



ATTACHMENTS UNDER SEPARATE COVER

ITEM ATTACHMENT DETAILS

1. OFFICERS' REPORTS:

16.2 Development Application (3827/2019/CA) Recommendation -
Wood Mulching Industries (WMI) enclosed compost manufacturing
and Bio-Gas facility at Swanbank

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3827/2019/CA
Sandeep Nanjappa
(07) 3810 7267

Wood Mulching Industries Pty Ltd
C/- Ethos Urban Pty Ltd

Attn: Keri Grainger
kgrainger@ethosurban.com

XX March 2022

Dear Keri

Re: Development Application – Approval
Application No: 3827/2019/CA
Proposal: § Reconfiguring a Lot – One (1) lot into Two (2) lots with associated Easement (for access, servicing and shared facilities) and One (1) balance lot;
§ Material Change of Use for Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development;
§ Material Change of Use for Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development;
§ Material Change of Use for Environmentally Relevant Activity (ERA) 33 – Crushing, grinding, milling or screening more than 5,000t of material in a year (finished product screening);
§ Material Change of Use for Environmentally Relevant Activity (ERA) 53(a) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year by composting the organic material;
§ Material Change of Use for Environmentally Relevant Activity (ERA) 53(b) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year, by anaerobic digestion; and
§ Material Change of Use for Environmentally Relevant Activity (ERA) 54-1 – Mechanical waste reprocessing, that is operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or

Property Location: green waste only
7006 Unnamed Road, SWANBANK QLD 4306
Lot 6 Unnamed Road, SWANBANK QLD 4306 (*for access purposes*)

I refer to the above development application which was decided on **XX March 2022**.

Enclosed with this letter is the Decision Notice, including:

- Attachments A and B– Assessment Manager's Conditions
- Attachment C – Approved Plans
- Attachment D – Referral Agency Responses
- Infrastructure Charges Notice
- Appeal Rights

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

Yours faithfully

Michael Simmons
DEVELOPMENT ASSESSMENT WEST MANAGER

CC.
Urban Utilities
development@urbanutilities.com.au

Queensland Government State Assessment Referral Agency (SARA)
ipswichSARA@dsmip.qld.gov.au
DAAT@dsmip.qld.gov.au

Powerlink
property@powerlink.com.au

Department of Defence
land.planning@defence.gov.au

Our Reference 3827/2019/CA
Contact Officer Sandeep Nanjappa
Telephone (07) 3810 7267



XX March 2022

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

Applicant details

Applicant name: Wood Mulching Industries Pty Ltd
C/- Ethos Urban Pty Ltd

Applicant contact details: kgrainger@ethosurban.com

Application details

Application number: 3827/2019/CA

Application type: Reconfiguring a Lot and Material Change of Use

Description of proposed development:

- § Reconfiguring a Lot – One (1) lot into Two (2) lots with associated Easement (for access, servicing and shared facilities) and One (1) balance lot;
- § Material Change of Use for Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development;
- § Material Change of Use for Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development;
- § Material Change of Use for Environmentally Relevant Activity (ERA) 33 – Crushing, grinding, milling or screening more than 5,000t of material in a year (finished product screening);
- § Material Change of Use for Environmentally Relevant Activity (ERA) 53(a) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year by composting the organic material;
- § Material Change of Use for Environmentally Relevant Activity (ERA) 53(b) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year, by anaerobic digestion; and
- § Material Change of Use for Environmentally Relevant Activity (ERA) 54-1 – Mechanical waste reprocessing, that is operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or green waste only

Date application received: 14 May 2019

Site details

Property location: 7006 Unnamed Road, SWANBANK QLD 4306
Lot 6 Unnamed Road, SWANBANK QLD 4306 (*for access purposes*)

Real property description: Lot 402 SP 283238
Lot 6 SP 196914 (*for access purposes*)

Decision

Date of decision: XX March 2022

Decision Authority: Full Council

DRAFT

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Reconfiguring a Lot – One (1) lot into Two (2) lots with associated Easement (for access, servicing and shared facilities) and One (1) balance lot	Development Permit	Approved in full subject to the conditions set out in Attachment A	Six (6) years*
Material Change of Use for: § Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and § Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development	Development Permit	Approved in full subject to the conditions set out in Attachment B	Six (6) years*
Material Change of Use for: § Environmentally Relevant Activity (ERA) 33 – Crushing, grinding, milling or screening more than 5,000t of material in a year (finished product screening); § Environmentally Relevant Activity (ERA) 53(a) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year by composting the organic material; § Environmentally Relevant Activity (ERA) 53(b) – Organic material processing consisting of operating a facility for processing by way of composting more than 200t of organic material in a year, by anaerobic digestion; and § Environmentally Relevant Activity (ERA) 54-1 – Mechanical waste	In accordance with Queensland Government State Assessment Referral Agency (SARA) referral response set out in Attachment D – Referral Agency Responses	In accordance with Queensland Government State Assessment Referral Agency (SARA) referral response set out in Attachment D – Referral Agency Responses	In accordance with Queensland Government State Assessment Referral Agency (SARA) referral response set out in Attachment D – Referral Agency Responses

Development	Approval Type	Decision	Currency Period
reprocessing, that is operating a facility for receiving and mechanically reprocessing, in a year, more than 5,000t of inert, non-putrescible waste or green waste only			

*This development approval has been issued during the COVID-19 applicable event declared under 275F of the *Planning Act 2016*. The period for undertaking the approved development may be subject to a further extension of time under section 275R of the *Planning Act 2016*.

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachments A and B for Assessment Manager conditions.

3. Approved Plans Specifications and Drawings

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

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

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

APPROVED PLANS				
Reference Number	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Reconfiguring a Lot – One (1) lot into Two (2) lots with associated Easement (for access, servicing and shared facilities) and One (1) balance lot				
A-1.1	Proposed Reconfiguration Plan, Issue P1	Ethos Urban	18 May 2021 and amended in red by Ipswich City Council (ICC) on 25 February 2022	As nominated in Condition 5 'Subdivision Plan' of Attachment A
Aspect of development: Material Change of Use for: § Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and § Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development				
A-1.1	Proposed Site Plan, Issue P4	Ethos Urban	6 September 2021 and amended in red by Ipswich City Council (ICC) on 25 February 2022	Not applicable

A-SK-00	Cover Sheet, Revision 2	Thomson Adsett	14 April 2021	Not applicable
A-SK-01	Site Plan, Revision 2	Thomson Adsett	14 April 2021 and amended in red by Ipswich City Council (ICC) on 25 February 2022	Not applicable
A-SK-02	Street Elevations, Revision 2	Thomson Adsett	14 April 2021	Not applicable
A-SK-03	3D - Aerial Site Views, Revision 2	Thomson Adsett	14 April 2021	Not applicable
A-SK-04	3D – Perspective Views, Revision 2	Thomson Adsett	14 April 2021	Not applicable
718803-004-A	WMI Composting Operation Shed	Submitted by Ethos Urban	6 September 2021	Not applicable
Version 1_08/2021	Operations Management Plan - Biogas and Composting	Wood Mulching Industries Pty Ltd	September 2021 / 30 August 2021	As nominated in Condition 9(c) 'Limits of Approval' of Attachment B
718803-Stg, Rev A	Proposed Staging Strategy - Stage 1 / Phase 1, Sheet 1 of 5	Ethos Urban	6 September 2021	Not applicable
718803-Stg, Rev A	Proposed Staging Strategy - Stage 1 / Phase 1, Sheet 2 of 5	Ethos Urban	6 September 2021	Not applicable
718803-Stg, Rev A	Proposed Staging Strategy - Stage 1 / Phase 2, Sheet 3 of 5	Ethos Urban	6 September 2021	Not applicable
718803-Stg, Rev A	Proposed Staging Strategy - Stage 1 / Phase 2, Sheet 4 of 5	Ethos Urban	6 September 2021	Not applicable
718803-Stg, Rev A	Proposed Staging Strategy - Stage 2, Sheet 5 of 5	Ethos Urban	6 September 2021	Not applicable
718803-003	Proposed temporary internal driveway re-alignment plan	Ethos Urban	2 September 2021	Not applicable
A-1.1	Proposed Temporary Site Compound & Landscape Plan,	Ethos Urban	31 August 2021	Not applicable

