



City of  
**Ipswich**

**IPSWICH  
CITY  
COUNCIL**

**AGENDA**

*of the*

**COUNCIL SPECIAL MEETING**

**Held in the Council Chambers  
8th floor – 1 Nicholas Street  
IPSWICH QLD 4305**

**On Tuesday, 6 September 2022  
At 3.00 pm**

The purpose of the meeting is to consider:

1. Development Application - 6610/2022/MCU - Recommendation - PARMAC Property Investments PTY LTD - Fast Food Premises (KFC) AT Goodna

**BUSINESS**

1. OPENING OF MEETING:
2. WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY:
3. OPENING PRAYER:
4. APOLOGIES AND LEAVE OF ABSENCE:
5. DECLARATIONS OF INTEREST IN MATTERS ON THE AGENDA:
6. OFFICER'S REPORT:
  - 6.1 DEVELOPMENT APPLICATION - 6610/2022/MCU -  
RECOMMENDATION - PARMAC PROPERTY INVESTMENTS PTY LTD -  
FAST FOOD PREMISES (KFC) AT GOODNA.....5

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Doc ID No: A8271285

ITEM: 6.1

SUBJECT: DEVELOPMENT APPLICATION - 6610/2022/MCU - RECOMMENDATION -  
PARMAC PROPERTY INVESTMENTS PTY LTD - FAST FOOD PREMISES (KFC) AT  
GOODNA

AUTHOR: PLANNER (DEVELOPMENT)

DATE: 1 SEPTEMBER 2022

### **EXECUTIVE SUMMARY**

This is a report concerning an application seeking approval for a Material Change of Use - Business Use (Fast Food Premises) at 16 Queen Street, Goodna.

The proposed development has been assessed with regard to the applicable assessment benchmarks. The proposed development generally complies with the assessment benchmarks or can be conditioned to comply.

### **RECOMMENDATION/S**

**That Council resolve to approve development application no. 6610/2022/MCU being a Material Change of Use – Business Use (Fast Food Premises), subject to conditions as contained in Attachment 1 of this report.**

### **RELATED PARTIES**

The related parties to this application are:

- Applicant – Parmac Property Investments Pty Ltd
- Owner - Mr D G McGreevy and Mr K F McGreevy
- Relevant Consultants –
  - Parmac Property Group (Planning Report)
  - Interworks Architects (Architectural Plans)
  - Acoustic Works (Acoustic Assessment)
  - TTM Consulting (Traffic Impact Assessment)
  - KRM Civil Engineering (Civil Engineering Report & Plans)
  - Baird & Hayes (Survey Plan)

### **IFUTURE THEME**

Vibrant and Growing

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**PURPOSE OF REPORT/BACKGROUND**

<b>SITE ADDRESS:</b>	16 Queen Street, GOODNA QLD 4300
<b>APPLICATION TYPE:</b>	Material Change of Use
<b>PROPOSAL:</b>	Material Change of Use - Business Use (Fast Food Premises)
<b>ZONE:</b>	MC4S8 – Major Centres
<b>OVERLAYS:</b>	Heritage – Identified Places Historic Miscellaneous Heritage
<b>APPLICANT:</b>	Parmac Property Investments Pty Ltd
<b>OWNER:</b>	Mr D G McGreevy and Mr K F McGreevy
<b>EXISTING OR PROPOSED TRADING NAMES:</b>	KFC
<b>APPLICATION NO:</b>	6610/2022/MCU
<b>AREA:</b>	2,023m <sup>2</sup>
<b>REFERRAL AGENCIES:</b>	Not applicable
<b>EXISTING USE:</b>	Single Residential
<b>PREVIOUS RELATED APPROVALS:</b>	Not applicable
<b>DATE RECEIVED:</b>	8 July 2022
<b>DECISION PERIOD START DATE:</b>	5 August 2022
<b>EXPECTED DETERMINATION DATE:</b>	7 September 2022

SITE LOCATION:



Figure 1 – Locality Plan

SITE DETAILS AND SURROUNDING LAND USES:

The subject site is a 2,023m<sup>2</sup> allotment situated within the Goodna Secondary Business Area (sub area MC4S8 - Queen Street East) of the Major Centres Zone in Goodna. The site is bound by existing mixed commercial development to the north and south, whilst an unimproved lot (located within the Character Mixed Use Zone) lies immediately to the east.

