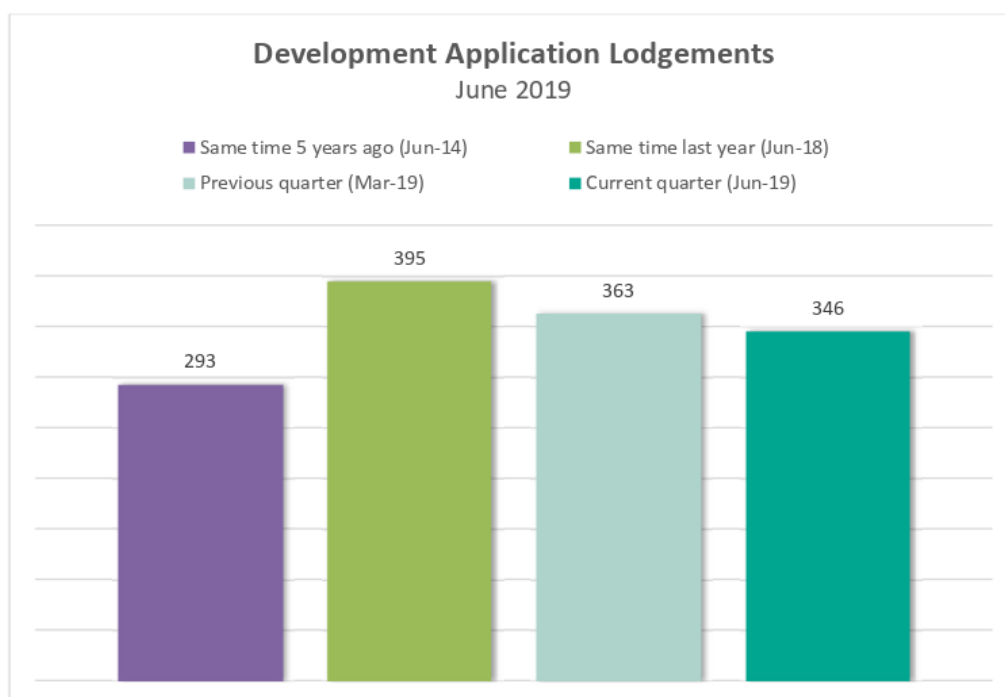


Figure 6 : New Job Creation June 2019

## Development Applications

### Development Applications Lodged

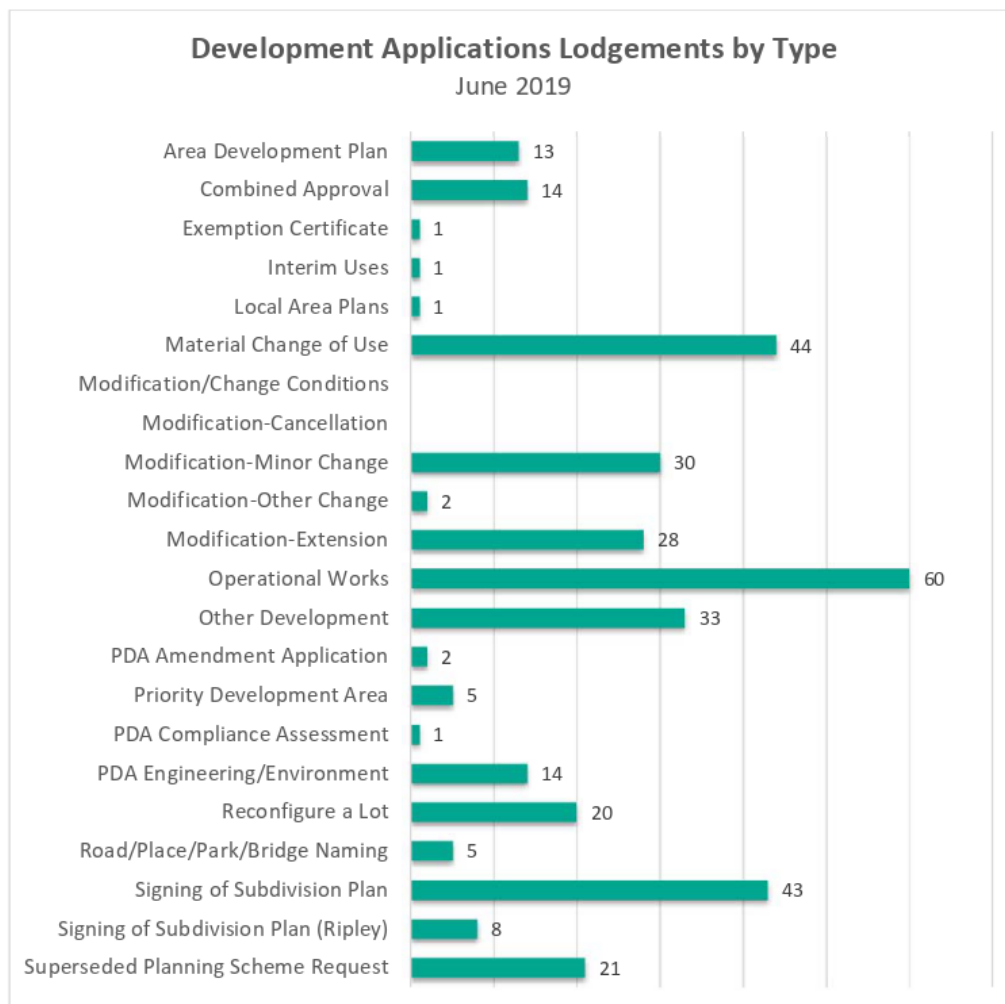
During the June 2019 quarter, 346 development applications<sup>4</sup> were lodged. This represents a decrease from the previous March 2019 quarter of 17 applications. The number of applications lodged during the June 2019 quarter is consistent with a decrease in the number of applications lodged during the previous June 2018 quarter where 395 applications were lodged. Application numbers represent an increase of 15.32% for the June 2019 quarter over the 5 year period since the June 2014 quarter. Refer to Figure 7 below.



**Figure 7: Development Applications Lodgements June 2019**

<sup>4</sup>The data for development applications includes all application types listed in the 'Development Application Lodgements by Type' chart below. Application numbers are subject to change based on properly made status at the time of report.

During the June 2019 quarter, 346 applications were lodged across a range of application types, as shown in Figure 8 below.

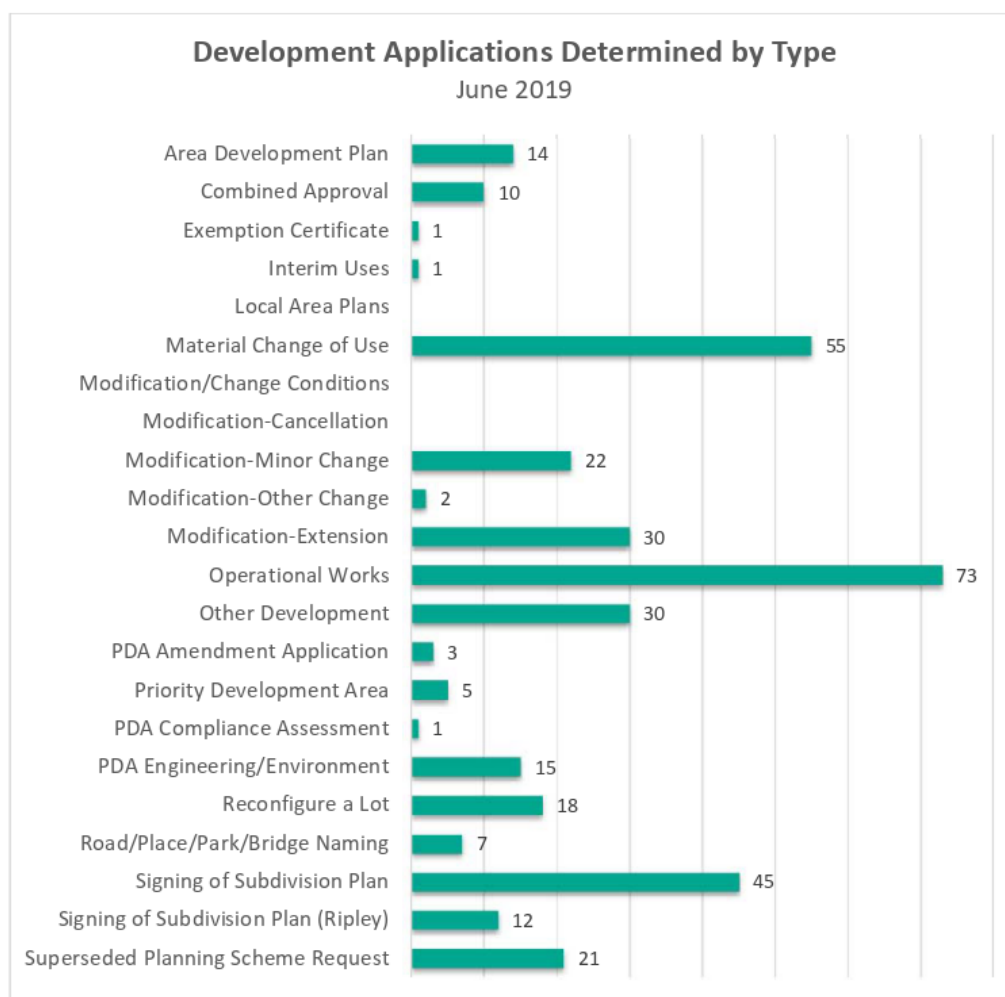


**Figure 8: Development Applications Lodgements by Type June 2019**

## Development Applications Determined

### *Development Applications Determined*

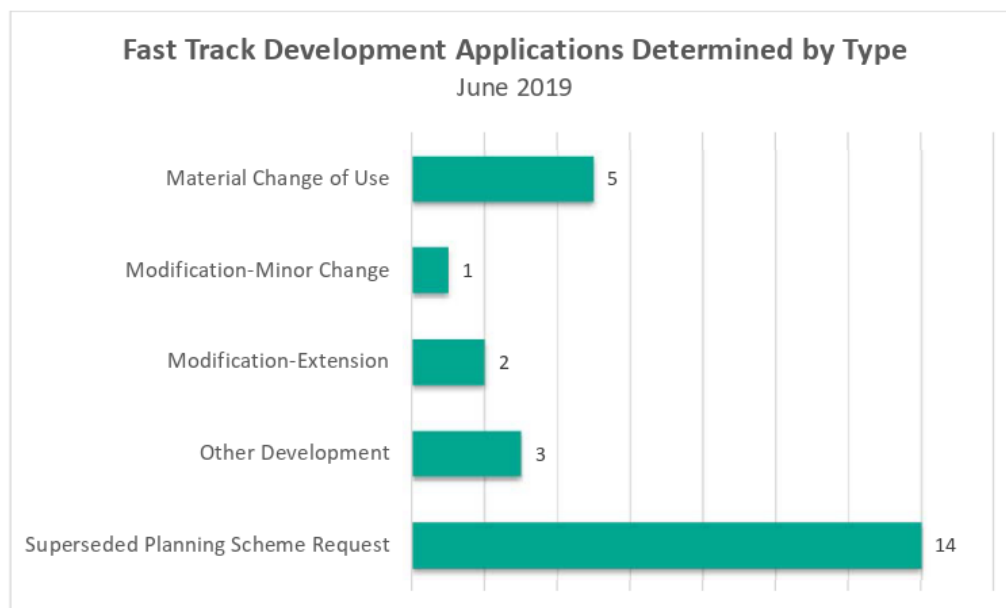
During the June 2019 quarter, 365 applications were determined across a range of application types, as shown in Figure 9 below.



**Figure 9: Development Applications Determined by Type June 2019**

### *Development Applications Determined – Fast Track*

During the June 2019 quarter, 25 applications were assessed and decided through the ICC Fast Track Process, as shown in Figure 10 below. Fast Track applications are assessed and decided within 5 business days of the application being properly lodged with Council. The majority of the Fast Track applications were identified in the Superseded Planning Scheme Request Category.



**Figure 10: Fast Track Development Applications Determined by Type June 2019**

Note: Figures 7-10 above represents applications lodged and approved under the *Sustainable Planning Act 2009* (SPA) and the *Planning Act 2016* (PA). As a result of the PA taking effect on 3 July 2017, changes have been made to ICC's application types. The following changes are noted:

- Applications within the bounds of the Springfield Structure Plan are now one of the following: 'Area Development Plans', 'Local Area Plans' or 'Interim Uses'.
- New application categories include: 'Exemption Certificate' and 'Superseded Planning Scheme Request'.
- Signing of Subdivision Plans for Ripley are now contained within a separate category to standard Signing of Subdivision Plans.
- 'Modification/Change Conditions' reflects 'Permissible Change' and Extension to Relevant Period' applications under the SPA only.
- 'Modification-Change Application Minor', 'Modification-Change Application Other', 'Modification-Cancellation' and 'Modification-Extension Application' reflect 'Minor Change', 'Other Change', 'Cancellation Application' and 'Extension Application' under the PA only.

These graphs will continue to reflect all SPA and PA application statistics until all SPA applications have been finalised.

## Pre-lodgement Meetings

Formal pre-lodgement meetings provide an opportunity for prospective applicants to seek advice and clarify requirements from Planning and Development staff.

There were 50 development related formal pre-lodgement meetings held in the June 2019 quarter. This represents an increase compared to the 46 meetings held in the previous March 2019 quarter and a decrease compared to the 54 meetings held in the previous June 2018 quarter. This figure is based on formal requests for pre-lodgement meetings and does not capture meetings held once an application is lodged or post approval.

## Building and Plumbing Applications

A total of **\$202.53** million in building works<sup>5</sup> was approved during the June 2019 quarter. Variances in this data in comparison to the previous reporting quarter may occur as a result of the delayed lodgement of building approvals. These approvals may not have been

captured when the previous quarter's data was collated however are now captured in the figures below.

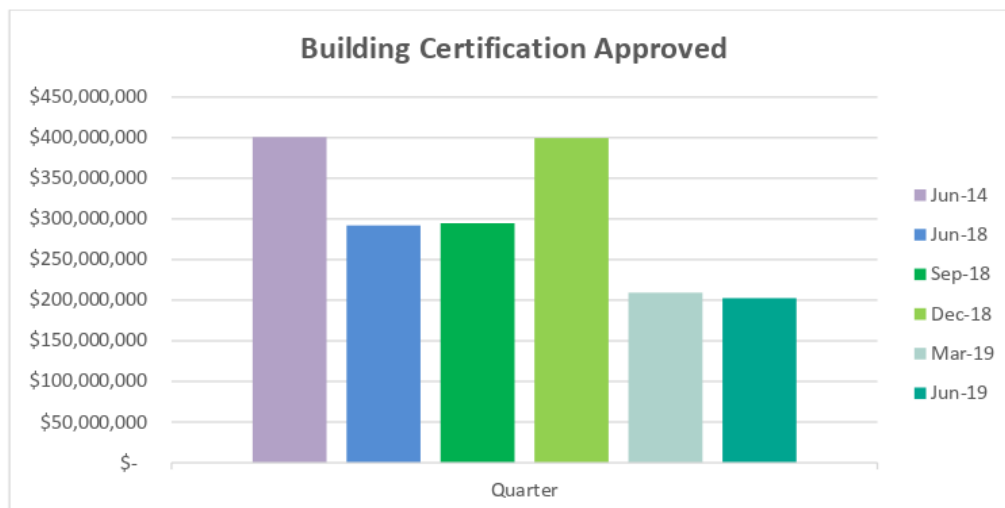


Figure 11: Value of Building Works Approved June 2019

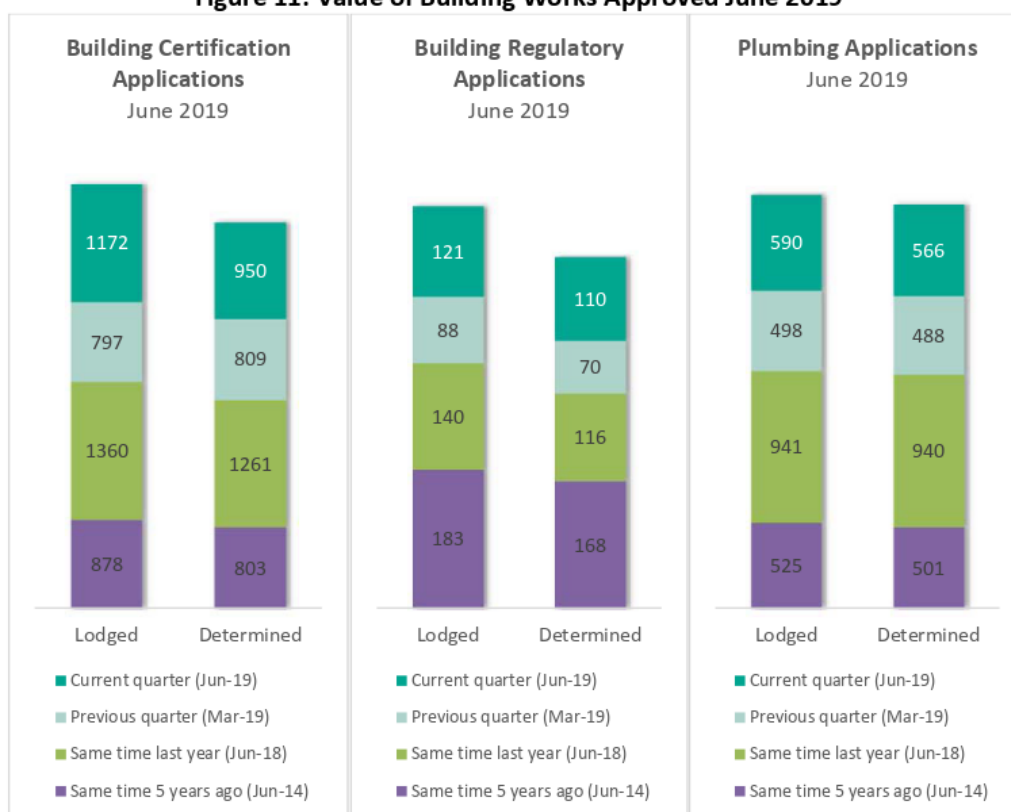


Figure 12: Building and Plumbing Applications Lodged vs. Determined June 2019

<sup>5</sup>The data for building applications includes Private Certifier applications in addition to applications decided by Council.

Variances in this data in comparison to the previous reporting quarter may occur as a result of the delayed lodgement of building approvals. These approvals may not have been captured when the previous quarter's data was collated however are now captured in the figures above.

A total of **1,172** applications for building works were lodged during the June 2019 quarter.

This represents:

- an increase of 375 applications for building works lodged in the March 2019 quarter;
- a decrease of 188 applications for building works lodged in the June 2018 quarter; and
- an increase of 294 applications for building works lodged in the June 2014 quarter.

A total of **121** applications for building regulatory works were lodged during the June 2019 quarter. This represents:

- an increase of 33 applications for building works lodged in the March 2019 quarter
- a decrease of 19 applications for building works lodged in the June 2018 quarter; and
- a decrease of 62 applications for building works lodged in the June 2014 quarter.