Issue P1				
SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: All				
40-928-SD001 C	Landscape Character - Wood Mulching Industries, Issue C	Citicene	18 May 2021	Not applicable
40-928-SD002 D	Landscape Concept Plan – Biogas Facility Wood Mulching Industries, Issue D	Citicene	6 September 2021	Not applicable
M11900_00 1_REP-001-3	Swanbank Industrial Park Biogas Facility Stormwater Management Plan, Revision 3	Engeny Water Management	27 September 2021	As per Condition 12 'Stormwater Management (Quantity)', Condition 13 'Stormwater Management (Quality) for 22.0 wide New Road' and Condition 14 'Earthworks' of Attachment A, and Condition 29 'Stormwater Quantity Management', Condition 30 'Stormwater Management (Quality) for 22.0 wide New Road' and Condition 31 'Earthworks' of Attachment B
2020/70	Desktop Mining Study for Proposed Biogas Facility on Part of Lot 402 Centenary Highway Swanbank	Moreton Geotechnical Services	16 December 2020	Not applicable
DE18/295 23587	Geotechnical Investigation - Proposed Biogas Facility Swanbank	Morrison Geotechnical	11 December 2018	Not applicable

	Industrial Estate			
15BRT0745	Traffic Engineering Report, Revision 1	TTM	15 April 2019	Not applicable
718803	ICC Further Advice Response & Notification of Minor Change to Application (Staging) - 7006 & Lot 6 Unnamed Road, Swanbank	Ethos Urban	9 September 2021	Not applicable

Note: Amended plans or documents must be submitted for endorsement by the Assessment Manager as identified in the relevant condition/s.

4. Referral Agencies

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Queensland Government State Assessment Referral Agency (SARA)	Concurrence	<p>§ Schedule 10, Part 5, Division 4, Table 2 (Planning Regulation 2017) –</p> <p>§ environmental relevant activities (non-devolved environmentally relevant activities)</p> <p>§ Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 (Planning Regulation 2017) – Infrastructure related referral - State transport infrastructure generally Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 and Table 2 (Planning Regulation 2017) – State transport corridors and future State transport corridors: reconfiguring a lot near a State controlled road</p> <p>§ Schedule 10, Part 9, Division 4, Subdivision 2, Table 2 (Planning Regulation 2017) – State transport corridors and future State transport corridors: reconfiguring a lot that is a future State transport corridor</p> <p>§ Schedule 10, Part 9, Division 4,</p>	<p>Ipswich SARA Office Post: PO BOX 129, IPSWICH QLD 4305 Email: IpswichSARA@dsgmip.qld.gov.au Ph: 07 3432 2413</p> <p>State Assessment and Referral Agency {DA Advisory Team (DAAT)} Email: DAAT@dsgmip.qld.gov.au</p>

		Subdivision 2, Table 4 (Planning Regulation 2017) – State transport corridors and future State transport corridors: material change of use of premises near a State corridor or that is a future State transport corridor	
Powerlink	Advice	Schedule 10 Part 9 Division 2 of the Planning Regulation 2016 - Material change of use of premises near a substation site or subject to an easement	Powerlink Post: PO Box 1193 VIRGINIA QLD 4014 Email: property@powerlink.com.au
Department of Defence	Third Party Advice	Proximity to RAAF Base Amberley	Attn: Charles Mangion Director Land Planning and Regulation Estate Planning Branch Brindabella Business Park PO Box 7925 CANBERRA BC ACT 2610 E-mail: Charles.mangion@defence.gov.au land.planning@defence.gov.au

Refer to Attachment D for Referral Agency conditions.

5. Variation Approval

Not applicable to this decision.

6. Further Development Permits

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

7. Environmental Authority

Refer to Attachment D for Referral Agency conditions.

8. Properly Made Submissions

There was One (1) properly made submissions about the application received from the following submitter.

Name of principal submitter	Residential or business address	Electronic address (if provided)
Ron and Bev Profke	54 Clarke Street, RIPLEY QUEENSLAND 4306	ronaldprofke@bigpond.com

9. Currency period for the approval (section 85 of the *Planning Act 2016*)

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

This development approval has been issued during the COVID-19 applicable event declared under 275F of the *Planning Act 2016*. The period for undertaking the approved development may be subject to a further extension of time under section 275R of the *Planning Act 2016*.

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

Not applicable to this decision.

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

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

(a) Council will give an infrastructure charges notice for this development pursuant to section 119 of the *Planning Act 2016*.

(b) From 1 July 2014, the Central SEQ Distributor-Retailer Authority (QUU) will issue all Infrastructure Charges Notices for charges relating to water and wastewater. For further information, it is recommended that you contact QUU’s developer customer service team on (07) 3432 2200.

14. Submitting Change Representations to Request a Negotiated Decision Notice

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

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

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

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

15. Appeal Rights

Applicant's appeal rights

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

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

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

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

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

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

Submitter's appeal rights

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

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

- a failure to include a provision in the development approval.

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

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

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

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

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

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

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

Attachment A

*Assessment Manager's Conditions
File No: 3827/2019/CA*

Location: 7006 Unnamed Road, SWANBANK QLD 4306, Lot 6 Unnamed Road, SWANBANK QLD 4306

Proposal: Reconfiguring a Lot – One (1) lot into Two (2) lots with associated Easement (for access, servicing and shared facilities) and One (1) balance lot

Assessment Manager (Ipswich City Council) Conditions Conditions applicable to this approval under the <i>Planning Act 2016</i>		
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval This approval incorporates as a condition, the applicant's common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval. Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i> .	From the commencement of the construction of the development and at all times thereafter.
2.	Minor Alterations Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.
3.	Locality References	
(a)	The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to Council's satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following: (i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name	At all times after the approval is granted.

	<ul style="list-style-type: none"> (ii) be in lettering at least 50% of the size of the place/estate/development name (iii) be in the same orientation as the place/estate/development name (iv) be in either title case or all in upper case. 	
(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.

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

5.	Subdivision Plan	
(a)	<p>The applicant must submit to the assessment manager a subdivision plan (and any associated easement documents) generally in accordance with the approved plan (Reconfiguring a Lot). The plan must include the following requirements:</p> <ul style="list-style-type: none"> (i) The new 22m wide road adjoining proposed Lots 1 and 2 must be entirely on development Lot 406 SP283238; (ii) Amend Lot 2 boundary to include Bio-Gas facility under Stage 2 of the development; (iii) Amend Lot 1 boundary to include Raw Green Waste Area of Stage 1 development; (iv) Amend Easement/Common Property Area to include all stormwater infrastructure and effluent disposal area for Stage 1 and Stage 2 development; (v) Minimum 4m wide easements located centrally over any Council stormwater drains (375mm diameter or greater) and overland flow paths, water mains and sewerage rising mains, where they are located within private property, granted free of cost to or compensation payable by 	In conjunction with the lodgement of the application to sign the relevant subdivision plan.