The lot generally slopes towards the north-east, with an overall fall of approximately 4.5m. Access to the site is currently obtained by a single vehicle crossover from Queen Street.

At present, the site is improved by a Single Residential dwelling and ancillary structures (Figure 2). The dwelling is a single-storey chamferboard house set on timber stumps and is identified as a 'Place of Interest' under Schedule 3 of the *Ipswich Planning Scheme*. The Ipswich Heritage Study 1991 and the heritage marker which was installed by Council on the site in 2012 identify the dwelling as 'Carroll House', which was once the home of Mary and John Carroll, who purchased the land in 1906 (when it was a larger block, around 1 acre in area). Two sons of Mary and John Carroll were Edward and Daniel, who were theatrical and cinema managers and later joined with others to form the cinema company Birch, Carroll and Coyle. Mary Carroll entertained guests of her sons within Carroll House.



Figure 2 – Current Elevation of the Locality (Source: Google Street View – Image Capture Nov. 2021)

No other development constraints are identified over the site under Council mapping, although civil engineering plans provided by the applicant identify a natural overland flow path across a portion of the south-eastern corner of the site.

#### PROPOSAL:

The applicant is seeking approval for a Material Change of Use of premises for a Business Use (Fast Food Premises), which is identified in the submitted building elevations as 'KFC'. The fast food premises incorporate 272m<sup>2</sup> of gross floor area (including approximately 67m<sup>2</sup> of customer floorspace), fifteen (15) car parking spaces (including two (2) tandem staff car parking spaces and one (1) PWD space), bike racks, and a drive-through facility to accommodate twelve (12) queuing vehicles (see Figures 3 and 4) .

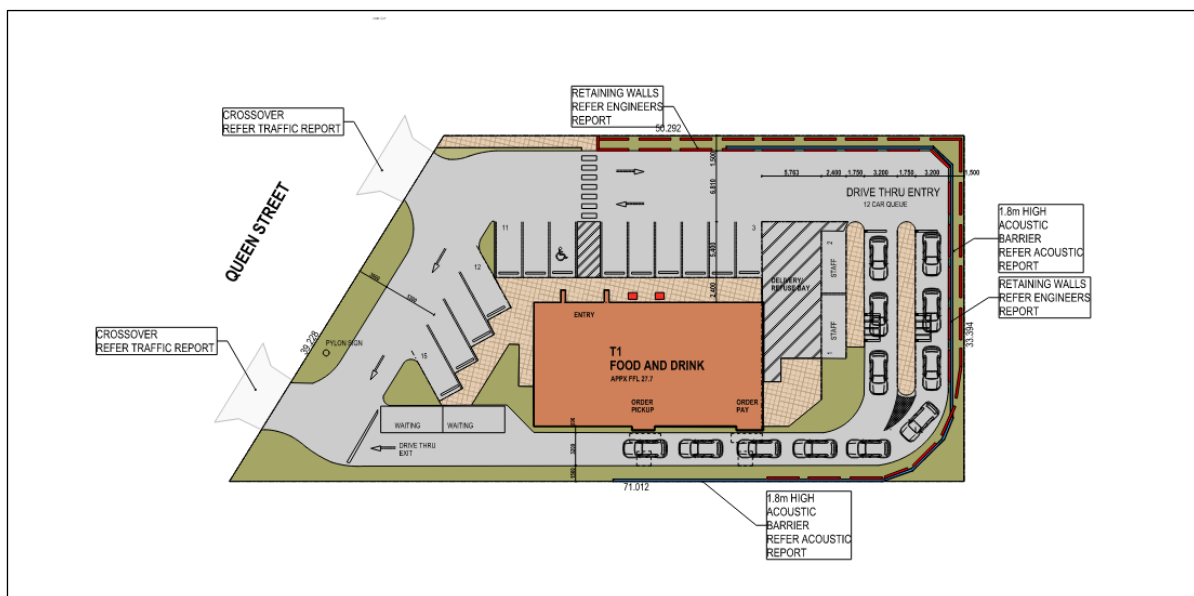


Figure 3 – Proposed Site Plan



Figure 4 – Proposed Elevations

The fast food premises is proposed to be operated 24 hours per day, 7 days per week, with 6 employees assumed to be onsite at any given time.