A total of **590** applications for plumbing works were lodged during the June 2019 quarter.

This represents:

- an increase of 92 applications for building works lodged in the March 2019 quarter;
- a decrease of 351 applications for building works lodged in the June 2018 quarter; and
- an increase of 65 applications for building works lodged in the June 2014 quarter.

## Building and Plumbing Inspections

A total of 2,266 building and plumbing inspections were undertaken in the June 2019 quarter, representing an increase of 90 inspections from the previous March 2019 quarter. In comparison, 3,594 inspections were undertaken in the same quarter last year.

## Major Development Applications Lodged

The following major development applications were lodged during the June 2019 quarter.

**Table 7: Major Applications Lodged**

Council Reference	Application Description	Address
<b>4741/2019/LAP</b>	Request to Amend the Springfield Town Centre Concept Plan	60 Springfield Greenbank Arterial, Springfield Central
<b>2691/2019/ADP</b>	Area Development Plan - Reconfiguring a Lot - One (1) Lot into Two (2) Lots with the Staging Plan and Including Reciprocal Easements for Access; Material Change of Use - Neighbourhood Centre Comprising a Restaurant, Shop, Indoor Recreation (Swim	27 Camden Crescent, Spring Mountain

	School) and Child Care Centre	
<b>4739/2019/CA</b>	Preliminary Approval including a variation request to vary the effect of the Ipswich Planning Scheme in accordance with section 50(3) of the Planning Act 2016 {in accordance with the Concept Plan (Future Urban Zone to Residential Low Density (RL2) Zone) and Site Plan (Changes to Building Setbacks)} over Lot 555 M33493; Reconfiguring a Lot - One (1) Lot into Twelve (12) Lots and New Road	197, 213 Taylors Road, Walloon
<b>4743/2019/ADP</b>	Area Development Plan - Amendment to MADP 6B	7001 Gateway Drive, Augustine Heights
<b>2610/2019/CA</b>	Reconfiguring a Lot - One (1) Lot into 66 Lots Material Change of Use - 33 x Single Residential not complying with the Residential Code, 23 x Dual Occupancy and 9 x Multiple Residential - three (3) dwellings	7002 Junction Drive, Redbank Plains
<b>4416/2019/MCU</b>	Material Change of use Multiple Residential (Retirement Community – 200 units and Nursing Home – 100 beds)	227-243, 245-263 School Road, Redbank Plains
<b>3827/2019/CA</b>	Material Change of Use for Waste Activity (Biogas Facility) and associated Major Utility (Electricity/Gas Generation); Material Change of Use for Waste Activity (Enclosed Compost Manufacturing and Unenclosed Compost Manufacturing);	Lot 6, 7006 Unnamed Road, Swanbank
<b>4600/2019/MCU</b>	Material Change of Use - Multiple Residential (56 Units)	7004 Collingwood Drive, Collingwood Park
<b>4883/2019/MCU</b>	Material Change of Use - Services Trade Use (Warehouse)	50 Weedman Street, Redbank
<b>3769/2019/CA</b>	Reconfiguring a Lot - Three (3) Lots into Three Hundred and Fifty (350) Lots; Material Change of Use - Single Residential (Building Location Envelope Plan); Operational Works - Vegetation Clearing	Lot 2, 186, 218 Collingwood Drive, Collingwood Park
<b>5232/2019/MCU</b>	Material Change of Use - Special Industry (Waste recycling, reprocessing and disposal - Landfill for non-putrescible waste and Waste transfer station)	486-516, 522-530, 544-638, 685-692, 696-708 Ipswich Rosewood Road, 511-549, 532-542, 550-558, 551-585, 560-568, 570-588, 587-589, 591-629, 639-729, 696-706 Ebenezer Road, Lot 3, 16-36, 38-76, 39-53, 55-81,

Item 9 / Attachment 1.

		135-155 Bremer Road, Lot 1, Lot 303, 631-637 Unnamed Road, 33-57, 56-160, 59-115 Lanes Road, 447-491 Coopers Road, Lot 212, 87-119, 88-162, 123-213, 164A, 164B, 840 Stone Quarry Road, Jeebropilly 493 Coopers Road, Lot 45, 390-412, 434,438, 460, 463, 486 Ebenezer Road and 92 Bremer Road, Ebenezer
<b>3749/2019/MCU</b>	Material Change of Use - General Industry and Business Use (Trade Supplies Shop)	175-185, 189 Briggs Road, Flinders View
<b>7564/2007/MAMC/B</b>	Minor Change - RAL- Two (2) Lot into 268 Lots, MCU- Single Residential Dwellings on allotments affected by Development Constraint Overlay 5: Underground Mining (Proposed Lots 290-299).	7001 Karrabin Rosewood Road, Rosewood
<b>3674/2019/ADP</b>	Indoor Entertainment (Amusement Parlour)	1 Main Street, Springfield Central
<b>1521/2018/MAOC/A</b>	Other Change – Extension to General Industry (Reprocessing and Storage of Tyres)	191, Whitwood Road, 62 Austin Street, New Chum
<b>2834/2019/PDA</b>	Priority Development Area - Material Change of Use - Plan of Development (Houses and Multiple Residential); Reconfiguring a Lot - Two Hundred and Eighty-Two (282) Lots; Operational Works - Bulk Earthworks and Vegetation Clearing	143-163 Daleys Road, 145 Binnies Road, Ripley
<b>2598/2019/MCU</b>	Material Change of Use - General Industry (Truck Depot)	14-16, 18-20 Jade Court, 9-13 Jalrock Place, Carole Park
<b>3153/2019/CA</b>	Material Change of Use - Business Use (Bulky Goods Sale - 4x4 Equipment and Accessories) and Service/Trades Use (4x4 Accessory Fitting and Vehicle Servicing); Operational Works - Advertising Device (Pylon Sign)	448, 450, 452-454 Warwick Road, Yamanto
<b>4415/2019/CA</b>	Material Change of Use - Business Use (Medical Centre, Shop and Office); Advertising Device - One (1) Double-sided Illuminated Pylon Sign; OD - Building Work Not Associated with a Material Change of	11, 13 Bell Street, Ipswich

	Use - Other Building Work (Schedule 3 listed building)	
<b>5281/2019/MCU</b>	Material Change of Use - Business Use - Extension to Hotel	406 Warwick Road And Part Of 35 Deebling Creek Road (Easement B On Sp162695), Yamanto
<b>4678/2019/PDA</b>	Reconfiguring a Lot - Three (3) Lots into Two Hundred and Seventy Three (273) Lots and Three (3) Balance Lots; Material Change of Use - Plan of Development	31-93, 197, 221-257 Cumner Road, White Rock
<b>3686/2019/MCU</b>	Material Change of Use - Business Use (Post Office)	24 Smiths Road, Goodna
<b>4709/2019/ADP</b>	Request to amend the Brookwater Precinct Plan	60 Springfield Greenbank Arterial, Springfield Central
<b>4511/2019/CA</b>	Material Change of Use - Community Use (Childcare Centre); Reconfiguring a Lot - Access Easement	57, 59 Brisbane Road, Redbank
<b>4126/2019/MCU</b>	Material Change of Use - Extension to a Special Industry (Asphalt Manufacturing Plant)	2B Kenneth Street, Riverview
<b>2778/2019/CA</b>	Material Change of Use - Business Use (Professional Office); Advertising Device (One (1) Pylon Sign (Illuminated) and Two (2) Wall Signs)	82 Brisbane Road, East Ipswich
<b>3570/2019/ADP</b>	Area Development Plan - Reconfiguration of One (1) lot into Two (2) Management Lots plus Common Property, as Phase A; Reconfiguration of One (1) Lot in Fifty-Six(56) Lots, One (1) Management Lot, One (1) Balance Lot plus Common Property and Road, as Phase B in Two (2) Stages	7001 Brookwater Drive, Brookwater
<b>5178/2019/CA</b>	Material Change of Use - Business Use (Service Station); Advertising Device - One (1) Pylon Sign	15 Queen Street, Walloon

## Major Development Applications Determined

The following major development applications were determined during the June 2019 quarter.

**Table 8 – Major Applications Determined**

Item 9 / Attachment 1.

Council Reference	Application Description	Address
<b>8946/2018/MCU</b>	Material Change of Use - Community Use - (School and Community Uses) and Business Use (Shop)	98 Limestone Street, Ipswich
<b>8927/2018/MCU</b>	Material Change of Use - Special Industry - (Asphalt Plant)	Lot 1, 540-604 Warrego Highway, 237-239 Mt Crosby Road, North Tivoli
<b>9996/2018/MCU</b>	Material Change of Use - Special Industry - Waste Transfer Station	Lot 1, 540-604 Warrego Highway, 237-239 Mt Crosby Road, North Tivoli
<b>4893/2018/ADP</b>	Area Development Plan - Sale of Automotive Parts and Accessories, Retail Warehouse, Restaurant, Medical centre, Indoor Recreation (being 24-hour Gymnasium and Children's Play Centre including ancillary cafe), Child Care Centre, and Commercial Premises (being Chemist & Pharmacy; Discount Clothing & Fashion Accessories; Toys; Fabrics, Manchester, haberdashery and home décor; Craft and hobby supplies; Housewares; Pet products)	95 Southern Cross Circuit, Springfield Central
<b>2493/2016/RAL</b>	Reconfiguring a Lot - One (1) lot into 40 lots	622 Karrabin Rosewood Road, Walloon
<b>8400/2018/ADP</b>	Amendment to the Spring Mountain Precinct Plan; Area Development Plan - Nominate land for Detached Housing, Road and Drainage; Reconfigure One (1) Lot into One Hundred and Seventy Six (176) Residential Lots, plus New Road and Drainage; Permit the development of 176 Detached Houses that vary the accepted development provisions under the Planning Scheme	7003 Grande Avenue, Spring Mountain
<b>928/2019/CA</b>	Material Change of Use - Business Use (Fast Food Premises); Advertising Devices - Wall Signs, Pylon Signs, Awning Signs	70 Brisbane Road, East Ipswich
<b>7046/2018/CA</b>	Reconfiguring a Lot - One (1) lot into 78 lots and new road; Material Change of Use - Single residential (all lots)	7001 Sunbird Drive, Redbank Plains
<b>1138/2019/MCU</b>	Material Change of Use - Community Use (Child Care Centre)	7001 Sunbird Drive, Redbank Plains
<b>1140/2019/MCU</b>	Material Change of Use - Business Use (Service Station)	7001 Sunbird Drive, Redbank Plains

Item 9 / Attachment 1.

<b>1142/2019/MCU</b>	Material Change of Use - Business Use (Fast Food Premises and Medical Centre) and Shopping Centre	7001 Sunbird Drive, Redbank Plains
<b>6275/2018/MCU</b>	Material Change of Use - Community Use (Child Care Centre) over proposed Lot 4006; General Store, Business Use (Café) and Temporary Sales Office over proposed Lot 4005	43-65 Haigslea Cemetery Road, 1942-2056 Warrego Highway, Haigslea, 7001 Rohl Road, 246 Taylors Road, 33-135 Caledonian Road, 590, 673-675 Karrabin Rosewood Road, 96-122 Rackley Road, Walloon
<b>6958/2018/MCU</b>	Material Change of Use - Business Use - Veterinary Clinic; Recreation - Outdoor Recreation; Building Works Not Associated with a Material Change of Use (New Shed and Relocated Pool)	62 Brisbane Terrace, Goodna
<b>8432/2018/MCU</b>	Material Change of Use - Community Use (Child Care Centre)	28 Thornton Street, Raceview
<b>9486/2018/MCU</b>	Material Change of Use - Business Use (Professional Offices)	62 John Street, Rosewood
<b>2044/2019/ADP</b>	Area Development Plan - Fast Food Premises, Local Shops, Professional Office, Commercial Premises, Restaurant & Medical Centre in 2 stages	51, 61 Springfield Parkway, Springfield
<b>1578/2019/MCU</b>	Material Change of Use - Special Industry (Plastic Product Manufacturing)	145-155 Cobalt Street, Carole Park
<b>2159/2018/MCU</b>	Material Change of Use for a Highway Service Centre consisting of: Service Station with a Shop not exceeding 100m2 in GFA and Caretaker Residence, Two (2) Café/food tenancies, Five (5) Fast Food tenancies, Car Wash, Truck Wash, Truck Depot/Park, and Motel with 50 rooms and an associated Restaurant	1942-2056 Warrego Highway, Haigslea
<b>9518/2018/MCU</b>	Material Change of Use - Community Use (Youth Support Centre)	1, 1A, 1B Scott Street, Goodna
<b>9897/2018/MCU</b>	Material Change of Use - Business Use - Extension to Existing Shopping Centre	2 & 6 Queen Street, Walloon
<b>10215/2018/ADP</b>	Area Development Plan -- Nominate land for Apartment Building,- Permit the Development of an Apartment Building (8	39 Monterey Circuit, Brookwater

Item 9 / Attachment 1.

	Units); and Reconfigure 1 Lot into 2 Lots	
<b>6472/2018/CA</b>	Carrying out building work not associated with a material change of use - demolition and removal of schedule 2 listed character buildings; Material change of use - extension to a community use (school); Advertising device - one (1) wall sign	1A Woodend Road, Woodend
<b>1646/2019/ADP</b>	Area Development Plan - Aldi Extension within Stage 1 (Orion Springfield Central)	1 Main Street, Springfield Central
<b>2834/2019/PDA</b>	Priority Development Area - Material Change of Use - Plan of Development (Houses and Multiple Residential); Reconfiguring a Lot - Two Hundred and Eighty-Two (282) Lots; Operational Works - Bulk Earthworks and Vegetation Clearing	143-163 Daleys Road, 145 Binnies Road, Ripley
<b>3570/2019/ADP</b>	Area Development Plan - Reconfiguration of One (1) lot into Two (2) Management Lots plus Common Property, as Phase A; Reconfiguration of One (1) Lot in Fifty-Six(56) Lots, One (1) Management Lot, One (1) Balance Lot plus Common Property and Road, as Phase B in Two (2) Stages	7001 Brookwater Drive, Brookwater
<b>10206/2018/MCU</b>	Material Change of Use - Business Use (Medical Centre, Shop and Cafe) and Community Use (Child Care Centre)	41, 41A, 43 Queen Street, Goodna
<b>10040/2018/CA</b>	Material Change of Use - Special Industry (Treatment and Manufacturing of Plastic)	9 General Macarthur Place, Redbank
<b>186/2019/MCU</b>	Material Change of Use - Business Use (Shop)	60 Hawkins Crescent, Bundamba
<b>3674/2019/ADP</b>	Indoor Entertainment (Amusement Parlour)	1 Main Street, Springfield Central
<b>2778/2019/CA</b>	Material Change of Use - Business Use (Professional Office); Advertising Device (One (1) Pylon Sign (Illuminated) and Two (2) Wall Signs)	82 Brisbane Road, East Ipswich
<b>5881/2016/MCU</b>	Shopping Centre and Service/Trades Use – Repair Station	49-51 John Street, Rosewood

## Major Projects

### Planning Scheme and Planning Scheme Policy Amendments

#### *New Planning Scheme*

Following the Interim Administrator of Ipswich City Council's resolution that Council prepare a new Ipswich Planning Scheme pursuant to section 18 of the *Planning Act 2016* and the issuing of the State Governments' "chief executive" notice under section 18(3) of the *Planning Act*, a Statement of Proposals including the draft Strategic Framework was completed. The Statement of Proposals is an early step in the process of preparing the new planning scheme and provides the basis for early consultation with the community and other stakeholders.

Consultation on the Statement of Proposal document including the draft Strategic Framework was undertaken between 27 May 2019 and 28 June 2019 and included:

- An open letter from the Interim Administrator of Ipswich City Council was published and sent to ratepayers and residents, providing information about the new Ipswich Planning Scheme project and how to be involved in the early consultation;
- A key stakeholder briefing on 6 June 2019; and
- The creation of dedicated webpage on which the State of Proposal documents and other information were made available and an interactive mapping tool specifically for the consultation process, with over 6,000 visits made to the webpage and 9,000 visits to the interactive mapping tool.

During the consultation period over 500 submissions were received and planning officers answered over 400 of enquiries. The submissions will be reviewed and included in report to be presented to Council for consideration and subsequently a Consultation Report summarising the issues raised and Council's response will be published on Council's website.

Feedback from the community, state agencies and other stakeholders will be used to guide preparation of the final strategic framework and the rest of the planning scheme, including detailed zoning and development code components.

For further information about the new Ipswich Planning Scheme visit the website at [www.ipswich.qld.gov.au/newplanningscheme](http://www.ipswich.qld.gov.au/newplanningscheme).

#### *Ipswich Adopted Infrastructure Charges Resolution (No.1) 2019*

The Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2019 was adopted to come into effect on 2 July 2019.

The purpose of the new resolution is to index the trunk infrastructure charges network for the twelve (12) month period to 31 March 2019 pursuant to the Planning Act. The indexation is consistent with the requirement to use the Producer Price Index (PPI) for Construction 6427.0 Index Number 3101 - Road and Bridge Construction Index for Queensland, as included in the PPI index calculation spread sheet prepared by the State government. The indexation increase of 2.26% (indexation factor of 1.023) has been included for the twelve (12) month period.

The updated AICR has also been amended to effectively 'cap' the levied charge for a twelve (12) month period from the date of the development approval, after which the automatic increase is applied. This practise provides certainty to the development industry and reflects the annual indexation approach of the Adopted Infrastructure Charges Resolution.

## Policy and Legislation Review

The following major policy and legislative reviews were undertaken during the June 2019 quarter:

### *Plumbing and Drainage Act 2018*

On 1 July, 2019, the new *Plumbing and Drainage Act 2018* and *Plumbing and Drainage Regulation 2019* commenced. The new legislation replaces the now repealed *Plumbing and Drainage Act 2002*, the *Standard Plumbing and Drainage Regulation 2003* and the *Plumbing and Drainage Regulation 2003*.

The *Plumbing and Drainage Act 2018* aims to regulate the carrying out of plumbing and drainage work in a way that reduces risk to public health and safety, and the environment. Each Local Government remains responsible for administering the Act within its Local Government area.

The new Act and Regulation introduces a number of changes that will directly affect Local Governments and industry, namely:

- Timeframes have been reduced in which Local Governments have to decide plumbing applications.
- A new category of plumbing work has been introduced called fast track permit work. The new category covers plumbing and drainage work on new single class 1a or 10a building that is located within a service area for a retail water service and sewerage service and directly and separately connect to the water and sewer service.
- Fast track permit work now has an assessment timeframe of 2 days (down from 20 days). Ipswich City Council is processing fast track plumbing applications within this timeframe. All other plumbing applications have an assessment timeframe of 10 days (down from 20 days).