	<p>Council; and</p> <p>(vi) Easements over the alignment of stormwater paths of sufficient width to encompass the overland flow from a storm event with an AEP of 1%, granted free of cost to or compensation payable by Council;</p> <p><i>Note: In the instance where Council is party to an easement, the documentation associated with that easement may be prepared by Council at the applicant's expense.</i></p>	
(b)	The applicant must register an easement for discharge of stormwater over any property where discharge of stormwater from a Council road is proposed.	Prior to the assessment manager signing the relevant subdivision plan.
6.	Rates in Arrears	
	The applicant must pay any outstanding rates and other expenses as a charge against the land in accordance with the provisions of the <i>Planning Act 2016</i> .	Prior to the assessment manager signing the subdivision plan.
7.	Road Naming	
	The applicant must submit to Council a list of three (3) proposed road names and the corresponding name meanings for any new road(s) to be opened. If a theme is considered appropriate, an explanation of the theme is to be submitted at the same time. Council reserves the right to accept any or none of the proposed names.	In conjunction with the lodgement of a development application for operational works that creates the related road.
8.	Entry Walls or Features	
(a)	The applicant must not construct entry walls or features on dedicated roads, parks or drainage land.	From the commencement of the construction of the development and at all times thereafter.
(b)	<p>The applicant must ensure that entry walls or features are:</p> <p>(i) Fully contained on private property</p> <p>(ii) Designed in accordance with Implementation Guideline No. 18 – Estate and Directional Signage of the <i>Ipswich Planning Scheme</i>.</p>	From the commencement of the construction of the development and at all times thereafter.
9.	Utility Services	
(a)	The applicant must connect the development to water supply, sewer effluent, electricity supply and telecommunication utilities. Where proposed allotments front existing overhead electricity or	Prior to the assessment manager signing the relevant subdivision plan.

	telecommunication service, these allotments may connect direct to such service subject to the approval and requirements of the service provider.	
(b)	The applicant must provide written evidence (e.g., connection certification) from each service provider stating either that the development has been connected to applicable utility service or has a current supply agreement.	Prior to the assessment manager signing the relevant subdivision plan.

10.	Roadworks	
(a)	Unless constructed by others, the applicant must construct internal road and footpaths to service all proposed allotments.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	<p>Unless constructed by others, the applicant must provide design details for the roadworks in accordance with Ipswich Planning Scheme Policy 3, including the following:</p> <p><u>Mount Juillerat Drive extension from the Wesley Way/Mount Juillerat Drive roundabout to the roundabout at the intersection of Mount Juillerat Drive and New Road</u></p> <p>(i) Road pavement and associated roadworks generally in accordance with Council's Standard Drawing SR.04, for a two-lane two-way road. The design must include the roundabout at the intersection of Mount Juillerat Drive and New Road;</p> <p><u>Proposed new 22.0m wide Road</u></p> <p>(ii) Road pavement and associated roadworks in accordance with Council's Standard Drawing SR.03, for an Industrial Access Street;</p> <p>(iii) A turnaround facility pavement at the end of this road in accordance with Ipswich Planning Scheme Policy 3;</p> <p>(iv) The design of this road must make allowance for the future extension of this road, and connection to the roundabout at the intersection of Mount Juillerat Drive and Wesley Way;</p> <p>(v) Demonstrate consistency with the areas of</p>	<p>In conjunction with the lodgement of the application for operational works.</p>

	<p>authorised significant residual impacts to prescribed environmental matters, as referenced in Environmental Authority P-EA-100119834.</p> <p><u>Intersection:</u></p> <p>(vi) A roundabout at the intersection of the Mount Juillerat Drive extension and proposed New Road. The roundabout must be designed in accordance with Planning Scheme Policy 3 and to cater for a B-Double design vehicle.</p>	
(c)	The applicant must construct roadworks generally in accordance with the approved designs as required by Condition 10(b) above	Prior to the assessment manager signing the relevant subdivision plan.
11.	Street-lighting	
(a)	Unless constructed by others, the applicant must provide a detailed design for street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with <i>Planning Scheme Policy 3 – General Works, Part 1 of the Ipswich Planning Scheme and AS/NZS 1158 series</i> .	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must provide the street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with the approved design as required by Condition 11(a) above.	Prior to the assessment manager signing the relevant subdivision plan.
12.	Stormwater Management (Quantity)	
(a)	<p>The applicant must provide all necessary internal and external stormwater drainage infrastructure to service the development. Such drainage works (except for building gutters and downpipes) must be designed such that the overall drainage system caters for a storm event with an AEP of 1%.</p> <p>In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that flow which is represented by the difference between the predicted flow from the storm event with an AEP of 1% and the capacity of the pipe system.</p>	Prior to the assessment manager signing the relevant subdivision plan.
(b)	<p>The applicant must provide a detailed design for a drainage system for proposed Lot 1.</p> <p>Any stormwater infrastructure servicing proposed Lot 1 that crosses proposed Lot 2 to the lawful point of</p>	In conjunction with lodgement of the application for operational works.

	discharge must be contained within an easement.	
(c)	The applicant must construct the inter-allotment drainage system for proposed Lot 1 generally in accordance with approved design as required by Condition 12(b) above.	Prior to the assessment manager signing the relevant subdivision plan.
(d)	The applicant must submit for written approval by the assessment manager, an amended stormwater management plan, generally in accordance with the Swanbank Industrial Park Biogas Facility Stormwater Management Plan (report M11900_001-REP-3 prepared by Engeny and Dated 27 September 2021) which provides a detailed design for a detention system that ensures no increase in peak flows, for all storm events, arising from the construction of all roads. The design must include details of the lawful point/s of discharge and the stormwater drainage and discharge solution must demonstrate consistency with Areas Of Authorised Significant Residual Impacts to Prescribed Environmental Matters as referenced in Environmental Authority P-EA-100119834.	In conjunction with lodgement of the application for operational works.
(e)	The applicant must construct the detention system generally in accordance with approved design as required by Condition 12(d) above.	Prior to the assessment manager signing the relevant subdivision plan.

13.	Stormwater Management (Quality) for 22.0 wide New Road	
(a)	The applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 General Works of the <i>Ipswich Planning Scheme</i> prior to stormwater runoff discharging from the site.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	In order to comply with Condition 13(a) above the applicant must submit for written approval by the assessment manager, an amended stormwater quality management plan, generally in accordance with the Swanbank Industrial Park Biogas Facility Stormwater Management Plan (report M11900_001-REP-3 prepared by Engeny and Dated 27 September 2021), which details amended earthworks and stormwater drainage infrastructure that complies with the footprint Areas Of Authorised Significant Residual Impacts to Prescribed Environmental Matters as referenced in Environmental Authority P-EA-100119834.	In conjunction with the lodgement of the first application for operational works.
(c)	The applicant must implement stormwater infrastructure in accordance with the SMP approved by Condition 13(b) above.	Prior to the assessment manager signing the relevant subdivision plan.
(d)	The applicant must submit operational works drawings showing the final locations and cross sections of stormwater infrastructure in accordance with the	In conjunction with the lodgement of the first application for operational works.

	approved SQMP and section 2.3.5 of Planning Scheme Policy 3 General Works of the <i>Ipswich Planning Scheme</i> .	
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14.	Earthworks	
(a)	The applicant must design and construct all the earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must implement all dispersive soil management devices generally in accordance with recommendation of the approved DSMP report as required by Condition 15(c) 'Design Standards' below.	From the commencement of work until completion.
(c)	The applicant must ensure that all earthworks plans required by Condition 14(a) above demonstrate consistency with areas of Authorised Significant Residual Impacts To Prescribed Environmental Matters as referenced in Environmental Authority P-EA-100119834.	In conjunction with the lodgement of the application for operational works.