Vehicular access to the proposed development is proposed via two (2), 6.0m-wide access driveways, with ingress from the northern crossover and egress from the southern crossover.

The applicant has proposed to relocate the existing dwelling from the subject site to another location within the Ipswich local government area (nominating a site within a character area in Rosewood).

#### OTHER RELEVANT INFORMATION:

The original heritage listing of the subject site included the whole allotment plus the adjoining footpath and all established trees; however, the property is currently identified in Schedule 3 'Identified Place of Interest', rather than Schedule 2 'Character Places'. Note 11.3.3A of the Character Places Overlay Code identifies circumstances in which the planning scheme designates a place as an 'Identified Place of Interest' rather than a 'Character Place'.

In this instance, the place of interest is *"...located in an area where the stated planning expectation is that the land could be developed at a significantly higher intensity than offered by the existing building..."*.

The Major Centres Zone within Goodna, by virtue of its location adjacent to the Ipswich Motorway and proximate to the gateway to the Logan Motorway, attracts significant passing trade and is intended (pursuant to the Major Centres Zone Code of the Planning Scheme) to be developed as a *"...vibrant mixed use centre serving the immediate Goodna/Gailes area and Ipswich's north eastern suburbs"* (Note 4.9.4F of the Major Centres Zone Code). Furthermore, the *South East Queensland Regional Plan 2017* identifies the Goodna Centre as one of the key locations in South East Queensland to focus density (growth by



consolidation), with the intention that the area will become “...more compact, mixed use, connected and active...” (*South East Queensland Regional Plan 2017* p. 130).

Note 11.3.3A of the Character Places Overlay Code also identifies that the planning scheme encourages the conservation of ‘Identified Places of Interest’ but does not compel their conservation or retention ‘in situ’. Accordingly, Table 11.3.2 of the Character Places Overlay Code identifies the removal or relocation of a building listed in Schedule 3 as exempt works (i.e. does not require a planning approval), provided the building is retained within the local government area and the local government is provided with a report containing photographs and measured drawings which document the location and condition of the building prior to its removal or relocation.

It is noted within the above-referenced Code that –

*“where possible, Schedule 3 buildings should be retained on site, in a manner which also retains or enhances their streetscape presence. Alternatively, such buildings should be—*

*(a) relocated as close as possible to the original site and oriented and restored as far as possible to retain or enhance their original streetscape presence and overall setting; or*

*(b) relocated within a Character Zone and oriented and restored as far as possible to retain or enhance their original streetscape presence and overall setting.”*

The applicant was not able to identify a suitable relocation site within Goodna; however, they identified an alternative site within the Character Housing Low Density Zone in Rosewood. Whilst the removal of the dwelling is considered to be exempt development (subject to compliance with the conditions of the Character Places Overlay Code), the establishment of the dwelling on the alternative site will require a separate application for Material Change of Use for a Single Residential dwelling, which does not form part of this application. Notwithstanding, it is recommended to include a condition in this development approval requiring the applicant to:

- nominate the proposed site of relocation (either within Goodna, or a Character Zone within the Ipswich local government area), demonstrating that the dwelling will be oriented and restored as far as possible to retain or enhance its original streetscape presence and overall setting;
- provide a report documenting the location and condition of the building prior to its removal or relocation (as required by the Character Places Overlay Code); and
- provide a copy of any relevant development permit required to be obtained for the establishment of the dwelling on the site of relocation, prior to the issue of building works approval for the relocation of the dwelling.

The Major Centres Zone Code of the *Ipswich Planning Scheme 2006* identifies that the sub area in which the land is located is intended to comprise uses that support the Primary Business Area, including “...retailing/ commercial/community uses and recreational/entertainment activities...” (section 4.9.4(4)(q)(ii)). As such, the proposed

Business Use is considered in principle to be compatible with the Planning Scheme's intention for the sub area.

Queen Street is an approximately 11.0m-wide main street arterial road, on which road resurfacing and rehabilitation works were completed by Council earlier this year. The applicant has designed the development to avoid multiple access points along Queen Street (noting that one ingress and one egress driveway are proposed) and to ensure the safe and efficient operation of the road network.