- New offence provisions have been introduced for the use of plumbing and drainage without an inspection certificate or final inspection certificate being issued by the Local Government. The inspection certificate or final inspection certificate must state that the work is compliant, operational and fit for use. Penalties apply to the person who uses the plumbing and drainage (max penalty – 250 penalty units).
- A new suite of approved plumbing and drainage forms have been developed by the State Government. Industry stakeholders need to be familiar with and use the new forms to avoid delays in the processing of applications.

## Heritage Projects

During the June 2019 quarter the following heritage related actions were undertaken:

### *Heritage Adviser Service*

7 customers used Council's free Heritage Adviser Service.

### *2019 Local Government Heritage Officers Conference*

The conference was organised and hosted by Council over two days from 9<sup>th</sup> May 2019 to 10<sup>th</sup> May 2019 at the Workshops Railway Museum. 57 people attended the conference from Local Governments throughout Queensland and various State Government departments. The conference provided an opportunity to create a network of heritage officers and to share experiences and ideas.

The program also included the 2019 Ipswich City Council Awards for Excellence in heritage and design. The overall winners from the following categories were:

### ***Ron Brown Heritage Memorial Conservation Award***

- University of Southern Queensland, Classical Stone Australia, LR Thomas Funeral Directors and Alyn Hawkes for the Fleming Crypt Project.

### ***Robyn Buchanan History Award***

- Kate Pitty for The immeasurable Cost WWI: Ipswich Grammar School in The War to End all Wars

### ***Ipswich Heritage Hall of Fame Award***

- Ivan McDonald, Ipswich Heritage Adviser for almost 20 years and previous judge of the awards

### ***National Trust Ipswich Region Award***

- The owners of Rhossilli, Dougleen and Brighton Cottage for participating in the Great Houses of Ipswich Open Day,
- The owners of Arrochar, Fairy Knoll and Rockton for participating in the Great Houses of Ipswich Open Day;
- Best maintained heritage property was presented to the owners of Lakemba

## Business Improvement Initiatives – Current Quarter

Branches within the Planning and Regulatory Services Department are committed to ongoing business improvement, with the following improvements made to operations during the June 2019 quarter:

1. Go live of new Framework for Development Applications and Related Activities on 1 July and commencement of new sub delegations.
2. Finalisation of the following procedures as a result of the commencement of the new policy titled Framework for Development Applications and Related Activities:
  - New procedure 'Development Planning Decision Making'
  - New procedure 'Development Planning Partnerships'
  - New procedure 'Development Approval Compliance Audit Program'
  - New procedure 'Infrastructure Charges'
  - New procedure 'Legal Matters'
  - New procedure 'Development Approval Compliance'
3. Draft Conditions

The Framework for Development Applications and Related Activities Policy makes provision for Council to issue draft conditions for certain development applications prior to a determination being made. Draft conditions are a mechanism to allow the applicant to review conditions associated with a development application and provide comments in order to reduce the number of change representations requests for minor matters relating to a decision notice.

## Business Improvement Initiatives – Next Quarter

In addition to current projects, the following activities are scheduled to commence or will be underway during the next quarter:

1. Establishment of Independent Decision Review Panel

The final element of the Framework for Development Applications and Related Activities Policy is the creation of an Independent Decision Review Panel. This panel, consisting of one or more independent technical expert members to be established to review development applications for Sensitive Development Matters. The establishment of the panel will provide increased transparency of the development assessment and an additional comprehensive review of technical expert information as part of the decision making process. The panel function will be recommendatory only with no decision making power. Development applications will continue to be decided in accordance with the existing policy document.

2. Finalisation of updated Customer Service Charter
3. Reivew of the operating structure of the department assocaited with the wider Council structural changes.
4. Continual update and review of all existing procedures as part of the wider Transformational Projects.

## Information Searches

### Certificates

In the June 2019 quarter, 120 Planning and Development Certificates were issued, as shown in Table 9 below.

**Table 9: Planning and Development Certificates June 2019**

Type	September	December	March	June
	2018/19	2018/19	2018/19	2018/19
Limited	145	102	97	120
Standard	9	7	10	7
Full	2	0	0	0
Totals	156	109	107	127

### Website Activity

Online user activity utilising the Planning and Development Website in the June 2019 quarter decreased by 6.9% over the previous March 2019 quarter. Information searches decreased across all areas, with the most traffic accessing property information through the Property Search function. Table 10 below provides detailed information on activity during the past 4 quarters.

**Table 10: Planning and Development Website Search Activity June 2019**

Information viewed	September	December	March	June
	2018/19	2018/19	2018/19	2018/19
Property	119,216	96,072	96,261	90,550
Application	62,350	54,116	61,875	56,406
Mapping	10,240	8,204	7,704	7,440
Totals	191,806	158,392	165,840	154,396



Ipswich City Council  
45 Roderick Street  
PO Box 191, Ipswich  
QLD 4305, Australia

Tel (07) 3810 6666  
Fax (07) 3810 6731  
[council@ipswich.qld.gov.au](mailto:council@ipswich.qld.gov.au)

Join us online on:



Doc ID No: A5681910

ITEM: 10

SUBJECT: 'ROAD SAFETY AND OPERATIONS' SUB-PROGRAM - ROAD SAFETY IMPROVEMENTS PRIORITY LIST OF PROJECTS

AUTHOR: TECHNICAL OFFICER (TRAFFIC)

DATE: 24 JULY 2019

---

### **EXECUTIVE SUMMARY**

This is a report concerning the road safety improvements project listing that forms part of the 'Road Safety and Operations' capital works portfolio sub-program.

### **RECOMMENDATION/S**

**That the Interim Administrator of Ipswich City Council resolve:**

**That the prioritised list of road safety improvements as detailed in Attachment 2 to the report by the Technical Officer (Traffic) dated 24 July 2019 be considered when developing Council's next capital works portfolio.**

### **RELATED PARTIES**

The only related parties for this report is Ipswich City Council.

### **ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure

### **PURPOSE OF REPORT/BACKGROUND**

As part of the capital works portfolio build process, it is proposed to submit a report outlining the project listing for each sub-program. This report relates to road safety improvements which form part of the 'Road Safety and Operations' sub-program. Attachment 1 outlines how this project listing relates to the corresponding sub-program and program of works within the capital works portfolio.

At its Ordinary meeting on 28 July 2015, Council endorsed a methodology for assessing road safety improvements [refer to Item 7 tabled at the City Infrastructure Committee Meeting 2015(07)].

The previously developed methodology endorsed by Council has been used to prioritise future projects. The full list of road safety improvement projects for future years can be

viewed in Attachment 2, with the associated priority ranking. It should be noted that the project listing for road safety improvements will be considered during development of the next capital works portfolio for years 2022-2023 onwards, given projects in the preceding three financial years are considered to be committed.

### **FINANCIAL/RESOURCE IMPLICATIONS**

In previous financial years, Council has allocated funding (where the funding amount varied annually) within the capital portfolio to ensure road safety obligations are met through the implementation of Road Safety Audit recommendations. Council's recently adopted capital works portfolio has \$400,000 for the 2019-2020 and 2020-20201 financial years and \$300,000 in the 2021-2022 financial years.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Not Applicable*





### **COMMUNITY AND OTHER CONSULTATION**

The community has not been consulted as part of the creation of the road safety improvements project listing. The project listings are based on a technical assessment in accordance with a Council approved methodology.

### **CONCLUSION**

Road safety improvements form part of the 'Road Safety and Operations' sub-program within Council's capital works portfolio. Council previously endorsed a methodology for assessing road safety improvements which has been used to develop a list of priority projects. The updated priority list of projects for the road safety improvements which forms part of the 'Road Safety and Operations' sub-program is shown in Attachment 2 of this report.

### **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Capital Works List - Road Safety Improvements  
2.	Road Safety Improvements Priority Listing  

Dylan Wingfield

**TECHNICAL OFFICER (TRAFFIC)**

I concur with the recommendations contained in this report.

Mary Torres

**PRINCIPAL ENGINEER (INFRASTRUCTURE PLANNING)**

I concur with the recommendations contained in this report.

Tony Dileo

**INFRASTRUCTURE PLANNING MANAGER**

I concur with the recommendations contained in this report.

Charlie Dill

**GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT**

***“Together, we proudly enhance the quality of life for our community”***

**Attachment 1 – Project listings and corresponding sub-program and programs within the capital works portfolio**

Program	Sub-program	Project Lists
Transport and Traffic	Strategic Roads	Strategic roads and potential bicycle links
	Road Safety and Operations	SafeST
		Road Safety Improvements
		Gravel Turnarounds
	Sustainable Travel	Public Transport Improvements
		Pedestrian Safety Improvements
		Cycle Safety and Mobility Improvements
		iGO ATAP Implementation
		Principal Cycle
Flood Mitigation and Drainage	Flood Mitigation	Flood Mitigation
	Local Drainage	Local Drainage Improvements
Parks, Sports and Environment	Strategic Parks and Sports	Strategic Parks and Sports
	Developer Funded Parks	Developer Funded Parks
	Local and District Parks and Sports	Local and District Parks and Sports
	Natural Environment / Stormwater	Natural Environment / Stormwater
	Enviroplan	Enviroplan
Local Amenity	Kerb and Channel	Accelerated kerb and channel
	Sealing Gravel Roads	Sealing Gravel Roads
	Streetscape Improvements	Streetscape Improvements
Corporate Facilities	New Facilities	New Facilities
	Facility Upgrades	Facility Upgrades
Asset Rehabilitation	Sealed Road Rehabilitation	Sealed Road Rehabilitation
	Path Rehabilitation	Path Rehabilitation
	Bridge and Culvert Rehabilitation	Bridge and Culvert Rehabilitation
	Kerb and Channel Rehabilitation	Kerb and Channel Rehabilitation
	Drainage Rehabilitation	Drainage Rehabilitation
	Water Quality Rehabilitation	Water Quality Rehabilitation
	Street Furniture Rehabilitation	Street Furniture Rehabilitation
	Parks Rehabilitation	Parks Rehabilitation
	Sports Facility Rehabilitation	Sports Facility Rehabilitation
	Landfill Rehabilitation	Landfill Rehabilitation
	Facility Rehabilitation	Facility Rehabilitation

**ATTACHMENT 2 - PROPOSED ROAD SAFETY IMPROVEMENTS PRIORITY LISTING**

<b>Road Safety Audit</b>	<b>Outstanding Recommendation</b>	<b>Priority Order</b>
Pine Mountain Road, Muirlea / Pine Mountain	Installation of guardrail at several locations	1
	Road widening and sealing shoulders at various locations on Pine Mountain Road	2
Alice Street, Goodna	All recommendations listed in the road safety audit except the signalisation of Alice Street / Church Street intersection. Works include but not limited to signs and lines, guardrail upgrades, removal of roadside hazards etc.	3
Bergins Hill Road / Barclay Street / Naomai Street / Charlotte Street, Bundamba	All recommendations listed in the road safety audit are to be addressed. Works include but not limited to signs and lines, guardrail upgrades, street lighting, removal of roadside hazards etc.	4
Lobb Street, Churchill	All recommendations listed in the road safety audit are to be addressed. Works include but not limited to signs and lines, pavement works, footpath works, guardrail upgrades, removal of roadside hazards etc.	5

Doc ID No: A5684099

ITEM: 11

SUBJECT: 'ROAD SAFETY AND OPERATIONS' SUB-PROGRAM - GRAVEL TURNAROUNDS  
PRIORITY LIST OF PROJECTS

AUTHOR: TECHNICAL OFFICER (TRAFFIC)

DATE: 25 JULY 2019

---

### **EXECUTIVE SUMMARY**

This is a report concerning the gravel turnarounds project listing that forms part of the 'Road Safety and Operations' capital works portfolio sub-program.

As part of the capital works portfolio build process, it is proposed to submit a report outlining the project listing for each sub-program. This report relates to gravel turnarounds which forms part of the 'Road Safety and Operations' sub-program. Attachment 1 outlines how this project listing relates to the corresponding sub-program and program of works within the capital works portfolio.

### **RECOMMENDATION/S**

**That the Interim Administrator of Ipswich City Council resolve:**

**That the prioritised list of gravel turnaround projects as detailed in Attachment 2 to the report by the Technical Officer (Traffic) dated 25 July 2019 be considered when developing Council's next capital works portfolio.**

### **RELATED PARTIES**

The only related party for this report is Ipswich City Council.

### **ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure

### **PURPOSE OF REPORT/BACKGROUND**

At its Ordinary meeting on 25 August 2015, Council endorsed a methodology for assessing gravel turnarounds [refer to Item 7 tabled at the City Infrastructure Committee Meeting 2015(08)].

The previously developed methodology endorsed by Council has been used to prioritise future projects. The full list of gravel turnaround projects for future years can be viewed in Attachment 2, along with the associated priority ranking. It should be noted that the project

listing for gravel turnarounds will be considered during development of the next capital works portfolio for years 2022/2023 onwards, given projects in the preceding three financial years are considered to be committed.

### **FINANCIAL/RESOURCE IMPLICATIONS**

In previous financial years Council has allocated approximately \$50,000 annually towards gravel turnarounds within the 'Road Safety and Operations' sub-program. However, Council's recently adopted capital works portfolio has zero funding allocated for gravel turnarounds for years 2019-2020 and 2020-2021. However, there is \$40,000 currently allocated in the 2021-2022 FY.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Not Applicable*

### **COMMUNITY AND OTHER CONSULTATION**





The community has not been consulted as part of the creation of the gravel turnarounds project listing. The project listings are based on a technical assessment in accordance with a Council approved methodology.

Resource Recovery (i.e. waste services) have been consulted throughout the year to provide valuable input regarding concerns experienced as part of their operations prior to applying the project methodology.

### **CONCLUSION**

Gravel turnaround projects form part of the 'Road Safety and Operations' sub-program within Council's capital works portfolio. Council previously endorsed a methodology for assessing gravel turnarounds which has been used to develop a list of priority projects. The updated priority list of projects for the gravel turnarounds which forms part of the 'Road Safety and Operations' sub-program is shown in Attachment 2 of this report.

### **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Capital Works List - Gravel Turnarounds  
2.	Gravel Turnarounds Priority Listing  

Dylan Wingfield

**TECHNICAL OFFICER (TRAFFIC)**

I concur with the recommendations contained in this report.

Mary Torres

**PRINCIPAL ENGINEER (INFRASTRUCTURE PLANNING)**

I concur with the recommendations contained in this report.

Tony Dileo

**INFRASTRUCTURE PLANNING MANAGER**

I concur with the recommendations contained in this report.

Charlie Dill

**GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT**

***“Together, we proudly enhance the quality of life for our community”***

**Attachment 1 – Project listings and corresponding sub-program and programs within the capital works portfolio**

Program	Sub-program	Project Lists
Transport and Traffic	Strategic Roads	Strategic roads and potential bicycle links
	Road Safety and Operations	SafeST
		Road Safety Improvements
		Gravel Turnarounds
	Sustainable Travel	Public Transport Improvements
		Pedestrian Safety Improvements
		Cycle Safety and Mobility Improvements
		iGO ATAP Implementation
		Principal Cycle
Flood Mitigation and Drainage	Flood Mitigation	Flood Mitigation
	Local Drainage	Local Drainage Improvements
Parks, Sports and Environment	Strategic Parks and Sports	Strategic Parks and Sports
	Developer Funded Parks	Developer Funded Parks
	Local and District Parks and Sports	Local and District Parks and Sports
	Natural Environment / Stormwater	Natural Environment / Stormwater
	Enviroplan	Enviroplan
Local Amenity	Kerb and Channel	Accelerated kerb and channel
	Sealing Gravel Roads	Sealing Gravel Roads
	Streetscape Improvements	Streetscape Improvements
Corporate Facilities	New Facilities	New Facilities
	Facility Upgrades	Facility Upgrades
Asset Rehabilitation	Sealed Road Rehabilitation	Sealed Road Rehabilitation
	Path Rehabilitation	Path Rehabilitation
	Bridge and Culvert Rehabilitation	Bridge and Culvert Rehabilitation
	Kerb and Channel Rehabilitation	Kerb and Channel Rehabilitation
	Drainage Rehabilitation	Drainage Rehabilitation
	Water Quality Rehabilitation	Water Quality Rehabilitation
	Street Furniture Rehabilitation	Street Furniture Rehabilitation
	Parks Rehabilitation	Parks Rehabilitation
	Sports Facility Rehabilitation	Sports Facility Rehabilitation
	Landfill Rehabilitation	Landfill Rehabilitation
	Facility Rehabilitation	Facility Rehabilitation

Attachment A - Gravel Turnaround Prioritised Projects

STREET	SUBURB	DIVISION	CONTRIBUTING FACTORS			NOTES	PRIORITY RATING
			DRAINAGE	ROAD CONDITIONS	USE OF DRIVEWAYS		
Purga School Road	Purga	10	Yes		Yes	Waste vehicles are currently required to turnaround prior to the bridge on both sides at Purga School Road due to a 10t weight limit. Vehicles currently using driveways to turnaround.	1
Marburg Quarry Road	Marburg	10	Yes	Yes		Waste vehicles are currently turning in the area adjacent to the existing horse shed at 201 Marburg Quarry Road. Due to existing drainage issues this location causes risk of vehicles being bogged. Existing area to turnaround is narrow.	2
Clancys Road	Grandchester	10			Yes	Waste vehicles are currently using an existing driveway to turn around. Existing gravel road is narrow and does not provide adequate width. Compounded by area of road reserve fenced off for grazing with electric fence.	3
Larsens Road	Karrabin	10		Yes		Currently uses a grassed area to turnaround. Due to geometry of road there is potential for damage to vehicle and private property.	4
Blackwood Street	Walloon	10	Yes			Waste vehicles currently turn at end of sealed road. Due to existing drainage issues this location causes risk of vehicles being bogged.	5

**NOTES**

a) **Drainage**

The rural roads where garbage trucks are having some difficulty generally have table drains within the verge rather than underground drainage infrastructure. There is a potential for trucks to traverse over the table drains impacting on the normal water flow and affecting the drainage channel shape. As a result trucks can get bogged and leave the site disturbed.

b) **Road Conditions**

Some of the rural roads have a narrow road reserve, narrow unsealed pavement, or a steep pavement area that makes it difficult for a truck to turn around. These limited areas make a three point turn difficult for the garbage truck.

c) **Use of Driveways**

In some areas, the garbage truck drivers are using driveways to undertake manoeuvres. This can result in damage to private driveways, hitting trees, or breaking drainage infrastructure such as pipes and headwalls.

d) For sites that only have one contributing factor, these have been further ranked based on the number of houses that are serviced by the garbage trucks as reflected in the notes in the table above.

Doc ID No: A5683613

ITEM: 12

SUBJECT: "SAFE SCHOOL TRAVEL" (SAFEST) SUB-PROGRAM - PRIORITY LIST OF PROJECTS

AUTHOR: SENIOR TECHNICAL OFFICER (TRAFFIC)

DATE: 24 JULY 2019

---

### **EXECUTIVE SUMMARY**

This is a report concerning safe school travel (SafeST) project listing that forms part of the 'Road Safety and Operations' capital works portfolio sub-program.