15.	Design Standards	
(a)	The applicant must design all works in accordance with Planning Scheme Policy 3 – General Works and Implementation Guidelines 24 and 28 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must submit to the assessment manager a design for all development infrastructure and structures which complies with the recommendations of the following reports: (i) Report titled "Desktop Mining Study for Proposed Biogas Facility on Part of Lot 402 Centenary Highway Swanbank", prepared by Moreton Geotechnical Services, and dated 16 December 2020; and (ii) Report titled "Geotechnical Investigation - Proposed Biogas Facility Swanbank", prepared by Morison Geotechnics, and dated 11 December 2018.	In conjunction with the lodgement of the application for operational works.
(c)	The applicant must submit to the assessment manager a Dispersive Soil Management Plan (DSMP), prepared by a suitably qualified person in accordance with Council's Implementation Guideline 28 – Dispersive Soil Management of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.

16.	Design Certifications	
(a)	<p>The applicant must submit to the assessment manager RPEQ (structural) certification stating that all works have been designed in accordance with the recommendations of the following mining/geotechnical reports:</p> <p>(i) Report titled "Desktop Mining Study for Proposed Biogas Facility on Part of Lot 402 Centenary Highway Swanbank", prepared by Moreton Geotechnical Services, and dated 16 December 2020; and</p> <p>(ii) Report titled "Geotechnical Investigation - Proposed Biogas Facility Swanbank", prepared by Morison Geotechnics, and dated 11 December 2018.</p>	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must submit to the assessment manager RPEQ design certification(s) stating that all works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	In conjunction with the lodgement of the application for operational works.
(c)	The applicant must submit to the assessment manager RPEQ certification stating that all proposed works have been designed in accordance with the revised recommendations of the flooding/stormwater report prepared by Engeny Water Management, titled Swanbank Industrial Park Biogas Facility Stormwater Management Plan and dated 27 September 2021.	In conjunction with the lodgement of the application for operational works.
17.	Sediment and Erosion Management	
(a)	The applicant must provide sediment and erosion control management (which includes deposition by both water and air) measures and facilities in accordance with a currently endorsed E&SCP.	Prior to the commencement of any construction, and at all times during the construction (including vegetation clearing) and operational (maintenance) phases of the development.
(b)	The applicant must not undertake any works, including implementation works concerning erosion and sediment control unless there is a corresponding currently endorsed E&SCP.	At all times.
18.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to the assessment manager signing the subdivision plan.

(b)	The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to the assessment manager signing the subdivision plan.
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19.	Contaminated Land – Dedication of Public Lands	
	The applicant must submit to the assessment manager a detailed site contamination and remediation assessment, and documentation demonstrating that all land to be dedicated to Council has been removed from the Environmental Management Register and is not listed on either the Environmental Management Register or the Contaminated Land Register.	In conjunction with the lodgement of the application for signing the relevant subdivision plan.

Assessment Manager (Ipswich City Council) Advice

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Acronyms and Terms	
	Acronyms and terms used in this notice have the following meanings:	
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.	
(b)	QUDM – The latest edition of the <i>Urban Drainage Manual</i>	
(c)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR	
(d)	UU - Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>	
(e)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by RPEQ.	
(f)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.	
(g)	PSP 3 – Council Planning Scheme Policy 3	
(h)	DTMR - Department of Transport and Main Roads	
(i)	DES – Department of Environment and Science	
(j)	DNRME – Department of Natural Resources, Mines and Energy	
(k)	DSDIP – Department of State Development, Infrastructure and Planning	
(l)	AEP – Annual Exceedance Probability - used to define flood frequency and severity	
(m)	AHD - Australian Height Datum (m)	
(n)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.	
(o)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.	

2.	<p>Mining</p> <p>The land to which this approval relates may have been worked by underground coal mining operations. Council, and its servants and agents, accept no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the applicant and in reliance of information submitted by the applicant in support thereof.</p>
3.	<p>Fire Ants</p>
(a)	<p>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.</p>
(b)	<p>It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants.</p>
(c)	<p>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.</p>
4.	<p>Local Government Regulation 2012</p>
	<p>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.</p>
5.	<p>Section 73 of the Planning Act 2016</p>
	<p>Pursuant to <i>Section 73 of the Planning Act 2016</i>, a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.</p>
6.	<p>Indigenous Cultural Heritage</p>
	<p>The applicant is advised to ensure that any development obligations pursuant to the provisions of the <i>Aboriginal Cultural Heritage Act 2003</i>, the <i>Planning Act 2016</i> and the <i>Planning Regulation 2017</i> are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.</p> <p>For more information, the applicant may seek information from the Registered Aboriginal</p>

	Cultural Heritage Body for the Ipswich Region, the cultural heritage database, or seek the advice of the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs.
7.	Easement Documentation The documentation associated with easements may be prepared by the applicant in a form satisfactory to Council's city solicitor, or the applicant may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the applicant's expense.
8.	Bonds Any bonding sought to be approved in relation to development will be considered in accordance with Planning Scheme Policy 3 of the <i>Ipswich Planning Scheme</i> . The Bond, Licence Deed and conditions of security payment can be found online at http://www.ipswichplanning.com.au/development-planning/development-planning-information . Council's preference is for bonds to be submitted by way of a Bank Guarantee.
9.	Operational Works Submission The applicant must submit to the assessment manager all engineering drawings in accordance with the requirements of <i>Ipswich Planning Scheme Policy 2 – Information Local Government May Request</i> . For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and specifications must take precedence.
10.	Proximity of Earthworks to Adjoining Property Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the <i>Ipswich Planning Scheme</i> . Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the Council's satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application.
11.	Portable Long Service Leave Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i> .
12.	Telecommunication Conduit Infrastructure The installation of telecommunication conduit and infrastructure is to be in accordance with the latest Communications Alliance publication or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian

	Government policy on 'Fibre in new developments'.
13.	<p>Road Permit Application</p> <p>The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the <i>Local Government Act 2009</i> prior to undertaking any physical works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the <i>Local Government Act 2009</i> and constitute a separate process to seeking a Development Permit issued under the <i>Planning Act 2016</i>.</p> <p>Please contact the Ipswich City Council office for further information via email: council@ipswich.qld.gov.au or telephone (07) 3810 6666.</p>
14.	<p>Engineering Analysis</p> <p>A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by Council. Neither Council nor council engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant's RPEQ engineer.</p>
15.	<p>Report Assessment</p> <p>The applicant is advised that should Council require the submission of an amended report prior to the lodgement and/or in conjunction with any Operational Works development application, a fee will apply in accordance with the current Council Fees and Charges.</p>
16.	<p>Unexploded Ordnance</p> <p>The applicant should provide the owner, occupier and any person employed to work on the subject site the following information:</p> <p>(a) Residual unexploded ordnance (UXO) may still exist on site and all work should proceed with due caution.</p> <p>(b) The procedure to be followed by any person finding an object suspected of being explosive ordnance or component thereof including the following but not limited to:</p> <ul style="list-style-type: none"> (i) Advise the Police as soon as possible (ii) Do not disturb the object (iii) Take action, where appropriate, to prevent it being disturbed by another person (iv) Note its approximate dimensions and general appearance (v) Note the route to its location <p>Applicants wanting to find out more details of area management advice (AMA), current UXO investigations and remedial search contractors may use the following websites:</p> <ul style="list-style-type: none"> § Queensland Government, Land affected by unexploded ordnance (http://www.qld.gov.au/environment/pollution/management/contaminated-land/ordnance/) or § Commonwealth Defence Force: (http://www.defence.gov.au/uxo/uxo_warning_and_advice.asp)

17.	Proposed Balance Lot 406
	Proposed Lot 406 is a 'Balance Lot' not requiring the payment of Infrastructure Contributions for open space and road network Infrastructure, and is not connected to water, wastewater (sewerage), constructed road and stormwater infrastructure. Further construction works, levies and/or contributions may be applicable to the development of Proposed Balance Lot 406 for any purpose, or for the further subdivision in accordance with Ipswich Planning Scheme or any other legislation relevant at the time a development application is made to Council.

18.	Koala Protection
	The Commonwealth has listed the Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) as 'endangered' under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act), accordingly Koalas in Queensland are protected under national environment law. Refer to the Australian Government – Department of Agriculture, Water and the Environment (EPBC.Referrals@awe.gov.au or phone: 02 6274 1112) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.

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Attachment B

*Assessment Manager's Conditions
File No: 3827/2019/CA*

Location:

7006 Unnamed Road, SWANBANK QLD 4306, Lot 6 Unnamed Road, SWANBANK QLD 4306

Proposal:

Material Change of Use for Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development

**Assessment Manager (Ipswich City Council) Conditions
Conditions applicable to this approval under the *Planning Act 2016***

No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval This approval incorporates as a condition, the applicant's common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval. Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i> .	From the commencement of the construction of the development and at all times thereafter.
2.	Minor Alterations Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.
3.	Development Plans The applicant must undertake the development generally in accordance with the approved plans outlined in Part 3 'Approved Plans Specifications and Drawings' of this development permit.	From the commencement of the construction of the development and at all times thereafter.
4.	Locality References	
(a)	The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building,	At all times after the approval is granted.

	<p>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>(ii) be in lettering at least 50% of the size of the place/estate/development name</p> <p>(iii) be in the same orientation as the place/estate/development name</p> <p>(iv) be in either title case or all in upper case.</p>	
(b)	<p>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).</p>	<p>At all times after the approval is granted.</p>

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

6.	Hours of Construction	
	<p>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>.</p>	<p>At all times during construction of the development.</p>

7.	Hours of Operation	
	<p>Unless otherwise approved in writing by the Assessment Manager, the applicant must not conduct work or business from the premises outside of the following hours:</p> <p>Monday to Saturday: 6:00am to 6:00pm</p> <p>Work or business must not be conducted from the</p>	<p>From the commencement of the use and at all times thereafter.</p>

	premises on Sundays or on public holidays.	
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8.	Particular Use	
(a)	The applicant must not use any of the structures associated with the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development, inclusive of car parking and any associated outdoor areas on the premises, for any other purpose, unless, in the written opinion of the assessment manager, such use is ancillary and incidental to the predominant use of the premises for a Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA.	From the commencement of the construction of the development and at all times thereafter.
(b)	The applicant must not use any of the structures associated with the Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, inclusive of car parking and any associated outdoor areas on the premises, for any other purpose, unless, in the written opinion of the assessment manager, such use is ancillary and incidental to the predominant use of the premises for a Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA.	From the commencement of the construction of the development and at all times thereafter.

9.	Limits of Approval	
(a)	The approval herein for Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development, over the development site is limited to the nature, type, scale and intensity of the proposal as identified in the applicant common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) of development application 3827/2019/CA and the approved plans identified in Part 3 of this development permit. Any proposal to expand beyond the nature, type, scale and intensity identified in the application material shall necessitate further approvals from the relevant assessment authorities including Ipswich City Council.	At all times after the approval is granted.
(b)	The approval herein for Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development	At all times after the approval is granted.

	<p>Approval 3827/2019/CA - Stage 2 of development, over the development site is limited to the nature, type, scale and intensity of the proposal as identified in the applicant common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) of development application 3827/2019/CA and the approved plans identified in Part 3 of this development permit. Any proposal to expand beyond the nature, type, scale and intensity identified in the application material shall necessitate further approvals from the relevant assessment authorities including Ipswich City Council.</p>	
(c)	<p>The applicant must submit for approval by the assessment manager an amended 'Site Operation Management Plan' {amend the document currently titled 'Operations Management Plan - Biogas and Composting' (Version 1_08/2021), identified in Part 3 of this development permit}. The amended 'Site Operation Management Plan' amongst other matters must include details on how material volume and vehicle movements shall be monitored including details of type of vehicles (heavy vehicle, staff vehicle etc), vehicle trips etc while adhering to a maximum of 180 vehicle trips per day for any movements to and from the site, along any route (as required by Condition 9(g) below).</p>	<p>Prior to commencement of the use.</p>
(d)	<p>Unless otherwise determined in writing by the Assessment Manager, the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, must operate in accordance with the amended 'Site Operations Management Plan' required by Condition 9(c) above, and the requirements of Environmental Authority P-EA-100119834 for the subject development.</p>	<p>From the commencement of the use and at all times thereafter.</p>
(e)	<p>The designated haulage route for all operations to and from the development site must be restricted to Wesley Way and Centenary Highway, and must be utilised only upon completion of works required by Condition 29 'Roadworks' of Attachment B.</p> <p>Access and haulage by any heavy vehicles used in conjunction with the development is not permitted</p>	<p>From the commencement of the use and at all times thereafter.</p>

	through residential areas including but not limited to Mount Juillerat Drive, School Road, Cedar Road or Redbank Plains Road, unless associated with the delivery of product to the eastern/western suburbs of the Ipswich Local Government Area.	
(f)	The applicant must ensure that all employees and contractors are made aware of the requirement at Condition 9(d) above and take necessary measures to ensure the requirement is being complied with by employees and contractors.	From the commencement of the use and at all times thereafter.
(g)	The maximum number of daily vehicle trips for the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, over the development site must be limited to 180 vehicle trips per day for any movements to and from the site, along any route.	From the commencement of the use and at all times thereafter.
(h)	<p>The applicant must maintain records of all daily vehicle (that carry waste material and/or products to and from the facility) trips for the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, ensuring the number of total daily vehicle trips (includes vehicle that carry waste material and/or products to and from the facility, staff and customer/visitor vehicles, etc) are compliant with Condition 9(g) above.</p> <p>Vehicle trips recording/monitoring must be in accordance with the amended 'Site Operation Management Plan' required by Condition 9(c) above and such records must be preserved for a minimum period of five (5) years and must be provided by the applicant/operator of the facility to the Assessment Manager upon request.</p>	From the commencement of the use and at all times thereafter.
(i)	The location and extent of area/s to be used for the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development, over the development site is strictly	From the commencement of the use and at all times thereafter.