As part of the capital works portfolio build process, it is proposed to submit a report outlining the project listing for each sub-program. This report relates to safe school travel (SafeST) which forms part of the 'Road Safety and Operations' sub-program. Attachment 1 outlines how this project listing relates to the corresponding sub-program and program of works within the capital works portfolio.

### **RECOMMENDATION/S**

**That the Interim Administrator of Ipswich City Council resolve:**

**That the prioritised list of safe school travel (SafeST) projects as detailed in Attachment 2 to the report by the Senior Technical Officer (Traffic) dated 24 July 2019 be considered when developing Council's next capital works portfolio.**

### **RELATED PARTIES**

The only related parties for this report is Ipswich City Council.

### **ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure

### **PURPOSE OF REPORT/BACKGROUND**

At its Ordinary meeting on 28 July 2015, Council endorsed a methodology for assessing safe school travel improvements [refer to Item 7 tabled at the City Infrastructure Committee Meeting 2015(07)].

The previously developed methodology endorsed by Council has been used to prioritise future projects. The full list of SafeST projects for future years can be viewed in Attachment 2, along with the associated priority ranking. It should be noted that the project listing for SafeST will be considered during development of the next capital works portfolio for years

2022-2023 onwards, given projects in the preceding financial years are considered to be committed.

### **FINANCIAL/RESOURCE IMPLICATIONS**

In previous financial years, Council has allocated funding (where the funding amount varied annually) towards SafeST. However, it should be noted that due to competing project priorities, there has not been funds allocated to this sub-program of works since the 2015-2016 financial year. Council's recently adopted capital works portfolio has zero funding allocated for SafeST for the next three financial years.

### **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with this report.

### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Not Applicable*

### **COMMUNITY AND OTHER CONSULTATION**




The community has not been consulted directly as part of the creation of the SafeST project listing, however members of the community do raise requests for school infrastructure directly to Council which is considered when developing potential projects. The project listings are based on a technical assessment in accordance with a Council approved methodology.

The Queensland Department of Transport and Main Roads (TMR) Road Safety Officers are consulted throughout the year to provide valuable input regarding concerns experienced at schools. In addition, any issues raised by schools directly have been considered prior to applying the project methodology.

### **CONCLUSION**

Safe school travel (SafeST) projects form part of the 'Road Safety and Operations' sub-program within Council's capital works portfolio. Council previously endorsed a methodology for assessing SafeST which has been used to develop a list of priority projects. The updated priority list of projects for the SafeST which forms part of the 'Road Safety and Operations' sub-program is shown in Attachment 2 of this report.

### **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Capital Works List SafeST  
2.	SafeST Priority List of Projects  

Tim Salomon  
**SENIOR TECHNICAL OFFICER (TRAFFIC)**

I concur with the recommendations contained in this report.

Mary Torres  
**PRINCIPAL ENGINEER (INFRASTRUCTURE PLANNING)**

I concur with the recommendations contained in this report.

Tony Dileo  
**INFRASTRUCTURE PLANNING MANAGER**

I concur with the recommendations contained in this report.

Charlie Dill  
**GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT**

***“Together, we proudly enhance the quality of life for our community”***

**Attachment 1 – Project listings and corresponding sub-program and programs within the capital works portfolio**

Program	Sub-program	Project Lists
Transport and Traffic	Strategic Roads	Strategic roads and potential bicycle links
	Road Safety and Operations	SafeST
		Road Safety Improvements
		Gravel Turnarounds
	Sustainable Travel	Public Transport Improvements
		Pedestrian Safety Improvements
		Cycle Safety and Mobility Improvements
		iGO ATAP Implementation
Flood Mitigation and Drainage		Principal Cycle
	Flood Mitigation	Flood Mitigation
	Local Drainage	Local Drainage Improvements
Parks, Sports and Environment	Strategic Parks and Sports	Strategic Parks and Sports
	Developer Funded Parks	Developer Funded Parks
	Local and District Parks and Sports	Local and District Parks and Sports
	Natural Environment / Stormwater	Natural Environment / Stormwater
	Enviroplan	Enviroplan
Local Amenity	Kerb and Channel	Accelerated kerb and channel
	Sealing Gravel Roads	Sealing Gravel Roads
	Streetscape Improvements	Streetscape Improvements
Corporate Facilities	New Facilities	New Facilities
	Facility Upgrades	Facility Upgrades
Asset Rehabilitation	Sealed Road Rehabilitation	Sealed Road Rehabilitation
	Path Rehabilitation	Path Rehabilitation
	Bridge and Culvert Rehabilitation	Bridge and Culvert Rehabilitation
	Kerb and Channel Rehabilitation	Kerb and Channel Rehabilitation
	Drainage Rehabilitation	Drainage Rehabilitation
	Water Quality Rehabilitation	Water Quality Rehabilitation
	Street Furniture Rehabilitation	Street Furniture Rehabilitation
	Parks Rehabilitation	Parks Rehabilitation
	Sports Facility Rehabilitation	Sports Facility Rehabilitation
	Landfill Rehabilitation	Landfill Rehabilitation
	Facility Rehabilitation	Facility Rehabilitation

Item 12 / Attachment 2.

Attachment 2 – SafeST Priority List of Projects

Project	School Size	Weighted Score	New School	Weighted Score	Crash History During School Peaks	Weighted Score	Community / School Involvement	Weighted Score	Road Hierarchy of School Related Roadside Activity	Weighted Score	Previous SafeST Funding	Weighted Score	Overall Score	Priority	Notes
Redbank Plains State School - Wandera Court	10	2.5	10	0.5	5	1	5	1	6	1.2	2	0.2	6.4	1	Footpath from western boundary of school to Wandera Court
Ipswich Central State School - Queens Park, Nerima Gardens	5	1.25	10	0.5	10	2	2	0.4	4	0.8	10	1	5.95	2	Footpath to connect car park/pick up area to school gate
Amberley District State School - Tilbury Court, Leysdown Court	10	2.5	2	0.1	2	0.4	5	1	4	0.8	10	1	5.8	3	Footpath through Wockner Park to Deebing Creek Road
Amberley District State School - Tilbury Court, Leysdown Court	10	2.5	2	0.1	2	0.4	5	1	4	0.8	10	1	5.8	4	Footpath through Wockner Park to Deebing Creek Road
Woodcrest College - Woodcrest Way	10	2.5	10	0.5	2	0.4	2	0.4	4	0.8	10	1	5.6	5	Crossing point at southern end of loading zone in off-street car park and associated footpath
Raceview State School - Butler Street, Burgess Street, Toft Drive	10	2.5	10	0.5	2	0.4	5	1	4	0.8	2	0.2	5.4	6	Footpath in Butler Street, Burgess Street and Toft Drive connecting to the southern boundary of the school
Riverview State School - Bannerman Street	2	0.5	10	0.5	5	1	2	0.4	6	1.2	10	1	4.6	7	Footpath from eastern boundary of school to existing crossing point in Becker Street
Ipswich North State School - Lawrence Street	2	0.5	10	0.5	5	1	2	0.4	6	1.2	2	0.2	3.8	8	Footpath on southern side of Lawrence Street to connect after school care to Pine Street path
Mount Marrow State School - Thagoona-Haigslea Road, Schumanns Road	2	0.5	10	0.5	2	0.4	2	0.4	4	0.8	10	1	3.6	9	Safety improvements to on-street parking

Doc ID No: A5599126

ITEM: 13

SUBJECT: 13698 TENDER CONSIDERATION PLAN - PERMANENT PEDESTRIAN AND CYCLE COUNTERS

AUTHOR: PRINCIPAL OFFICER (CONTRACTS & PROCUREMENT)

DATE: 14 JUNE 2019

---

### EXECUTIVE SUMMARY

This is a report concerning leveraging the exception under section 230 of the *Local Government Regulation 2012* to award a Contractor to undertake the supply and installation of permanent pedestrian and cycle counters, including the associated data capture and reporting due to intellectual property restrictions. Section 230 operates as an exception to Section 228: being the requirement for Council to invite written tenders for medium and large-sized contractual arrangements.

In 2016, Council engaged a Contractor via Request for Quotation for the permanent installation of pedestrian and cycle counters including an appropriate software platform which Council adopted at that point in time. This software platforms remains the intellectual property of the successful contractor.

### RECOMMENDATION

**That the Interim Administrator of Ipswich City Council resolve:**

- A. That Council (Interim Administrator of Ipswich City Council) resolve to adopt the Tender Consideration Plan for Supply and Installation of Permanent Pedestrian and Cycle Counters as outlined in the report by the Principal Officer (Contracts and Procurement) dated 14 June 2019 in accordance with section 230(1)(b) of the *Local Government Regulation 2012*.**
- B. That Council (Interim Administrator of Ipswich City Council) resolve to enter into a contract with the preferred Contractor for the supply and Installation of Permanent Pedestrian and Cycle Counters on the terms described in the report by the Principal Officer (Contracts and Procurement) dated 14 June 2019.**
- C. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contract with the preferred Contractor to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.**

## **RELATED PARTIES**

Parties related to this Tender Consideration Plan include the preferred supplier.

## **ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure.

## **PURPOSE OF REPORT/BACKGROUND**

The purpose of this report is to leverage s230 of the *Local Government Regulation 2012*. Section 230 operates as an exception to Section 228: being the requirement for Council to invite written tenders for medium and large-sized contractual arrangements. This exception is being leveraged due to intellectual property restrictions.

In 2016, Council approached the market via a Request for Quote (RFQ) to award a contractor for the supply and installation of permanent pedestrian and cycle counters including an appropriate data capture and reporting software platform. The Contractor retained all intellectual property rights to the provided software platform.

The output produced by and reported through this software platform has been utilised to inform Council's strategic transport, recreation and open space planning. This also extends to providing support to traffic operations, investment programming and event organisation activities.

Council is currently expanding its permanent pedestrian and cycle count program. To ensure continuity and consistency of the information being captured and reported, a single point of data capture, monitoring and reporting is required. Presently only the successful contractor to Ipswich City Council contract 16-17-108 can provide Council's currently adopted software platform which achieves seamless integration between the data point and the software platform.

## **FINANCIAL/RESOURCE IMPLICATIONS**

Project costs shall be managed within the Capital Works Portfolio.

## **RISK MANAGEMENT IMPLICATIONS**

Should this tender consideration plan not be adopted, Council will be required to approach the open market which presents the following risks to Council;

### **Reputational Risk**

Responding to a Council issued request for tender/quotation is a timely and costly process for suppliers. If Council knowingly issues a request for quotation to potential suppliers whom are disadvantaged by intellectual property restrictions, it may result in the negative perception of Council wasting the time and money of suppliers.

### **Financial Risk**

Council currently pays a licence for its existing software platform (awarded and adopted under quotation 16-17-108). Proceeding to open market may result in the additional time and costs of maintaining two software licences for the same purpose.

### **Operational Complexity and Administrative Burden**

Potentially holding two licences may result in operational inefficiencies in comparing/merging two individual datasets into one data output. Depending upon the file structure (output) of the two software platforms the process to holistically analyse the outputs may become exceeding manual and time consuming. This in turn may impact on the quality of the data being utilised to make strategic transport decisions.

### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the following legislative provisions:  
*Local Government Regulation 2012*

### **COMMUNITY AND OTHER CONSULTATION**

Internal legal advice was sought pertaining to the suitability of leveraging the exception under s230 of the *Local Government Regulation 2012*. Legal were satisfied the leveraging of this exception was acceptable.

Consultation was undertaken within the Infrastructure and Environment's Construction Branch and Infrastructure Planning Branch.

### **CONCLUSION**

Approval is sought to leverage the exception under s230 of the *Local Government Regulation 2012* to award the preferred Contractor to undertake pedestrian and cycle counter installations until 30 June 2021.

### **ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	CONFIDENTIAL 13698 Tender Consideration Plan
----	---

Tamara White

**PRINCIPAL OFFICER (CONTRACTS & PROCUREMENT)**

I concur with the recommendations contained in this report.

Tony Dileo

**INFRASTRUCTURE PLANNING MANAGER**

I concur with the recommendations contained in this report.

Charlie Dill

**GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT**

***“Together, we proudly enhance the quality of life for our community”***

Doc ID No: A5605693

ITEM: 14

SUBJECT: 12630 TENDER CONSIDERATION PLAN - HERITAGE FENCE STABILISATION

AUTHOR: PRINCIPAL OFFICER (CONTRACTS & PROCUREMENT)

DATE: 18 JUNE 2019

---

### EXECUTIVE SUMMARY

This is a report concerning leveraging the exception under section 230 of the *Local Government Regulation 2012* to award a Contractor to undertake stabilisation and repairs works to the heritage listed fence located at Queens Park. Section 230 operates as an exception to Section 228: being the requirement for Council to invite written tenders for medium and large-sized contractual arrangements.

In March 2019, the Infrastructure Services Department released a quotation to market to secure a Contractor for these works, one submission was received. This submission demonstrated experience on heritage listed structures, having undertaken works for Ipswich City Council, The University of Queensland and Old Government House. This quotation was unable to be awarded as the submitted price of the submission exceeds the medium sized contractual arrangement threshold; meaning an open tender process will be required.

The number of submissions received for quotation 12630, as well as market analysis and industry engagement demonstrates there is limited suppliers within the South East Queensland market available to respond to Council's requests.

### RECOMMENDATION

**That the Interim Administrator of Ipswich City Council resolve:**

- A. That Council (Interim Administrator of Ipswich City Council) resolve to adopt the Quote or Tender Consideration Plan for Stabilisation and Maintenance of the Heritage Fence, Queens Park as outlined in the report by the Principal Officer (Contracts and Procurement) dated 18 June 2019 in accordance with section 230(1)(b) of the *Local Government Regulation 2012*.**
- B. That Council (Interim Administrator of Ipswich City Council) resolve to enter into a contract with the preferred Contractor for Stabilisation and Maintenance of the Heritage Fence, Queens Park on the terms described in the report by the Principal Officer (Contracts and Procurement) dated 18 June 2019**
- C. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contract with the preferred Contractor to be executed by Council and to do**

**any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.**

**RELATED PARTIES**

The following parties have previously been approached to undertake works on the heritage listed fence at Queens Park;

- Queensland Heritage Masonry
- Creto Concrete Pty Ltd
- Main Mark Pty Ltd
- GD Trent

**ADVANCE IPSWICH THEME LINKAGE**

Managing growth and delivering key infrastructure

**PURPOSE OF REPORT/BACKGROUND**

During the depression a number of limestone walls were constructed to the entrance and surrounds to Queens Park. These heritage listed walls have suffered from erosion and settlement resulting in the formation of large cracks through the limestone wall and footings. The maintenance of this heritage listed fence is an ongoing obligation of Council.

To facilitate the repair and maintenance of this fence, the Infrastructure Services Department released quotation 12630 to market via a Request for Quotation (RFQ). This RFQ was released on the 12 March 2019, only one submission was received. However, the submitted price was in excess of two hundred thousand dollars (ex gst) and was unable to be accepted. As defined by the *Local Government Regulation 2012* all contracts over \$200,000 ex gst must be tendered unless an exception is applied.

The submission to Council request 12630, was provided by a company whom has undertaken works on the nominated heritage structure on eleven occasions over the past two years. This experience, in combination with their submission, demonstrates they have the necessary capability to fulfil the obligations of the project.

The lack of submissions received for quotation 12630, as well as market analysis and industry engagement demonstrates there are limited suppliers within the South East Queensland market. Industry engagement undertaken in March 2019 with The Department of Environment and Heritage Protection provided strong indications of the likelihood of a one Contractor response when taking into consideration the required experience and willingness to undertake high risk works on a heritage listed structures.

Given the restrictive supply market it is unlikely Council would obtain additional submissions, improved value for money or a more experienced contractor by undertaking an open tender process.

## FINANCIAL/RESOURCE IMPLICATIONS

Project costs shall be managed within the Capital Works Portfolio.

## RISK MANAGEMENT IMPLICATIONS

Should this Tender Consideration Plan not be adopted the follow risks have been identified;

- Delay in project delivery
- Continued dilapidation of a heritage listed structure
- The engagement of a contractor, without heritage listed experience

## LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:  
*Local Government Regulation 2012*

## COMMUNITY AND OTHER CONSULTATION

Internal legal advice was sought pertaining to the suitability of leveraging the exception under s230 of the *Local Government Regulation 2012*. Legal were satisfied the leveraging of this exception was acceptable.

Consultation was undertaken within the Infrastructure and Environment's Construction.

## CONCLUSION

As a result of statutory requirements Council is unable to accept the preferred Contractor to Council's Request for Quotation 12630. The limited supply market substantially diminishes Council ability to obtain value from an open tender process subsequently, approval is sought to leverage s230 of the *Local Government Regulation 2012* to award a suitably experienced Contractor to undertake stabilisation and repairs works to the heritage listed limestone fence located at Queens Park.

## ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	CONFIDENTIAL 12630 Tender Consideration Plan
----	---

Tamara White

**PRINCIPAL OFFICER (CONTRACTS & PROCUREMENT)**

I concur with the recommendations contained in this report.

Derek Durocher

**ACTING PRINCIPAL ENGINEER (INFRASTRUCTURE DELIVERY)**

I concur with the recommendations contained in this report.

Charlie Dill  
**GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT**

***“Together, we proudly enhance the quality of life for our community”***

Doc ID No: A5662886

ITEM: 15

SUBJECT: IGO PUBLIC TRANSPORT ADVOCACY AND ACTION PLAN

AUTHOR: SENIOR TRANSPORT PLANNER

DATE: 16 JULY 2019

---

### EXECUTIVE SUMMARY

This is a report concerning the development of the *iGO Public Transport Advocacy and Action Plan*, a key deliverable of *iGO – The City of Ipswich Transport Plan*. The *iGO Public Transport Advocacy and Action Plan* has now been completed and its outcomes are ready to be considered by Council with the view of obtaining formal endorsement to commence its delivery.

### RECOMMENDATION/S

**That the Interim Administrator of Ipswich City Council resolve:**

- A. That the *iGO Public Transport Advocacy and Action Plan*, as detailed in Attachment 2 and 3 of the report by the Senior Transport Planner dated 16 July 2019, be adopted.**
- B. That Council officers, as delegated by the Chief Executive Officer, be authorised to commence the delivery of the *iGO Public Transport Advocacy and Action Plan*, with initial delivery focus on the four actions outlined in Table 2 of the report by the Senior Transport Planner dated 16 July 2019.**
- C. That the Interim Administrator, Chief Executive Officer and Executive Leadership Team communicate and promote the outcomes and key messages of the *iGO Public Transport Advocacy and Action Plan* with the Ipswich community and other stakeholders such as the Queensland Government.**
- D. That funding of \$60,000 be allocated in Council's 2020-2021 FY operational budget in order to progress *iGO Public Transport Advocacy and Action Plan* Action 2.1 outlined in Table 2 of the report by the Senior Transport Planner dated 16 July 2019.**

### RELATED PARTIES

Related parties which were consulted as part of the development of the *iGO Public Transport Advocacy and Action Plan* are provided in Attachment 1.