	limited to the locations and areas as identified on the approved plans outlined in Part 3 'Approved Plans Specifications and Drawings' of this development permit.	
(j)	<p>The applicant must maintain records of all waste material and products (including but not limited to green wastes, putrescible and non-putrescible feed stock, timber products, mulch, compost, soil conditioner etc) received and dispatched from the development site relating to the Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA - Stage 1 of development; and Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA - Stage 2 of development.</p> <p>This record must include details like type of material, volume tonnes/cubic metres, and associated vehicle trips etc. Such records must be preserved for a minimum period of five (5) years and must be provided by the applicant/operator of the facility to the Assessment Manager upon request.</p>	From the commencement of the use and at all times thereafter.
(k)	The applicant must submit the proposed recording method as required by Condition 9(j) above to the Assessment Manager for written approval.	Prior to commencement of the use.
(l)	The applicant must ensure that waste materials delivered and used in the Compost manufacturing and Bio-Gas facility at the site, are only a type permitted in Environmental Authority P-EA-100119834 dated 4 February 2022 for the subject development. This includes any official amendments made by DES or equivalent authority from time to time.	From the commencement of the use and at all times thereafter.
10.	Compliance with Conditions of Department of Environment and Science (DES)	
	Unless otherwise determined in writing by the Assessment Manager, the applicant must comply with the terms and conditions of Environmental Authority P-EA-100119834 dated 4 February 2022 for the subject development. This includes any official amendments made by DES or equivalent authority from time to time.	From the commencement of the use and at all times thereafter.
11.	Transition of existing Use under Development Approval 4335/2011/MAMC/D	
	The transition of the existing Special Industry (Wood Mulching and Composting Facility with associated Site Office, Carparking, Landscaping, Storage and Maintenance Areas) Use (pursuant to Development Approval 4335/2011/MAMC/D), to the development approved herein must be carried out generally in	Required approval/s must be obtained prior to the commencement of transition works, and transition works must be completed prior to Development Approval

	accordance with transition/phasing strategy nominated on the approval plans/documents listed at Part 3 'Approved Plans, Specifications and Drawings' of this development permit. In doing so, the applicant must obtain the relevant development approval/s including formal amendment/s as necessary to any existing development approvals.	4335/2011/MAMC/D lapsing in accordance with Condition 10 'Time Limit on Approval' of Development Approval 4335/2011/MAMC/D.
12.	Stages of Development	
(a)	The applicant must undertake the development in accordance with the stages shown on the approved plans listed at Part 3 'Approved Plans, Specifications and Drawings' of this development permit; and as follows: (i) Stage 1 - Waste Activity (Compost Manufacturing Enclosed) over proposed Lot 1 of Development Approval 3827/2019/CA and with a total gross floor area (GFA) of 14,890m ² . (ii) Stage 2 - Waste Activity (Bio-Gas Facility) and associated Major Utility (Electricity/Gas Generation) over proposed Lot 2 of Development Approval 3827/2019/CA and with a total gross floor area (GFA) of 1,835m ² .	From the commencement of the construction of the development and at all times thereafter.
(b)	Development must occur in accordance with the above sequence of staging unless otherwise approved in writing by the assessment manager.	From the commencement of the construction of the development and at all times thereafter.
13.	Weigh Bridge	
	The applicant must install, maintain and use a 'Weigh Bridge' at all entry/exit access points that would normally be used by heavy vehicles to access/exit the development site pursuant to the conditions of approval.	Prior to the commencement of the use and at all times thereafter.
14.	Wheel Wash	
	The applicant must install and maintain a wheel wash system for all vehicles exiting the development site. The wheel wash must be provided at a location within the development site on the path of travel to the external road access.	Prior to the commencement of the use and at all times thereafter.
15.	Lighting	
	Lighting used to illuminate any areas of the premises (i.e. 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.	Prior to the commencement of the use and at all times thereafter.

	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.	
16.	Car Parking – Use and Maintenance	
(a)	The applicant must provide a minimum of 23 car parking spaces for the development generally as illustrated on the approval plans.	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"> (i) Kept exclusively for parking for the development (ii) Used exclusively for parking for the 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. (v) Maintained in perpetuity. 	Prior to the commencement of the use and at all times thereafter.
17.	Landscaping	
(a)	The applicant must submit, for written approval by the assessment manager, landscape plans (including fencing details) generally in accordance landscape plan/s listed in Part 3 'Approved Plans, Specifications and Supporting Material' of this development permit, and with section 12.7.4 (11) & (12) of the Commercial and Industrial Code of the <i>Ipswich Planning Scheme</i> utilising only native, non-invasive, plant species such as those referenced in the <i>Ipswich City Council's Vegetation Communities Rehabilitation Guide 4 Open Forests and Woodlands</i> .	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must design external fencing along adjoining road/s to achieve a minimum of 75% transparency.	In conjunction with the lodgement of the application for operational works.
(c)	The applicant must complete and maintain landscaping and fencing works in accordance with the approved landscape plans.	Prior to the commencement of the use and at all times thereafter.
(d)	Upon completion of the landscaping works identified in Condition 17(a) above , the applicant must submit to the assessment manager photos and a Certificate of Compliance for Landscape Works completed by a qualified landscape designer stating the works have been completed in accordance with requirements of	Prior to the commencement of the use.

	the approved landscape plan.	
18.	Retaining Walls and Streetscape Landscaping	
(a)	<p>The applicant must submit to the assessment manager for approval detailed plan/s for retaining walls (if applicable) and streetscape works. The plan/s must include, but is not limited to, the following items:</p> <ul style="list-style-type: none"> (i) Provide street tree locations and species, including common and botanical names, height and spread at maturity, ground preparation works and monthly maintenance plan. (ii) Identify road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc). (iii) Show the location of services within the road reserve. (iv) Retaining walls adjoining/facing road reserve/other public spaces that are visible from public right of way must incorporate material/finish/painting and landscape treatment to add contrast, minimise repetition and to improve the overall visual appearance of the retaining wall. (v) Be in accordance with Council's <i>Ipswich Streetscape Design Guideline 2013</i>. <p><i>Note: Plant/tree species must be in accordance with the Ipswich City Council Street Tree Strategy or equivalent. Root intrusive trees must not be planted in the road reserve.</i></p>	In conjunction with the lodgement of the first related application for operational works.
(b)	The applicant must construct retaining walls and undertake streetscape landscaping in accordance with the approved plan/s required at Condition 18(a) above.	Prior to the commencement of the use.
19.	Separate Agreements (Sale Agreements, Tenancy Agreements, Lease Agreements, Community Management Statements, Developer Covenants etc.)	
(a)	<p>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:</p> <ul style="list-style-type: none"> (i) this development approval (and any subsequent 	From the commencement of the use and at all times thereafter.

	<p>amendments/changes to this approval)</p> <p>(ii) any related or consequential approvals (e.g. material change of use, reconfiguring a lot, operational works or building works)</p>	
(b)	<p>The applicant must ensure a copy of all approvals referred to in Condition 19(a) above are:</p> <p>(i) appropriately referenced in such agreements including clear obligations for maintaining compliance with statutory approvals</p> <p>(ii) provided to all parties of such agreements</p>	At the time an agreement is presented to the relevant parties.

20.	Entry Walls or Features	
(a)	The applicant must not construct entry walls or features on dedicated roads, parks or drainage land.	From the commencement of the construction of the development and at all times thereafter.
(b)	<p>The applicant must ensure that entry walls or features are:</p> <p>(i) Fully contained on private property</p> <p>(ii) Designed in accordance with Implementation Guideline No. 18 – Estate and Directional Signage of the <i>Ipswich Planning Scheme</i>.</p>	From the commencement of the construction of the development and at all times thereafter.

21.	Trade Materials, Products and Plant	
(a)	The applicant must store all trade materials, products and plant within the confines of the building and/or approved storage areas as identified on the approved plans.	From the commencement of the use and at all times thereafter.
(b)	The applicant must not stack materials within outdoor storage areas in excess of 3.0 metres in height above finished ground level unless otherwise detailed on the approved plans.	From the commencement of the use and at all times thereafter.