## ADVANCE IPSWICH THEME LINKAGE

Managing growth and delivering key infrastructure

## PURPOSE OF REPORT/BACKGROUND

### Background

At its Ordinary Meeting on 24 May 2016, Council adopted the *City of Ipswich Transport Plan* (iGO) as its master plan to shape Ipswich's transport future [refer Item 4 tabled at the City Infrastructure & Emergency Management Committee Meeting No. 2016(02)].

The iGO delivery structure (refer Figure 1 below) includes the development and implementation of a number of more detailed network action plans relating to the following transport elements:

- Active Transport;
- **Public Transport;**
- Road Safety;
- Parking;
- Freight;
- Direction Signs; and
- Local Area Traffic Management

At Council's Ordinary Meeting on 28 March 2017, Council approved the development and scope of the *iGO Public Transport Advocacy and Action Plan* [refer Item 3 tabled at the City Infrastructure and Emergency Management Committee Meeting No. 2017(03)].

**Figure 1: iGO Delivery Structure**



### **Premise**

An effective public transport system is a key part of any growing city's continued social well-being, economic prosperity and environmental health and can play a daily role in framing a resident's liveability and accessibility to goods and services. Consequently, the continued development of the public transport network in Ipswich is considered critical and a key element to the successful delivery of iGO.

The provision, management and operation of public transport services in Ipswich is the core responsibility of the Queensland Government via the Department of Transport and Main Roads (DTMR) (including the Translink Division) and public transport operators such as Queensland Rail, private owned bus contractors and taxi companies.

Council does not seek to take over the responsibilities of the State Government or its public transport operators. Rather, Council through the *iGO Public Transport Advocacy and Action Plan*, seeks to use its local knowledge of the Ipswich community's transport needs to advocate for public transport improvements and undertake actions to support and prioritise public transport where appropriate.

### **iGO Public Transport Advocacy and Action Plan**

The *iGO Public Transport Advocacy and Action Plan (PTAAP)* Summary Report has now been developed (refer Attachment 2) and its outcomes are ready to be considered by Council with the view of obtaining formal endorsement to commence its delivery. The supporting iGO PTAAP Technical Report is provided in Attachment 3.

iGO PTAAP is a Council document and we will not be seeking endorsement from the State Government. Rather, it will be used by Council to:

- Provide consistent, evidence based messaging about the public transport priorities for Ipswich;
- Raise awareness of the urgent need for more investment in public transport in Ipswich and for Council to provide support for this where possible; and
- Assist with the development and maintenance of partnerships with key public transport stakeholders.

For ease of reference, a summary of the key elements of iGO PTAAP are outlined in Table 1 over.

Table 1: iGO PTAAP Key Elements

ELEMENT	DETAILS / COMMENTS	MORE INFORMATION
<b>What we know</b>	<p><u>Existing Situation</u></p> <ul style="list-style-type: none"> <li>Summarises the key features of the existing public transport network in Ipswich and resident satisfaction rates.</li> </ul> <p><u>Gaps</u></p> <ul style="list-style-type: none"> <li>Outlines possible areas for public transport improvement in Ipswich with respect to public transport coverage, travel times, frequency, bus/ rail interchanges and stop/ station comfort and amenity.</li> </ul> <p><u>Trends</u></p> <ul style="list-style-type: none"> <li>Summarises some of the future trends affecting Ipswich relating to population growth, location of growth, demographics, employment etc. and the need for public transport provision in Ipswich to change.</li> </ul> <p><u>Target Market</u></p> <ul style="list-style-type: none"> <li>Outlines the future potential for public transport in Ipswich, including public transport service desire lines.</li> </ul>	Pages 6 – 14 in Attachment 2
<b>Where we want to be</b>	<p><u>Vision</u> <b>Public Transport in Ipswich connects our community and supports city growth.</b></p> <p><u>Policy Focuses &amp; Objectives</u></p> <ul style="list-style-type: none"> <li><b>Communication</b> – Public transport stakeholders collaborate openly in Ipswich</li> <li><b>Planning</b> – Ipswich has an agreed short, medium and long-term plan for public transport, which focuses on access to opportunities and takes into account the community's needs now and in the future. Public transport services in Ipswich are provided according to this plan.</li> <li><b>Policy</b> – Council's policies prioritise public transport.</li> <li><b>Funding</b> – There is committed funding for public transport improvements in Ipswich.</li> <li><b>Infrastructure</b> – Ipswich has safe, high-quality and accessible public transport infrastructure.</li> <li><b>Culture</b> – The Ipswich community enjoys and values public transport and considers it a viable option when making their travel choice.</li> </ul>	Page 16 – 20 in Attachment 2
<b>How we will get there</b>	<p><u>Actions</u></p> <ul style="list-style-type: none"> <li>13 High Priority Actions</li> <li>13 Medium Priority Actions</li> <li>4 Lower Priority Actions</li> </ul>	Page 21-25 in Attachment 2
<b>What you can do</b>	<p><u>Contact Information</u></p> <ul style="list-style-type: none"> <li>Provides Queensland Government contact information for feedback on public transport in Ipswich</li> <li>Provides Council contact information for feedback on iGO PTAAP</li> </ul>	Page 26-27 in Attachment 2

Each iGO PTAAP action has been allocated a priority (high, medium, low) and a timeframe (short, medium or long). The timeframes for each action have been established based on need, opportunities and alignment with Council's other strategic directions. The actual delivery of each action will be subject to resourcing and the establishment of partnership and investment opportunities with the State Government.

Noting this, while there are eight high priority actions for short term resource effort, there are four actions which the project team propose to focus on to initiate the delivery of iGO PTAAP (refer Table 2 below). These four actions involve taking advantage of work already underway by Council which can be influenced or partnership opportunities with the State Government which have recently arisen.

**Table 2: iGO PTAAP Short Term High Priority Actions for Resource Effort**

POLICY AREA/ ACTION NO.	ACTION DESCRIPTION/ SUMMARY	OPPORTUNITY	ACTION OWNER
<b>Planning</b> <i>Action 2.1</i>	Council will advocate for and collaborate with the State Government to undertake an Ipswich public transport network review in the short term including consideration of logical next steps for the bus network's continued development.	Council and Translink have recently agreed to hold discussions on a potential joint public transport network study for Ipswich.	Infrastructure and Environment Department (IED)
<b>Policy</b> <i>Action 3.1</i>	Council will undertake a review of their parking strategy with respect to the management, pricing and layout of car parking in activity centres.	Council is in the process of developing a parking pricing strategy.	IED
<b>Policy</b> <i>Action 3.2</i>	Council will undertake an internal review of its development policies and standards for public transport, with consideration given towards early engagement with stakeholders and developers, public transport planning and updating relevant standards (e.g. for bus stops) and provisions in the Ipswich Planning Scheme where necessary .	Council is in the process of reviewing the Ipswich Planning Scheme. Opportunity exists to update public transport requirements, processes and ICC standard drawings.	IED & Planning and Regulatory Services Department (PRSD)
<b>Infrastructure</b> <i>Action 5.1</i>	Council will continue to advocate for State Government commitment to programming the planning and delivery of the Ipswich to Springfield public transport corridor in the short term.	Council officers are involved in the TMR Ipswich to Springfield Land Corridor Review Technical Working Group.	IED & PRSD
		Council has committed resources and funding towards the completion of the strategic business case for the Ipswich to Springfield public transport corridor in order to progress the project.	Community, Cultural and Economic Development Department (lead) & IED

## FINANCIAL/RESOURCE IMPLICATIONS

In terms of the four iGO PTAAP short term high priority actions for resource effort outlined in Table 2, Action 3.1, 3.2 and 5.1 already have funds allocated through their respective operational or capital programs. Action 2.1 does not currently have any funds allocated in the 19/20 FY, and therefore it is requested that this funding be allocated in the 20/21 FY

operational budget in order to take part in a potential joint public transport network study with DTMR.

All other funding requirements of iGO PTAAP will be considered on a project by project basis and if additional funds or alternative funding models are required, will be requested of Council via the appropriate processes.

### **RISK MANAGEMENT IMPLICATIONS**

Acknowledging the premis of public transport in Ipswich, the success of iGO PTAAP will rely heavily on advocacy work and support from Council, its senior management and elected representatives. Between inception and finalisation of iGO PTAAP, there has already been significant changes to Councils senior management and elected representatives which is also likely to occur again as part of the March 2020 local government elections. While project briefings have occurred with the current administration to confirm the current direction of iGO PTAAP, there is a risk that support for iGO PTAAP will decline or change direction under a new administration. The project team intend to mitigate this risk by ensuring that new Councillors are well briefed on the implications of iGO and the importance of the actions contained within iGO PTAAP.

In terms of risks to endorsing iGO PTAAP, it is acknowledged that funding is often a limiting factor in the ability to provide public transport improvements. The State Government has an obligation to provide public passenger services at a reasonable cost to the community and government and they often have different priorities than Council. Where improvements are desired in Ipswich beyond or earlier than this obligation, strong advocacy efforts or additional funding will likely be required. iGO PTAAP does give regard to Council assisting with funding requirements in order to seek desired improvements. However, this is proposed to be managed on a project by project basis with endorsement of additional funds or alternative funding models requested via Council prior to implementation in order to ensure alignment with Council priorities and ensure value for money.

If recommendations of this report are not supported, it is likely that Ipswich could stand to fall behind in the timely and adequate provision of public transport in Ipswich to support the city's fast paced growth. This would then severely impact on the ability of Council to achieve the outcomes of iGO and a sustainable transport future.

### **LEGAL/POLICY BASIS**

This report and its recommendations are consistent with the policy outlined in the endorsed *City of Ipswich Transport Plan 2016*.

### **COMMUNITY AND OTHER CONSULTATION**

Throughout the project duration the project was guided by a Project Advisory Group (PAG) containing Councillors, the City Planner, Infrastructure Services Chief Operating Officer and some involvement from DTMR Senior Management.

Meetings included:

- **PAG Meeting 1** - Project Charter, Scope and Consultation Method (16 May 2017)
- **PAG Meeting 2** - Discovery and Analysis Summary (4 December 2017)
- **PAG Meeting 3** - Aspirations and Draft Actions Summary (9 April 2018)
- **PAG Meeting 4** – Interim Administrator and Chief Executive Officer Project Briefing (February 2019)

The project team also undertook a series of consultation exercises to inform the development of iGO PTAAP. These included:





- **Councillor ‘One on One’ Meetings** – Public transport issue identification for each Division (July 2017)
- **Online Community Survey** - 1,180 survey responses from the community were received (6 November – 27 November 2017)
- **Ipswich Developers, Ipswich Hospital and Public Transport Advocacy Group Phone Interviews** (November 2017 - December 2017)
- **Internal Stakeholder and DTMR Representatives Workshops** - Issues Identification Workshop (27 November 2017) and Solution Identification Workshop (30 January 2018)
- **External Stakeholder Workshops** (e.g. representatives from Queensland Rail, University of Southern Queensland, Bus Qld, Qld Police, Ipswich Chamber of Commerce etc.) - Issues Identification Workshop (27 November 2017) and Solution Identification Workshop (30 January 2018)
- **Councillor Workshops** – Project briefing and action discussion (Central and Western Suburbs Councillors - 19 March 2018) (Eastern Suburbs Councillors – 20 March 2018)
- **Mayor Briefing** – Project briefing and draft action discussion (March 2018)
- **Internal Stakeholder Review of Draft Actions and Priorities** (27 March 2018 – 4 April 2018)
- **Internal Stakeholder Review of Final Draft Plan** (2 January 2019 – 25 January 2019)

The vast majority of feedback received from the community and stakeholders throughout the consultation process was supportive of the project and the intent to work towards improving public transport in Ipswich. However, while supportive of working together more, DTMR senior management at PAG Meeting 3 noted concerns in regards to the document’s tone and lack of supporting quantitative evidence as part of reviewing an early draft. The project team gave consideration to this advice and a thorough review of the document was subsequently undertaken as it was further developed.

## CONCLUSION

The *iGO Public Transport Advocacy and Action Plan*, a key action from *iGO – The City of Ipswich Transport Plan*, has now been completed and its outcomes are ready to be considered by Council with the view of obtaining formal endorsement to commence its delivery. Substantial consultation activities were undertaken in the development of the plan whereby it seeks to use the local knowledge of the Ipswich community’s transport needs to advocate to the State Government for public transport improvements and undertake actions to support and prioritise public transport where appropriate. Four actions have been proposed to initiate the delivery of the *iGO Public Transport Advocacy and Action Plan*.

**ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS**

1.	Related Parties  
2.	iGO Public Transport Advocacy and Action Plan Summary Report  
	CONFIDENTIAL
3.	iGO Public Transport Advocacy and Action Plan Technical Report

Jessica Cartlidge

**SENIOR TRANSPORT PLANNER**

I concur with the recommendations contained in this report.

Berto Santana

**PRINCIPAL TRANSPORT PLANNER**

I concur with the recommendations contained in this report.

Tony Dileo

**INFRASTRUCTURE PLANNING MANAGER**

I concur with the recommendations contained in this report.

Charlie Dill

**GENERAL MANAGER - INFRASTRUCTURE AND ENVIRONMENT**

***“Together, we proudly enhance the quality of life for our community”***

**RELATED PARTIES**

The following comprises a list of external stakeholders who were involved in consultation activities for the development of the *iGO Public Transport Advocacy and Action Plan*.

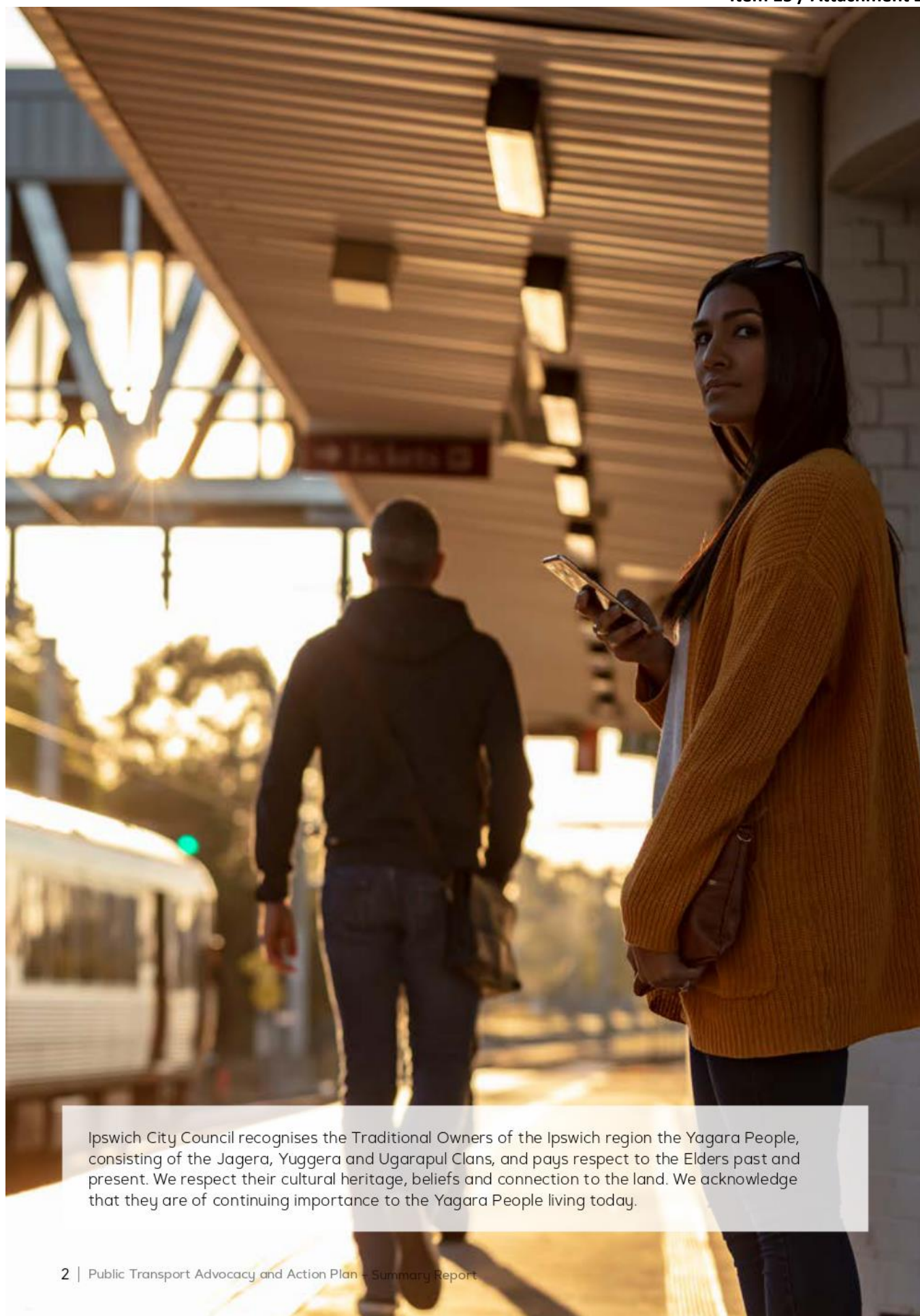
Stakeholder	Consultation Activity
iGO PTAAP Technical Consultant	ARUP Pty Ltd
Phone Interview*	Developer - Lend Lease
	Developer - Avid
	Developer – Sekisui House
	Developer – Amex/ Oaklands
	Developer – RGB Services
	Developer – Goodmans
	Advocacy Group – Rail Back on Track
	Health Services – Ipswich Hospital Foundation
External Stakeholder Workshops	Queensland Rail
	Pulitano Group (Bus Qld)
	Queensland Police
	University of Southern Queensland
	Ipswich Chamber of Commerce and Industry

\* Other developers and health service providers were contacted for a phone interview but declined or did not respond.

# City of Ipswich **iGO Public Transport Advocacy and Action Plan** Summary Report

July 2019





Ipswich City Council recognises the Traditional Owners of the Ipswich region the Yagara People, consisting of the Jagera, Yuggera and Ugarapul Clans, and pays respect to the Elders past and present. We respect their cultural heritage, beliefs and connection to the land. We acknowledge that they are of continuing importance to the Yagara People living today.

---

## CONTENTS

---

<b>INTRODUCTION</b>	<b>4</b>
<b>WHAT WE KNOW</b>	<b>6</b>
EXISTING SITUATION	7
GAPS	9
TRENDS	13
TARGET MARKET	14
<b>WHERE WE WANT TO BE</b>	<b>16</b>
VISION	17
CHALLENGES	18
OPPORTUNITIES	19
POLICIES AND OBJECTIVES	20
<b>HOW WE WILL GET THERE</b>	<b>21</b>
HIGH PRIORITY ACTIONS	22
MEDIUM PRIORITY ACTIONS	24
LOWER PRIORITY ACTIONS	25
MONITORING AND REVIEW	25
<b>WHAT YOU CAN DO</b>	<b>26</b>



# INTRODUCTION

For the city of Ipswich to grow, thrive and enhance the quality of life of its residents and visitors, there needs to be an effective public transport system. This is because public transport is not only a means to relieving traffic congestion, it also plays a significant role in supporting the economic success of a city by connecting people to jobs and services, influencing the city's urban form and reducing isolation and social exclusion. Public transport also contributes to peoples' health by increasing physical activity and supporting environmental sustainability.

The need for effective public transport is becoming increasingly urgent in Ipswich. The Queensland Government's South East Queensland Regional Plan, *ShapingSEQ*, anticipates a population target of 520,000 people in Ipswich by 2041, over double the current population. *ShapingSEQ* also provides direction on a greater need for government to focus on public transport to support this population growth and economic development. Currently, only approximately 7% of daily trips by Ipswich residents are made on public transport<sup>1</sup>.

The *City of Ipswich Transport Plan* (branded 'iGO') is Ipswich City Council's (council) masterplan for Ipswich's transport future. It responds to current and future transport challenges and outlines council's aspirations to advance the city's transport system to accommodate a future population of 435,000 people<sup>2</sup>.

iGO acknowledges that we cannot afford to build our way out of congestion by continually adding more and more road space just for cars and that there needs to be

a significant shift to more sustainable transport modes. Consequently, iGO sets an aspirational public transport mode share target of 11% by 2031<sup>3</sup>.

Furthermore, one of the policy focus areas in iGO is the achievement of a 20-minute city, where access to high level goods, services and jobs are within 20 minutes travel time of where people live. The public transport network, along with the urban form, are critical to achieving a city that performs this way.

It is acknowledged that the provision, management and operation of public transport in Ipswich is the core responsibility of the State Government and its public transport operators. Council does not seek to take over these responsibilities, but rather seeks to use its local knowledge of the Ipswich community's transport needs to advocate for public transport improvements, and undertake actions to support and prioritise public transport where appropriate. This is the purpose of the iGO Public Transport Advocacy and Action Plan (PTAAP) whereby it will be used to:

- Provide consistent, evidence-based messaging about the public transport priorities for Ipswich;
- Raise awareness of the urgent need for more investment in public transport in Ipswich and for council to provide support for this where possible; and
- Assist with the development and maintenance of partnerships with key public transport stakeholders.

**Figure 1: iGO Delivery Structure (City of Ipswich Transport Plan, 2016)**



1 Australian Bureau of Statistics, 2016. Journeys to work on bus, train, tram, ferry or taxi as a proportion of total journeys for Ipswich LGA.

2 iGO, City of Ipswich Transport Plan, 2016.

3 This target mode share was set based on iGO's population horizon of 435,000 by 2031.



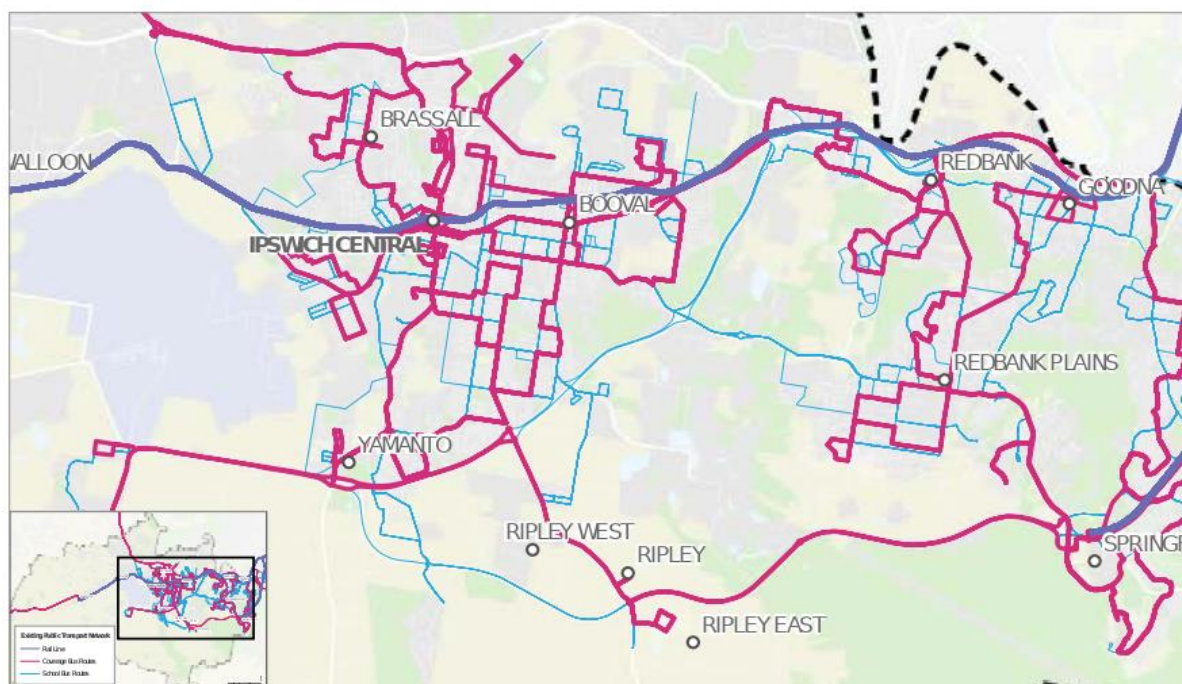
# WHAT WE KNOW

## EXISTING SITUATION

A review of the existing public transport network and consultation with stakeholders and the Ipswich community has told us:

- Public transport in Ipswich serves two main functions: facilitating inter-regional travel, mainly to / from the Brisbane CBD, and facilitating travel within Ipswich to a range of destinations.
- Most existing journeys on public transport from Ipswich have a regional destination, primarily the Brisbane CBD. Almost all of these journeys are via rail and it is estimated that around one third of customers are accessing the rail network via park 'n' ride facilities at rail stations<sup>4</sup>.
- Less than half of current public transport journeys involve travel within Ipswich. Most of these trips are on buses and children, seniors and pensioners are key users. Ipswich Central, Springfield Central and North Ipswich are key destinations for bus customers. School travel is also significant whereby almost 18% of boardings in Ipswich are on school buses. When travelling within Ipswich on rail, key destinations are Ipswich, Goodna, Bundamba and Booval stations.
- Travel on buses within the Ipswich LGA is not focussed in the peak periods, with 58% of public transport journeys occurring outside of the morning and evening peaks. It is likely that most of these movements are not employment-related but rather for purposes such as shopping, personal business and visiting family and friends.
- Almost 40% of Ipswich workers travel to Brisbane for work. 14% of these people use public transport for their journey to work. Comparatively, 47% of Ipswich workers work within the Ipswich LGA and only 2% of them use public transport to travel to work. 36% of people that work in Ipswich commute from other LGAs, mainly Brisbane and Logan. Only 2% of these workers use public transport to travel to work<sup>5</sup>.
- Resident satisfaction with the current public transport network is low, with 39% of residents responding as 'unhappy' or 'very unhappy' with public transport in Ipswich and 36% responding as 'neutral'<sup>6</sup>.

Figure 2: Network Layout of public transport routes in the Ipswich LGA



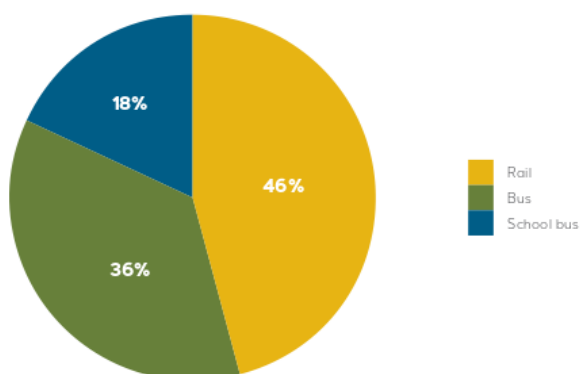
(Data sourced from General Transit Feed Specification [Queensland Government, 2017] and updated in 2019 to include the new Ripley Valley 531 bus service)

4 Data sourced from TransLink Origin-Destination Trips Patronage Data for March 2017, provided by TransLink (Queensland Government, 2017).

5 Data sourced from Census (Australian Bureau of Statistics, 2016)

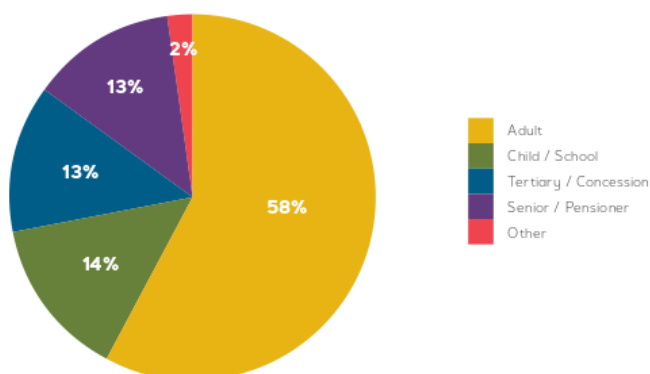
6 Data based on a community survey undertaken by Ipswich City Council in November 2017. There were 1,181 respondents.

Figure 3: Public transport boardings in the Ipswich LGA by mode



(Data sourced from TransLink Origin-Destination Trips Patronage Data for March 2017, provided by TransLink [Queensland Government, 2017])

Figure 4: Customer types for rail boardings in the Ipswich LGA



(Data sourced from TransLink Origin-Destination Trips Patronage Data for March 2017, provided by TransLink [Queensland Government, 2017])

Figure 5: Customer types for bus boardings in the Ipswich LGA

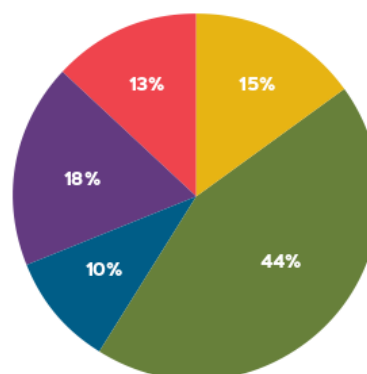


Figure 6: Satisfaction with public transport in the Ipswich LGA



(Data based on a community survey undertaken by Ipswich City Council in November 2017. There were 1,181 respondents)

## GAPS

Throughout the consultation process, many successful aspects of the existing public transport system were celebrated. In particular, the availability and use of school buses, and the convenience of the rail services and the associated park 'n' ride facilities were identified as great aspects of the existing network. However, there are still areas for improvement. Key gaps in the existing public transport provision are:

- Public transport coverage is limited in some areas, particularly greenfield development sites such as Ripley and south Redbank Plains. Public transport provision is lagging behind urban development in these areas, leading residents to rely on private vehicles.
- Travel times on public transport within Ipswich are significantly longer than private vehicle. Almost half of Ipswich residents cannot access a regional activity centre within 30 minutes on public transport. This is mainly a function of the bus network layout whereby routes are circuitous with

most routes being 1.5 – 3.5 times longer than the fastest on-road route<sup>7</sup>.

- Bus services in Ipswich are generally low frequency, with only one route being classified as high frequency (route 515). Bus service hours are also limited, and do not support the non-traditional start and finish times of many Ipswich workers.
- Feeder buses to rail exist for some stations, and where they do, most do not align well with rail timetables and are not well used. There is also a reliance on park 'n' ride for access to rail, with most park 'n' ride sites being over-utilised.
- There are issues with comfort and amenity of stops and stations, with respect to a lack of shading, seating and lighting. There are also some gaps in access for people with disabilities, with a number of stops, stations and supporting infrastructure (such as footpaths) not providing an accessible, whole journey outcome.

"I technically have a disability so without family assisting me, public transport is my only option to go anywhere."

*Current patron*

"It just seems so much harder and more hassle than just jumping in your car."

*Potential patron*

"The current route for the bus I currently take to go home means some days it is potentially faster to walk home."

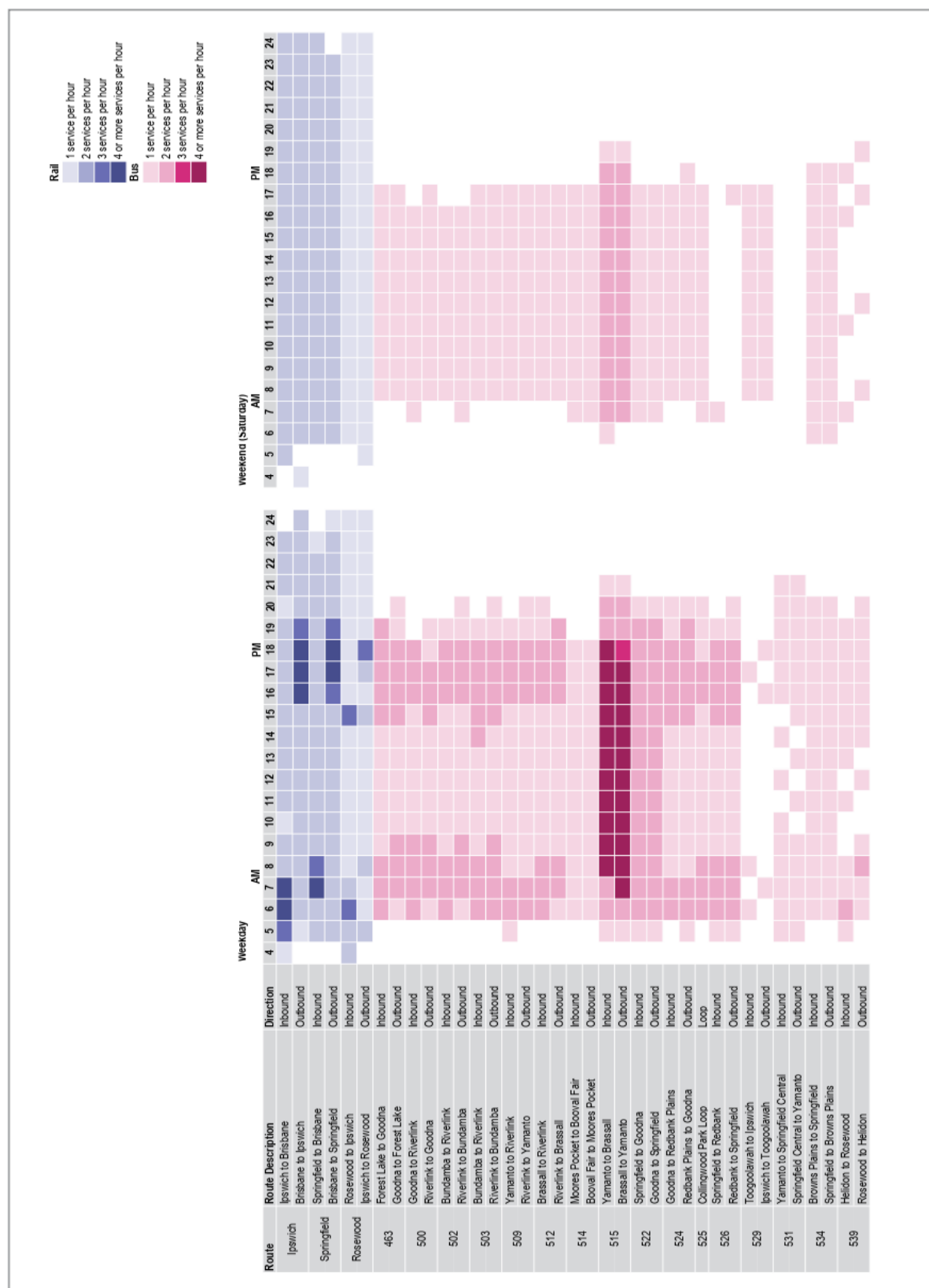
*Current patron*

"I regularly catch the 514 bus... however there is no shade or seats. Most people around here are elderly people who need this."

*Current patron*

<sup>7</sup> Data for analysis sourced from General Transit Feed Specification (Queensland Government, 2017)

Figure 7: Timetable and span of hours of public transport routes in the Ipswich LGA



(Data sourced from General Transit Feed Specification (Queensland Government, 2017) and updated in 2019 to include the new Ripley Valley 531 bus service).



"I worry that when my child grows up, he will not be able to get a part-time job as he can't get himself anywhere."

*Potential patron*

"I dislike buses because the routes that have been set are too indirect."

*Potential patron*

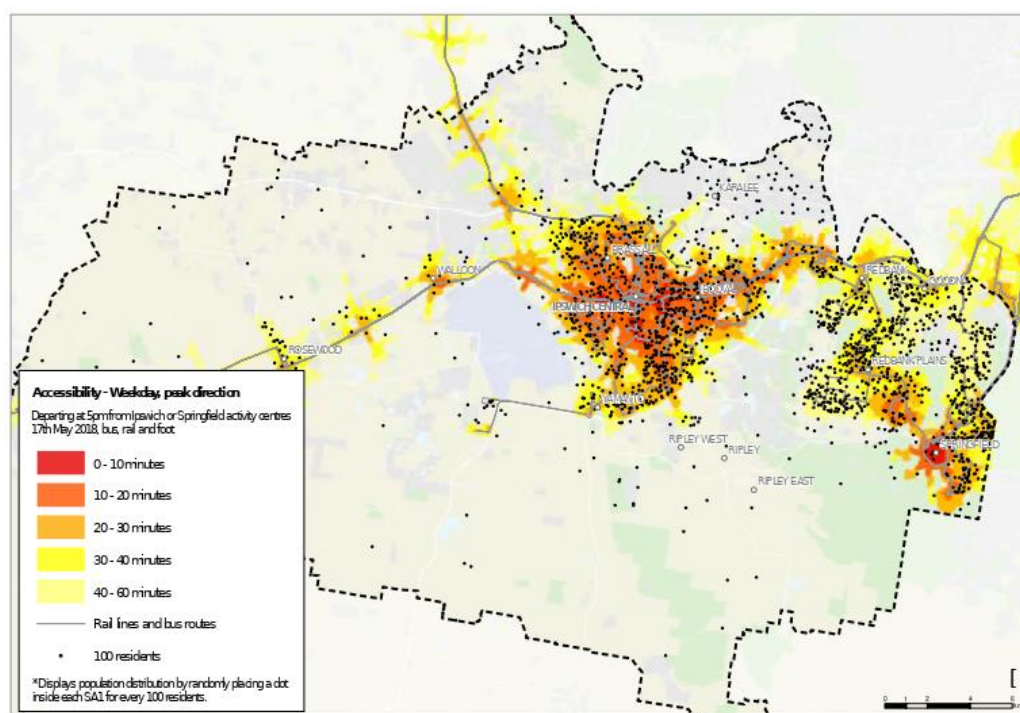
"It's very frustrating waiting for a bus that never arrives, especially when you are waiting in the dark."

*Current patron*

"Bus routes are unnecessarily lengthy – 30 mins to get from Bell Street to Cascade Street Raceview is ridiculous."