22.	Loading and Unloading	
(a)	The applicant must undertake all loading and unloading at the approved location detailed on the approved plans outlined in Part 3 'Approved Plans, Specifications and Supporting Material' 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 and within the nominated areas for different materials/products as identified on amended 'Site Operations Management Plan' required by Condition 9(c) 'Limits of Approval' and approved plans listed in Part 3 'Approved Plans, Specifications and Supporting Material' of this	From the commencement of the use and at all times thereafter.

	development permit.	
23.	Heavy Vehicle Parking	
	The applicant must park heavy vehicles within the confines of the building(s) or approved heavy vehicle parking area(s) as detailed on the approved plans outlined in Part 3 'Approved Plans, Specifications and Supporting Material' of this development permit.	From the commencement of the use and at all times thereafter.
24.	Compliance with Requirements of Department of Defence	
(a)	The applicant must comply with the Defence (Aviation Area) Regulations and provide to Department of Defence details of tall structures as identified in Department of Defence's Third Party Advice Agency response (Department of Defence Reference Number ID-EP-DLP&R/OUT/2019/BS7239134 and dated 6 December 2019 - refer to Attachment D of this decision notice).	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must submit for approval by the Department of Defence a 'Wildlife Management Plan' as identified in Department of Defence's Third Party Advice Agency response (Department of Defence Reference Number ID-EP-DLP&R/OUT/2019/BS7239134 and dated 6 December 2019 - refer to Attachment D of this decision notice).	Prior to the commencement of the use and at all times thereafter.
25.	Utility Services	
(a)	The applicant must connect the development to reticulated water supply, and underground electricity supply and telecommunication utilities.	Prior to commencement of the use.
(b)	The applicant must connect the development to a sewer system in accordance with section 6.4 'sewer' of Premise's report titled Proposed Biogas Facility at Unnamed Road, Swanbank – Engineering Services Report, Report No. 1903001, Revision B and dated 20 May 2021.	Prior to the commencement of the use of Stage 1.
(c)	The applicant must maintain the sewer system identified at Condition 25(b) above.	Until proposed Lots 1 and 2 are connected to Urban Utilities' reticulated sewerage system.
(d)	The applicant must provide written evidence (e.g., connection certificates from each service provider and certification for on-site STP) stating that the development has been connected to the applicable utility service and on-site STP has been provided.	Prior to commencement of the use.

26.	Roadworks	
(a)	Unless already constructed by others, the applicant must construct internal road and footpaths to service the development.	Prior to the commencement of the use of Stage 1.
(b)	<p>Unless already constructed by others, the applicant must provide design details for the roadworks in accordance with Ipswich Planning Scheme Policy 3, including the following:</p> <p><u>Mount Juillerat Drive extension from the Wesley Way/Mount Juillerat Drive roundabout to the roundabout at the intersection of Mount Juillerat Drive and New Road</u></p> <p>(i) Road pavement and associated roadworks generally in accordance with Council's Standard Drawing SR.04, for a two-lane two-way road. The design must include the roundabout at the intersection of Mount Juillerat Drive and New Road;</p> <p><u>Proposed 22.0m wide New Road</u></p> <p>(ii) Road pavement and associated roadworks in accordance with Council's Standard Drawing SR.03, for an Industrial Access Street;</p> <p>(iii) A turnaround facility pavement at the end of this road in accordance with Ipswich Planning Scheme Policy 3;</p> <p>(iv) The design of this road must make allowance for the future extension of this road, and connection to the roundabout at the intersection of Mount Juillerat Drive and Wesley Way;</p> <p>(v) Demonstrate consistency with the areas of authorised significant residual impacts to prescribed environmental matters, as referenced in Environmental Authority P-EA-100119834.</p> <p><u>Intersection:</u></p> <p>(vi) A roundabout at the intersection of the Mount Juillerat Drive extension and proposed New Road. The roundabout must be designed in</p>	In conjunction with the lodgement of the application for operational works.

	accordance with Planning Scheme Policy 3 and to cater for a B-Double design vehicle.	
(c)	Unless already constructed by others, the applicant must construct roadworks generally in accordance with the approved designs as required by Condition 26(b) above.	Prior to the commencement of the use of Stage 1.

27.	Street-lighting	
(a)	Unless constructed by others, the applicant must provide a detailed design for street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with <i>Planning Scheme Policy 3 – General Works, Part 1 of the Ipswich Planning Scheme and AS/NZS 1158 series</i> .	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must provide the street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with the approved design as required by Condition 27(a) above.	Prior to the commencement of the use of Stage 1.

28.	Access, Parking and Manoeuvring Areas	
(a)	The applicant must construct all parking, access and manoeuvring areas of concrete, bitumen or equivalent materials approved by the assessment manager.	From 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.	From 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.	From the commencement of the use and at all times thereafter.
(d)	The applicant must construct a concrete layback and driveway slab in accordance with the following: <ul style="list-style-type: none"> (i) From the kerb alignment to the property boundary for access to the development; (ii) A minimum of 7.0m wide; and (iii) In accordance with Council Standard Drawing SR.13. 	From the commencement of the use of Stage 1 and at all times thereafter.

29.	Stormwater Quantity Management	
(a)	The applicant must submit for written approval by the assessment manager, an amended stormwater management plan, generally in accordance with the Swanbank Industrial Park Biogas Facility Stormwater Management Plan (report M11900_001-REP-3 prepared by Engeny and Dated 27 September 2021), subject to the following modifications:	In conjunction with lodgement of the application for operational works for the relevant stage of the development.

	<p>(i) Provide a stage-based stormwater drainage plan for the development to demonstrated how runoff from impervious areas in each stage will be captured, conveyed, managed, and discharged to the lawful point of discharge;</p> <p>(ii) Provide design details on how the stormwater drainage plan for each stage will operate effectively and as a unit once both stages are complete;</p> <p>(iii) Provide detailed detention basin designs including plans, sections, outlet arrangements and sizing; and</p> <p>(iv) Demonstrate how the proposed stormwater management solution is consistent with the areas of authorised significant residual impacts to prescribed environmental matters, as referenced in Environmental Authority P-EA-100119834.</p> <p>An amended report and the detailed design must be submitted for Council's approval.</p>	
(b)	The applicant must construct the stormwater quantity management system for the proposed development, generally in accordance with approved design as required by Condition 29(a) above.	Prior to the commencement of the use of the relevant stage.
(c)	The applicant must provide screen or external barriers / fencing in accordance with the approved safety audit recommendations required by Condition 32(c) 'Design Standards' below.	Prior to the commencement of the use of the relevant stage.

30.	Stormwater Management (Quality) for 22.0 wide New Road	
(a)	Unless the new road is constructed by others, the applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 General Works of the <i>Ipswich Planning Scheme</i> prior to stormwater runoff discharging from the site.	Prior to the commencement of the use of Stage 1.
(b)	In order to comply with Condition 30(a) above the applicant must submit for written approval by the assessment manager, an amended stormwater quality management plan, generally in accordance with the Swanbank Industrial Park Biogas Facility Stormwater Management Plan (report M11900_001-REP-3 prepared by Engeny and Dated 27 September 2021), which details amended earthworks and stormwater drainage infrastructure that complies with the footprint Areas Of Authorised Significant Residual Impacts to Prescribed Environmental Matters as referenced in	In conjunction with the lodgement of the first application for operational works relating to Stage 1.

	Environmental Authority P-EA-100119834.	
(c)	The applicant must implement stormwater infrastructure in accordance with the SMP approved by Condition 30(b) above	Prior to the commencement of the use of Stage 1.
(d)	The applicant must submit operational works drawings showing the final locations and cross sections of stormwater infrastructure in accordance with the approved SQMP and section 2.3.5 of Planning Scheme Policy 3 General Works of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the first application for operational works relating to Stage 1.