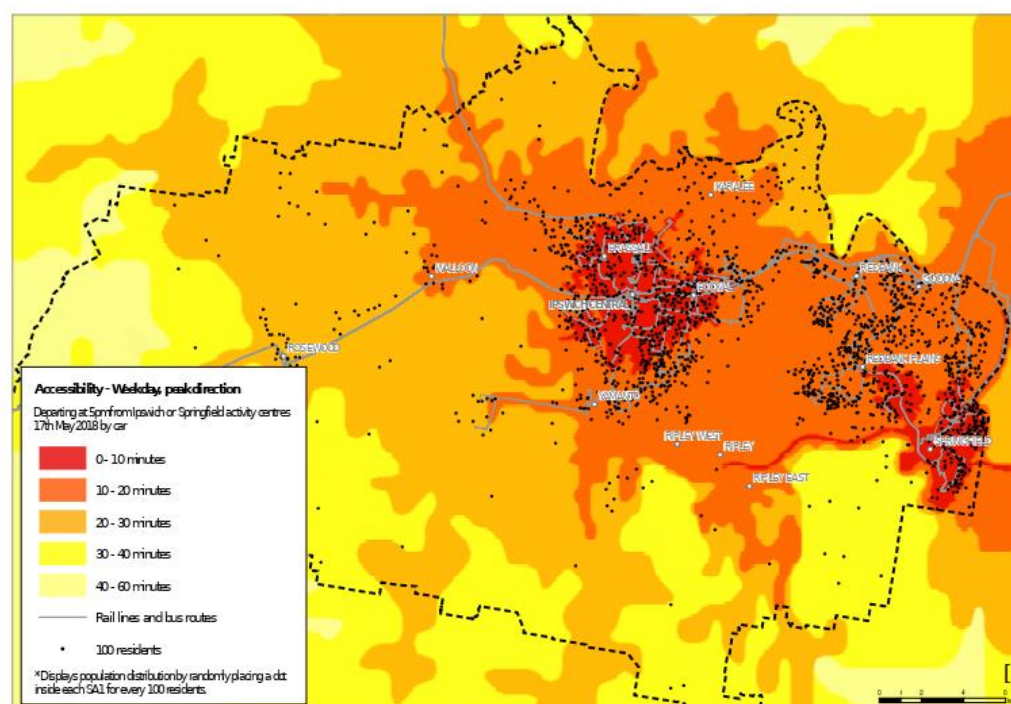
*Current patron*

**Figure 8: Travel time results for departing Ipswich Central and Springfield Central at 5pm on weekdays (peak direction) by public transport**



(Data for analysis sourced from Census (Australian Bureau of Statistics, 2016) and General Transit Feed Specification (Queensland Government, 2017))

**Figure 9: Travel time results for departing Ipswich Central and Springfield Central at 5pm on weekdays (peak direction) by car**



(Data for analysis sourced from Census (Australian Bureau of Statistics, 2016) and General Transit Feed Specification (Queensland Government, 2017))

TRENDS

There are also a number of future trends affecting Ipswich and the provision of public transport:

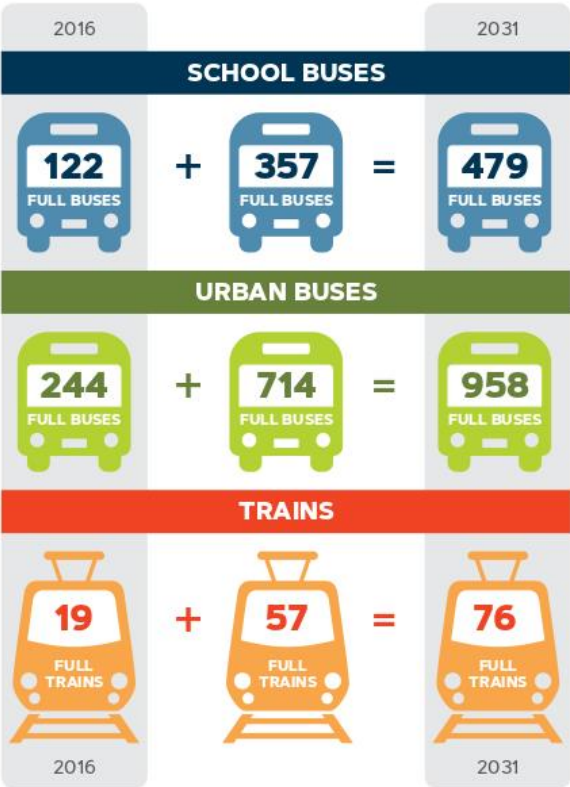
- The population is growing rapidly and the public transport network has changed very little in the last 5 – 10 years. If Ipswich’s population and mode share targets are to be met, the public transport system will need to accommodate an additional 123,000 trips per day<sup>8</sup>. That’s equivalent to an additional 357 full school buses, 714 full urban buses and 57 full trains per day<sup>9</sup>.
- Most of the population growth in Ipswich is anticipated to be accommodated in urban expansion areas, including Ripley Valley, Redbank Plains, Augustine Heights, Rosewood, Bellbird Park, Collingwood Park, Walloon, Thagoona and Chuwar. Many of these areas are located outside the existing public transport provision, or along the future Ipswich to Springfield public transport corridor. Development is already taking place in these areas and delays to providing public transport limits new residents’ ability to access key opportunities, such as employment, education, community services and recreation.
- As Ipswich strengthens its local economy and regional economic contribution in line with *ShapingSEQ* and *Advance Ipswich* goals, there will be an increase in the number of residents who live and work within the Ipswich LGA. The public

transport system needs to adapt to provide a high quality of service and fast travel times to employment centres within Ipswich, and beyond.

- Ipswich is characterised by a relatively young community with young families being the dominant demographic and fastest growing age group. Financial pressures on families with young children can limit access to private cars and increase reliance on public transport for some journeys and so public transport needs to accommodate for the needs of these groups.
- The industries Ipswich residents are employed in are changing whereby there is a shift away from manufacturing, wholesale trade and agriculture and a move towards sectors such as health care and education which are more able to be serviced by public transport. There is also a move towards more part-time work, in line with national trends, however most employment in Ipswich is still full-time. For the most part, the workforce in Ipswich is changing towards industries that are less reliant on private vehicle and so there is an increasing opportunity to accommodate journeys to work on public transport<sup>10</sup>.

All this evidence shows that the public transport provision in Ipswich needs change and this change is required urgently.

Number of trips targeted to be made by public transport by iGO



8 Based on iGO’s population horizon of 435,000 by 2031.  
9 Based on 2017 public transport boardings per mode percentage, a six-car train capacity of 1,000 people and 12.5m long bus capacity of 62 people.  
10 Data sourced from Census (Australian Bureau of Statistics, 2016).



## TARGET MARKET

Not only is improved public transport required to keep up with the growth and the changing society in Ipswich, it is also known that residents want it. 65% of surveyed Ipswich residents would like to use public transport more often, primarily for travel to work but also for shopping and other purposes<sup>11</sup>.

A key target market for public transport users in Ipswich is the 'potential and interested' residents. These are residents who do not currently use public transport regularly, but would like to in the future. Generally, these users were 30 – 60 years old, full time workers that would consider using public transport for trips which they currently drive, particularly during peak periods. Their travel destinations are locations within Ipswich, mainly Ipswich Central and Springfield Central. These people cited the main barriers to public transport use as:

- A lack of stops / stations near their home or destination;
- Public transport was not convenient or easy to use;
- Public transport takes too long.

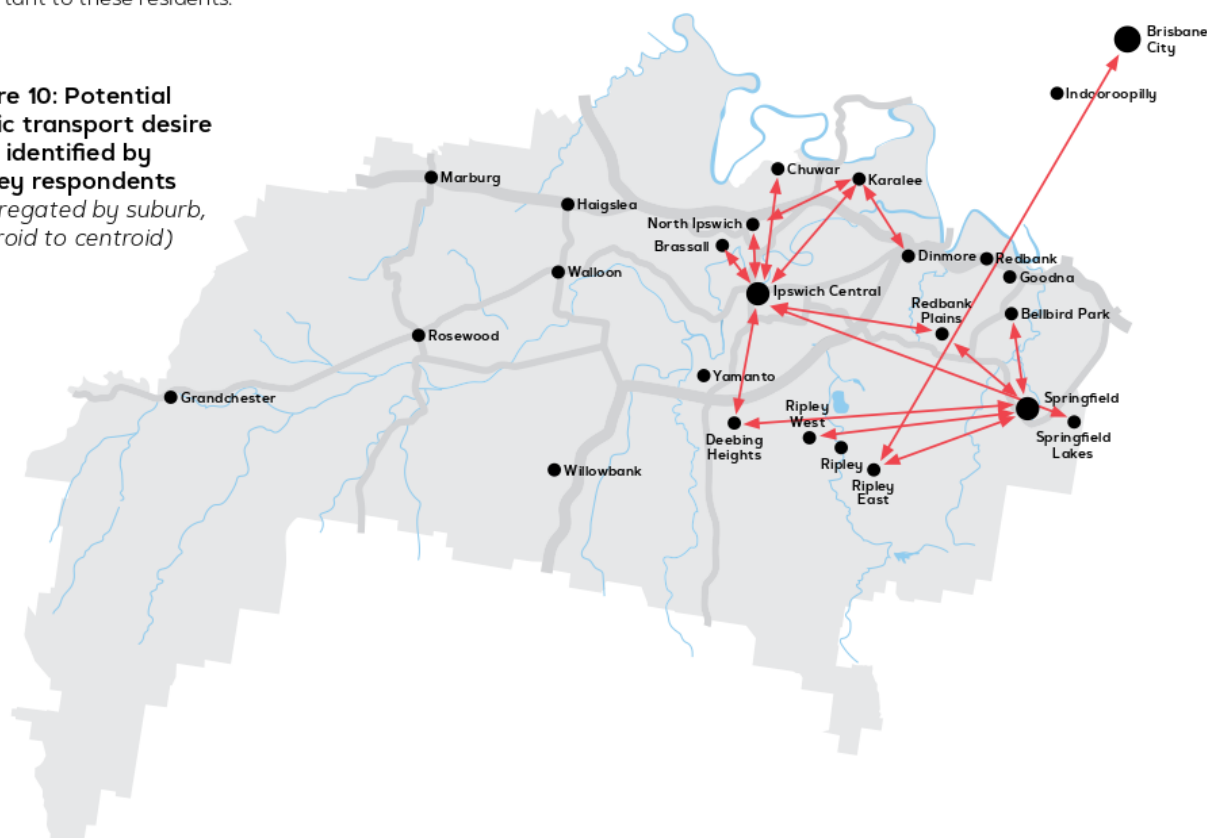
Cost of fares and frequency of services were also important to these residents.

For those that already use public transport, they still would like to see improvements. Their focus was on the coverage, frequency and reliability of services, with key barriers and enablers being:

- Public transport takes too long;
- Public transport was not convenient or easy to use;
- The service hours or timetable did not suit them;
- The frequency of services was too low;
- Public transport was too expensive.

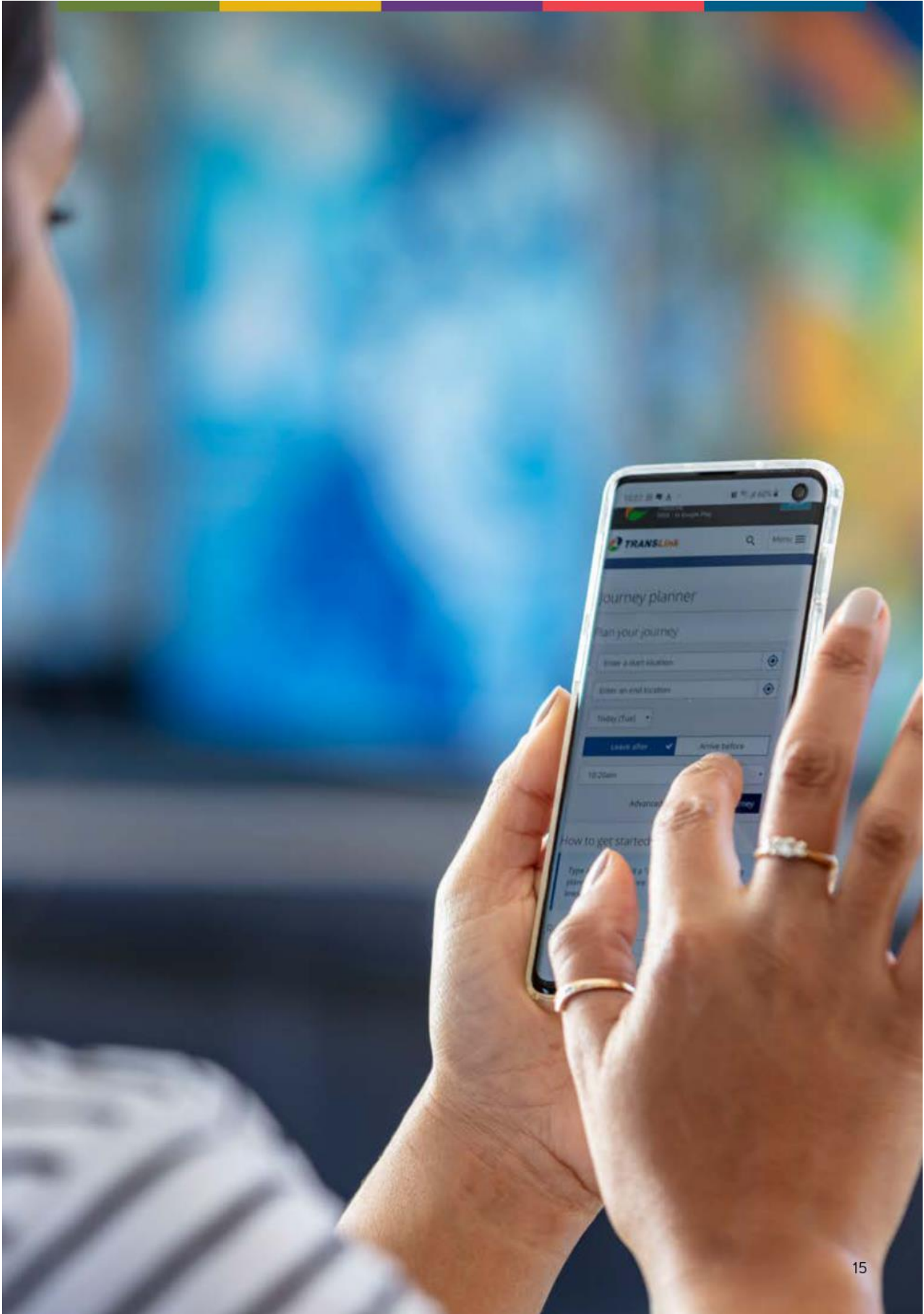
Importantly, existing users expressed a desire to use public transport more, mainly to destinations within the Ipswich LGA, at all times of the day (not just peak hours). While work was the most popular trip purpose for potential trips, users also wished to use public transport more for shopping, education and socialising. Users who are currently reliant on public transport indicated that improvements would allow them to make new trips that they cannot currently make or rely on someone to drive them for.

**Figure 10: Potential public transport desire lines identified by survey respondents**  
(aggregated by suburb, centroid to centroid)



(Based on a community survey undertaken by Ipswich City Council in November 2017. There were 1,181 respondents)

<sup>11</sup> Data based on a community survey undertaken by Ipswich City Council in November 2017. There were 1,181 respondents. It should be noted that only 13 respondents were aged under 18, as the survey was targeted to adults.





# WHERE WE WANT TO BE

## VISION

Throughout the development of iGO PTAAP, there has been a comprehensive targeted consultation process with council representatives, council officers, the Department of Transport and Main Roads (DTMR), public transport operators, other key stakeholders and the community. Through this process, the following vision for public transport in Ipswich has been identified:

***Public transport in Ipswich connects our community and supports city growth.***

Alongside this vision, council has also set targets for public transport mode shares in iGO, mainly:

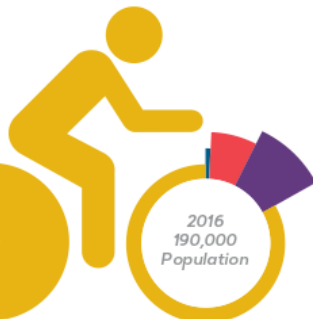
- Increase the public transport mode share from 6.5% of all trips to 11% of all trips; and
- Increase the public transport mode share for journeys to work from 7.5% to 20%.



Figure 11: Mode Share Targets (City of Ipswich Transport Plan, 2016)

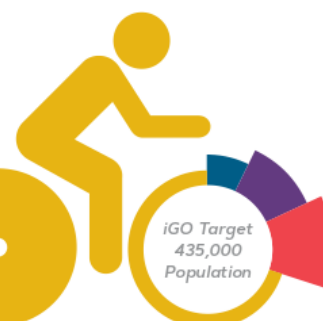
### CURRENT DAILY TRAVEL MODE SHARES

	Trips	Mode Share
Private Vehicle	550,000	84.5%
Public Transport	42,000	6.5%
Walking	55,000	8.5%
Cycling	3,000	0.5%
Total	650,000	100%



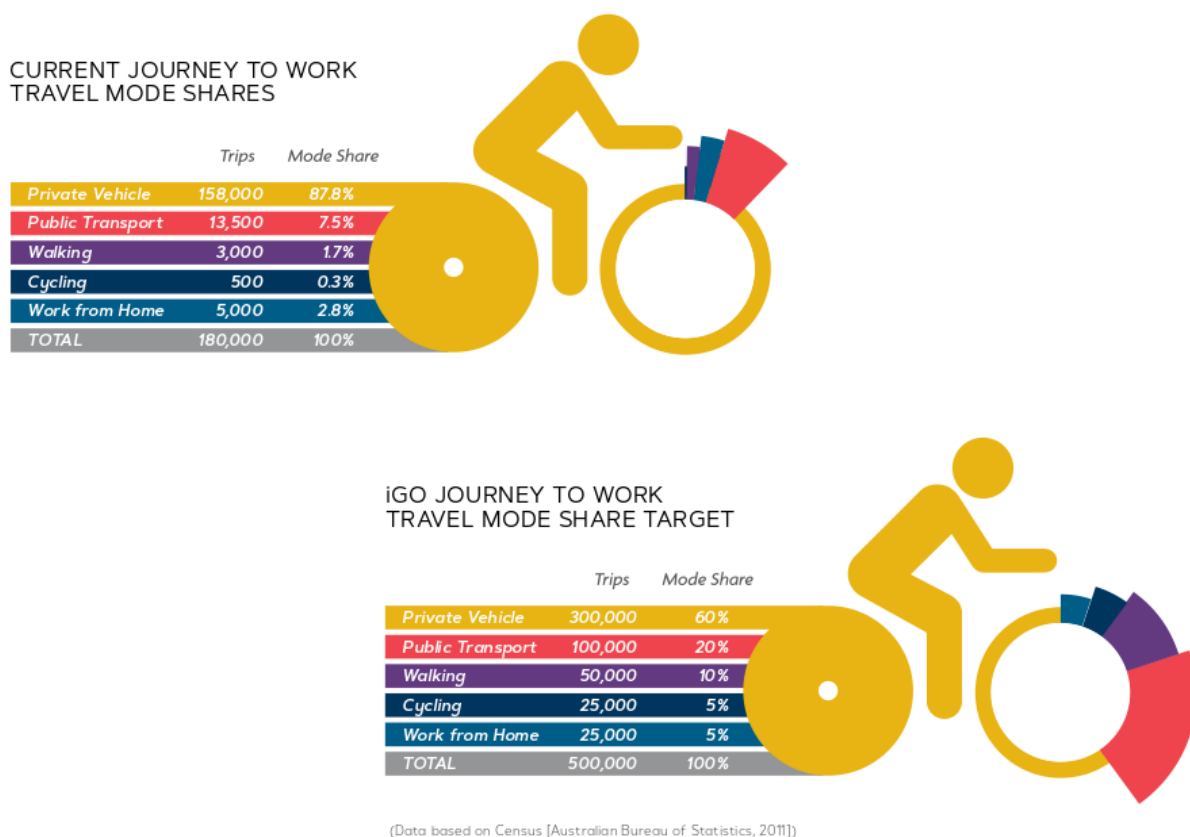
### iGO MODE SHARE TARGET

	Trips	Mode Share
Private Vehicle	1,125,000	75%
Public Transport	165,000	11%
Walking	165,000	11%
Cycling	45,000	3%
Total	1,500,000	100%



(Data based on Census [Australian Bureau of Statistics, 2011])

Figure 12: Journey to work mode share targets (City of Ipswich Transport Plan, 2016)



## CHALLENGES

Based on what we have learnt through the development of iGO PTAAP, there are some challenges facing council and stakeholders which need to be overcome to achieve this vision. Key challenges include:

- There are a wide range of stakeholders and parties involved in the planning, provision and operation of public transport, including council, State Government departments, developers, operators, business owners and the community. Stakeholders work on different timelines, with different priorities. There needs to be a shared vision and open communication and collaboration to achieve the desired outcomes for the Ipswich community.
- Funding is often a limiting factor in the ability to provide public transport improvements. The State Government has an obligation to provide public passenger services at a reasonable cost to the community and government. Where improvements are desired beyond this obligation, council acknowledges that additional funding will be required, and this will be an ongoing challenge.
- Changing the attitudes of residents to consider public transport as a viable alternative to private car travel. Many residents reported being unhappy or very unhappy with public transport, or identified that they 'won't use public transport'<sup>12</sup>. The average number of motor vehicles per dwelling in Ipswich is also increasing and so a culture change is required to see a shift of focus from cars to public transport.

<sup>12</sup> Data based on a community survey undertaken by Ipswich City Council in November 2017. There were 1,181 respondents.

## OPPORTUNITIES

As mentioned, the provision, management and operation of public transport in Ipswich is the core responsibility of the State Government and its operators. However, there are always opportunities for council, the Ipswich community, the State Government and stakeholders to work better together. One way this can be achieved is via public transport advocacy. Public transport advocacy can be powerful, particularly when it has strong community support and takes the form of well-considered alternatives to business-as-usual approaches.

Three case studies are described below:

- **Parramatta Light Rail** – A feasibility study commissioned by the City of Parramatta Council changed the State Government's direction for public transport infrastructure investment and resulted in the State Government funding more than \$1 billion for the light rail design and construction.

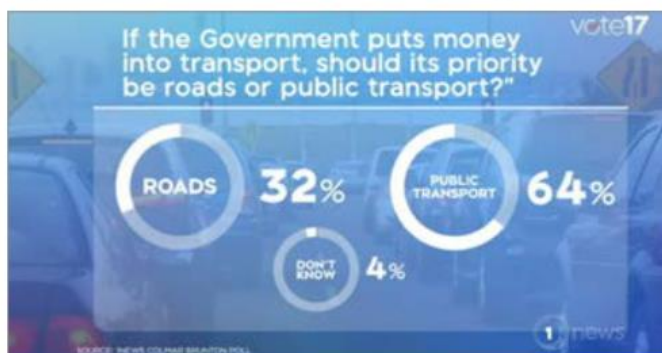
Figure 13: Parramatta Light Rail Fact Sheet



(Transport for NSW, 2018)

- **Auckland's Congestion-Free Network** – A grassroots campaign for an alternative public transport network was adopted as part of two major parties' election platforms and is now Government policy.

Figure 14: New Zealand 2017 Election Polling on Transport



(1news, 2017)

- **Logan Demand Responsive Transport** – An example of close collaboration between a community group and Government to provide a transport solution focused on community needs.

Figure 15: Demand Responsive Transport Trial Sites



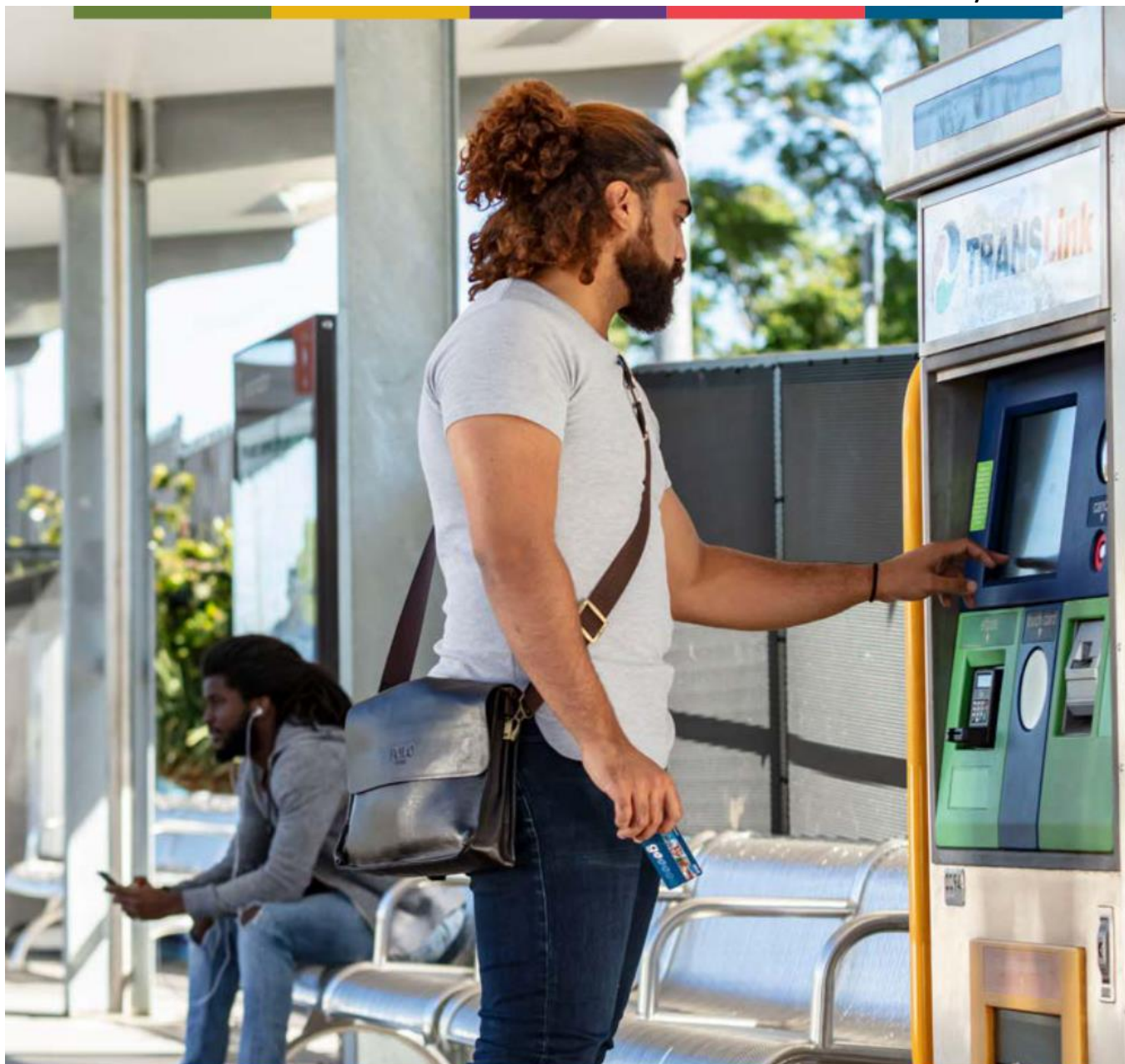
(Translink, 2019)

## POLICIES AND OBJECTIVES

Taking into account the existing situation, gaps, trends, target markets, challenges and opportunities, council has identified that action is required in six key policy areas for public transport. These are outlined in the table below.

**Table 1: iGO PTAAP Policies and Objectives**

Theme	Policy Area	Objective   Intended outcome
Communication	Improve communication and collaboration between stakeholders.	Public transport stakeholders collaborate openly in Ipswich.
Planning	Improve public transport planning and services for Ipswich.	Ipswich has an agreed short, medium and long-term plan for public transport, which focuses on access to opportunities and takes into account the community's needs, now and in the future. Public transport services in Ipswich are provided according to this plan.
Policy	Prioritise public transport outcomes.	Council's policies prioritise public transport.
Funding	More investment in public transport.	There is committed funding for public transport improvements in Ipswich.
Infrastructure	Deliver quality public transport infrastructure.	Ipswich has safe, high-quality and accessible public transport infrastructure.
Culture	Build a positive public transport culture.	The Ipswich community enjoys and values public transport and considers it a viable option when making their travel choices.



# HOW WE WILL GET THERE

Under each of the identified policy areas, council has identified where it needs to advocate for public transport improvements and undertake actions to support and prioritise public transport. These have culminated in a series of action lists which have been prioritised into high, medium and lower priority actions.

While the focus of this work is on advocacy toward the State Government, there is a suite of actions for council to implement which will help facilitate public transport improvements and promote public transport as a viable transport choice within the community. This includes ensuring consistency of council policies, strategies, planning scheme, investment decisions and processes with integrated public transport outcomes.

---

## HIGH PRIORITY ACTIONS

---

### Short-term

#### Communication

- 1.5** Council will develop half yearly advocacy material to ensure a coordinated advocacy approach and communication of challenges and priorities for the region when liaising with the State Government. Advocacy material will be issued in alignment with review of the DTMR Transport System Planning Program projects (February and October).

#### Planning

- 2.1** Council will advocate for and collaborate with the State Government to undertake a full network review in the short term to include:
- Early introduction of services to new development areas (full time services, as well as on demand services);
  - Consideration of the existing and future land use patterns in Ipswich, including the planned role of major centres and designated infill and greenfield growth areas;
  - A review of the existing declared bus service contract areas and expansion to include locations not currently serviced in the short and medium term;
  - Increases in the frequency, span of operating hours and directness of bus routes;
  - Modal access planning for rail stations and major bus stations;
  - Consideration of movement of people within Ipswich, as well as on the regional network; and
  - Consideration of logical next steps for the bus network's continued development.

- 2.2** Council will advocate for DTMR to use accessibility-based principles for planning public transport, including the use of accessibility metrics, and set directness targets for bus routes. This approach would align with ShapingSEQ, which targets increasing the proportion of population with 30 minutes or less travel time to access to jobs and essential services using public transport.

#### Policy

- 3.1** Council will undertake a review of their parking strategy with respect to the management, pricing and layout of car parking in activity centres. The parking strategy should reflect the type of activity centre and encourage users to choose public and active transport ahead of private vehicles.

- 3.5** Council will undertake an internal review of its development policies and standards for public transport, with consideration given towards early engagement with stakeholders and developers, public transport planning and updating related standards (e.g. for bus stops) and provisions in the Ipswich Planning Scheme where necessary.

#### Funding

- 4.1** Council will collaborate with the State Government to develop an annual funding plan and strategy for public transport in Ipswich, based on the network plan developed in action 2.1. The plan should identify the cost of addressing shortfalls revealed by the network review, and options for funding actions to address these.

## Infrastructure

- 5.1** Council will continue to advocate for State Government commitment to programming the planning and delivery of the Ipswich to Springfield public transport corridor in the short term, including:
- Identifying and preserving the planned footprint of the corridor between Springfield Central and Keidges Road in Redbank Plains and continuing to preserve the remainder of the corridor
  - Working with DTMR on the function, design and access arrangements of the future stations to inform land use planning, urban design and development assessment decisions
  - Developing a Business Case for the project and progressing to detailed design for the extension of the rail line from Springfield Central to Ripley Valley via south Redbank Plains.
- 5.6** Council will advocate for rail improvements which facilitate faster and more reliable travel between Ipswich and other urban centres in SEQ. This includes localised geometry improvements, Inland Rail and Automatic Train Protection through the introduction of the European Train Control program.

## Medium-term

### Communication

- 1.1** Council will work with DTMR to develop a MoU between council and State Government departments of roles and responsibilities with respect to the different parts of a whole public transport journey.

### Planning

- 2.3** Council will advocate for the implementation of the network plan developed in action 2.1, with consideration of the funding plan developed in action 4.1.

### Funding

- 4.2** Council will investigate the feasibility of alternative funding mechanisms for public transport improvements with guidance from the State Government, to demonstrate its commitment to better public transport in Ipswich. This could consider using a portion of council's parking revenue for public transport improvements.
- 4.3** Council will advocate for the State Government to make funding commitments towards improving public transport in Ipswich.

## Infrastructure

- 5.2** Council will continue to advocate for and support the construction and delivery of the Ipswich to Springfield public transport corridor, including:
- Construction of the extension of the rail line from Springfield Central to Ripley Valley via south Redbank Plains; and
  - Detailed design and construction of the rail corridor from Ipswich to Ripley Valley.

## MEDIUM PRIORITY ACTIONS

### Short-term

#### Communication

- 1.2** Council will commence regular public transport coordination meetings between council departments, and communicate identified issues and opportunities with the State Government and council representatives.
- 1.3** Council will establish a public transport advisory and coordination group, which includes community input and engagement with young people. The purpose of this group is to assist with the implementation of PTAAP and to identify and convey to Ipswich's public transport needs to council and State Government.

#### Infrastructure

- 5.3** Council will continue to implement its upgrade program for bus stops in Ipswich, and extend this program to take into account the amenity and access to the stop. Prioritise community-identified issues, including safety, security, amenity and accessibility issues with upgrades.
- 5.8** Council will advocate for public transport ticketing solutions that support the Ipswich community's needs, such as family tickets.

#### Culture

- 6.2** Council will undertake specific engagement with young people to develop a better understanding of their needs and aspirations for public transport. Online social media platforms are key modes for this.

### Medium-term

#### Policy

- 3.4** Council will investigate mechanisms to support and encourage the uptake of higher densities around existing and future high quality public transport infrastructure and services, such as through planning scheme development standards (e.g. reducing parking requirements in highly accessible locations) and appropriate 'price signalling' in infrastructure charges for infill development.

#### Infrastructure

- 5.4** Council will advocate to DTMR and Queensland Rail (QR) for the upgrade of high priority bus stops or rail stations that sit outside our control, and consider providing assistance in the form of funding or coordination of other works, such as streetscape improvements (i.e. advocate for the Ipswich railway station upgrade to be bought forward to assist with the revitalisation of the Ipswich CBD).
- 5.5** Council with the assistance of the State Government will identify locations where bus reliability is an issue and investigate bus priority measures where appropriate.
- 5.7** Council will encourage and support the introduction and use of new technologies and alternative service provision models which support public transport, such as Demand Responsive Transport and other Mobility as a Service models, including the recommendations from council's iGO Intelligent Transport Systems strategy.

#### Culture

- 6.1** Council will collaborate with the State Government to undertake positive public and active transport marketing campaigns, taking into account council's understanding of the different user group needs, including families, young people, workers with non-standard hours and other groups in the Ipswich community. Marketing campaigns should highlight the true costs of different transport options to users, and focus on high quality services.
- 6.4** Council will work with DTMR to develop a guide to using public transport in Ipswich which reflects varying community needs.
- 6.5** Council will work with DTMR to provide information to new residents on the public transport options available in Ipswich.
- 6.6** Council will establish champions for public transport, who will foster a positive public transport culture in the community. This could include council representatives or other prominent community representatives.

## LOWER PRIORITY ACTIONS

### Medium-term

#### Policy

- 3.2** Council will encourage special event organisers to consider and facilitate public transport access to events.
- 3.3** Council will establish special event travel protocols to ensure clear communication of these with external stakeholders.

### Long-term

#### Communication

- 1.4** Council will advocate for the State Government to establish a SEQ 'centre of excellence' for public transport to enable all providers, operators and stakeholders to share knowledge of best practice, research, and training which will help support improved public transport in the SEQ region.

#### Culture

- 6.3** Council will encourage travel planning for businesses by taking the lead and developing our own workplace travel plan for council buildings. Council will investigate partnerships with local businesses to provide information and incentives (e.g. discounts to customers on goods / services or other benefits) for using public transport to access their business.

## MONITORING AND REVIEW

Monitoring and review of the progress of the actions outlined in iGO PTAAP is critical to achieving the public transport vision and objectives for the Ipswich community. This is because this information will help guide investment and decision making, demonstrate the effectiveness of the plan and assist with ongoing advocacy for improving public transport for the city's community.

A framework for monitoring and review, including timeframes for reporting quarterly, annually and 5-years after the adoption of iGO PTAAP, has been developed.

Topics for monitoring and their timeframes include:

- Quarterly monitoring of patronage, customer satisfaction and service reliability;
- Annual monitoring of service improvements, infrastructure improvements, funding, collaboration activities, public transport mode share and resident perceptions; and
- 5 yearly monitoring of public transport mode share, accessibility, customer insights and policy.



# WHAT YOU CAN DO

Providing community-based feedback to public transport stakeholders and advocating for improvements to the public transport network in Ipswich is an important part in demonstrating Ipswich's needs and bringing about change for the city. The more feedback provided, the better informed public transport decision-makers can be.

If you would like to provide feedback on the existing public transport in Ipswich or make suggestions to improve the public transport network, please contact your State Member or the Queensland Government Department of Transport and Main Roads Translink Division at:

**Phone** 13 12 40 (24 hours a day)

**Online** [www.translink.com.au/contact-us](http://www.translink.com.au/contact-us) via an online feedback form or via Facebook, Twitter or Instagram

**Post** Translink Division  
Department of Transport and Main Roads  
GPO Box 50  
Brisbane QLD 4001

If you have a query or would like to further discuss council's iGO Public Transport Advocacy and Action Plan, please contact council at:

**Phone** (07) 3810 6666

**Email** [igoipswich@ipswich.qld.gov.au](mailto:igoipswich@ipswich.qld.gov.au)

**Post** iGO Project Team  
Ipswich City Council  
PO Box 191  
Ipswich QLD 4305

"When I have to go to work on a Saturday and Sunday, there are no buses that get me to Riverlink so I can start work at 8am Saturday or 9am Sunday, then there are no buses to take me home after 5.30pm Saturday or 5pm Sunday."

*Current patron*

"I would like safe, late night services so I could go out with friends and not need to drive home."

*Current patron*

"Would be good if there was a direct bus service from Springfield Central to Ipswich."

*Current patron*