31.	Earthworks	
(a)	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 of the relevant stage.
(b)	During construction, the applicant must implement all dispersive soil management devices generally in accordance with recommendations of the approved DSMP report as required by Condition 32(d) 'Design Standards' below.	From the commencement of work until completion.
(c)	The applicant must ensure that all earthworks plans required by Condition 31(a) above demonstrate consistency with areas of Authorised Significant Residual Impacts to Prescribed Environmental Matters as referenced in Environmental Authority P-EA-100119834.	In conjunction with the lodgement of the application for operational works for the relevant stage.

32.	Design Standards	
(a)	The applicant must design all 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 the lodgement of the application for operational works for the relevant stage.
(b)	The applicant must submit to the assessment manager a design for development infrastructures and structures which complies with the recommendations of the following mining and geotechnical reports: <ul style="list-style-type: none"> (i) Report titled "Desktop Mining Study for Proposed Biogas Facility on Part of Lot 402 Centenary Highway Swanbank", prepared by Moreton Geotechnical Services, and dated 16 December 2020; and (ii) Report titled "Geotechnical Investigation - Proposed Biogas Facility Swanbank", prepared by Morison Geotechnics, and dated 11 December 2018. 	In conjunction with the lodgement of the application for operational works for the relevant stage.
(c)	The applicant must submit a safety audit to the	In conjunction with the

	assessment manager for the drainage infrastructure (inlet and outlet structures, retention or detention basin etc) for approval. The safety audit must be certified by a RPEQ, provide recommendations on the need for safety fencing and inlet and outlet screens and be prepared in accordance with AS/NZS ISO 31000:2009 'Risk Management – Principles and Guidelines' and QUDM.	lodgement of the application for operational works for the relevant stage.
(d)	The applicant must submit to the assessment manager a Dispersive Soil Management Plan (DSMP), prepared by a suitably qualified person in accordance with Council's Implementation Guideline 28 – Dispersive Soil Management of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.

33.	Design Certifications	
(a)	The applicant must submit to the assessment manager RPEQ (structural) certification (as a single document) stating that the proposed structures have been designed in accordance with the recommendations of the following mining and geotechnical reports: (i) Report titled "Desktop Mining Study for Proposed Biogas Facility on Part of Lot 402 Centenary Highway Swanbank", prepared by Moreton Geotechnical Services, and dated 16 December 2020; and (ii) Report titled "Geotechnical Investigation - Proposed Biogas Facility Swanbank", prepared by Morison Geotechnics, and dated 11 December 2018.	Prior to commencement of use of the relevant stage.
(b)	The applicant must submit to the assessment manager RPEQ design certification(s) stating that all works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	In conjunction with the lodgement of the application for operational works for the relevant stage.
(c)	The applicant must submit to the assessment manager RPEQ certification stating that all proposed works have been designed in accordance with the recommendations of the amended stormwater report as required by Condition 29(a) 'Stormwater Quantity Management' above.	In conjunction with the lodgement of the application for operational works for the relevant stage.

34.	Further Works	
(a)	The applicant must take due regard of all existing	During the construction of the

	services when undertaking works associated with this development.	development and prior to commencement of use of the relevant stage.
(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 of the relevant stage.

Assessment Manager (Ipswich City Council) Advice

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Acronyms and Terms
	Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	QUDM – The latest edition of the <i>Urban Drainage Manual</i>
(c)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR
(d)	UU - Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>
(e)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by RPEQ.
(f)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.
(g)	PSP 3 – Council Planning Scheme Policy 3
(h)	DTMR - Department of Transport and Main Roads
(i)	DES – Department of Environment and Science
(j)	DNRME – Department of Natural Resources, Mines and Energy
(k)	DSDIP – Department of State Development, Infrastructure and Planning
(l)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(m)	AHD - Australian Height Datum (m)
(n)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(o)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.

2.	Mining
	The land to which this approval relates may have been worked by underground coal mining operations. Council, and its servants and agents, accept no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the applicant and in reliance of information submitted by the applicant in support thereof.

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

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

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

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

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

8.	Operational Works Submission
	The applicant must submit to the assessment manager all engineering drawings in accordance with the requirements of <i>Ipswich Planning Scheme Policy 2 – Information Local Government May Request</i> . For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and specifications must take precedence.
9.	Proximity of Earthworks to Adjoining Property
	Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the <i>Ipswich Planning Scheme</i> . Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the Council’s satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application.
10.	Portable Long Service Leave
	Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i> .
11.	Telecommunication Conduit Infrastructure
	The installation of telecommunication conduit and infrastructure is to be in accordance with the latest Communications Alliance publication or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on ‘Fibre in new developments’.
12.	Road Permit Application
	The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the <i>Local Government Act 2009</i> prior to undertaking any physical works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the <i>Local Government Act 2009</i> and constitute a separate process to seeking a Development Permit issued under the <i>Planning Act 2016</i> . Please contact the Ipswich City Council office for further information via email: council@ipswich.qld.gov.au or telephone (07) 3810 6666.
13.	Engineering Analysis
	A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by Council. Neither Council nor council engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant’s RPEQ engineer.

14.	<p>Report Assessment</p> <p>The applicant is advised that should Council require the submission of an amended report prior to the lodgement and/or in conjunction with any Operational Works development application, a fee will apply in accordance with the current Council Fees and Charges.</p>
15.	<p>Unexploded Ordnance</p> <p>The applicant should provide the owner, occupier and any person employed to work on the subject site the following information:</p> <p>(a) Residual unexploded ordnance (UXO) may still exist on site and all work should proceed with due caution.</p> <p>(b) The procedure to be followed by any person finding an object suspected of being explosive ordnance or component thereof including the following but not limited to:</p> <ul style="list-style-type: none"> (i) Advise the Police as soon as possible (ii) Do not disturb the object (iii) Take action, where appropriate, to prevent it being disturbed by another person (iv) Note its approximate dimensions and general appearance (v) Note the route to its location <p>Applicants wanting to find out more details of area management advice (AMA), current UXO investigations and remedial search contractors may use the following websites:</p> <p>§ Queensland Government, Land affected by unexploded ordnance (http://www.qld.gov.au/environment/pollution/management/contaminated-land/ordnance/)</p> <p>or</p> <p>§ Commonwealth Defence Force: (http://www.defence.gov.au/uxo/uxo_warning_and_advice.asp)</p>
16.	<p>Koala Protection</p> <p>The Commonwealth has listed the Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) as 'endangered' under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act), accordingly Koalas in Queensland are protected under national environment law. Refer to the Australian Government – Department of Agriculture, Water and the Environment (EPBC.Referrals@awe.gov.au or phone: 02 6274 1112) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.</p>
17.	<p>Contaminated Land</p> <p>It is the owner's and occupants responsibility under the <i>Environmental Protection Act 1994</i> to advise the Chief Executive of the Department of Environment and Science of any notifiable activity conducted on the site or contamination or suspected contamination that may cause a hazard to human or the environment within 30 days of becoming aware of the operation of the notifiable activity conducted on the site or contamination or suspected contamination.</p>

18.	Hazardous Substances
	Where hazardous chemicals or dangerous goods are stored on site, compliance with the Queensland Work Health and Safety (WHS) Act 2011 is required. Enquiries regarding the storage of dangerous goods can be made by contacting Workplace Health and Safety Queensland on telephone number 1300 369 915.

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