It is acknowledged that Queen Street is a high-traffic area (being located within a Major Centre Zone); however, Council has planned upgrades to the road network within the vicinity of the site, including a 'capacity enhancement' upgrade to the intersection of Alice and Queen Streets to the south of the development site, for which design is scheduled to be commenced in the 2024-2025 financial year (as identified in iGO – The City of Ipswich Transport Plan). Other upgrades are also planned at future dates (yet to be determined) to incorporate signalisation at the intersections Queen Street and Little Street, and at the current Smiths Road/Church Street/Mill Street/Queen Street roundabout.

There is an existing 1.2m wide concrete footpath across the frontage of the subject land, with a 2.5m wide concrete footpath adjoining to the north. In accordance with Council's Planning Scheme Policy 3, this development will require frontage roadworks, including the upgrade of the existing footpath from 1.2m to 2m in accordance with Council's Standard Drawing SR.19, to match the existing path to the north of the site.

The applicant has proposed fifteen (15) car parking spaces for the development. Whilst the proposal represents a shortfall of two (2) spaces according to Table 12.9.1 of the Parking Code, the Planning Scheme provides dispensation for parking rate reduction for major centres. Given the proximity of the development to major public transport facilities and that a significant portion of customers are likely to utilise the drive-thru facility, the shortfall is considered acceptable in this instance. It is also noted that the proposed drive-thru facility complies with the Parking Code with respect to vehicles queuing and the entrance to the facility is located at the rear of the site which will enable additional vehicles to queue on site. Notwithstanding this, the proposal plans do not include covered waiting bays in accordance with the Parking Code and it is recommended to include a condition requiring the applicant to construct an appropriate cover over the proposed waiting bays.

As a result of the proposed development, there is an increase in impervious area which requires stormwater quantity and quality management. The applicant has proposed to raise (fill) sections of the site to facilitate drainage to the lawful point of discharge (i.e. Queen Street). A stormwater management report submitted by the applicant identifies stormwater mitigation measures to maintain the stormwater flows to a pre-development scenario, including provision of a 71.6m<sup>3</sup> underground stormwater detention and treatment tank.

The applicant provided an acoustic report for the proposed development which recommended acoustic treatment in the form of acoustic fencing of a height 1.8m above the carpark pad level along, or proximate to, the full extent of the eastern boundary and partway along the northern and southern boundaries.

The proposed onsite earthworks will necessitate retaining walls, predominantly along the eastern boundary of the site, but also extending along the northern and southern boundaries. The applicant proposed to tier the retaining to reduce the overall height and locate the acoustic barrier atop the internal retaining wall; however, the proposal would obscure and inhibit maintenance of the onsite landscaping along the property boundaries and possibly create a concealment point, contrary to CPTED principles. As such, it is recommended that the applicant provide an amended proposal plan utilising a single tier retaining wall on the property boundaries, with the acoustic barrier to be located on top and softened by internal landscaping.

**ASSESSMENT BENCHMARKS:**

The application is Code Assessable and has been assessed against the assessment benchmarks set out by the categorising instruments in accordance with section 45(3)(a) of the *Planning Act 2016*.

The relevant assessment benchmarks which have been applied for the purposes of this assessment are as follows:

Categorising Instrument	Assessment Benchmarks
State Planning Policy July 2017, Part E	Planning for liveable communities and housing Planning for economic growth Planning for environment and heritage Planning for safety and resilience to hazards Planning for infrastructure
Ipswich Planning Scheme 2006	Urban Areas Code (Part 4) Character Places Overlays Code (Part 11, division 3) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Earthworks Code (Part 12, division 15) Planning Scheme Policy 3 General Works Implementation Guideline No. 24 Stormwater Management

The application was found to comply with the assessment benchmarks applying to the development.

**OTHER MATTERS GIVEN REGARD:**

The assessment has given regard to the relevant matters identified in section 27 of the *Planning Regulation 2017* and in accordance with section 45(3)(b) of the *Planning Act 2016*.

The assessment has given regard to the following matters:



Relevant matter	Given regard to
Planning Regulation 2017, s27(1)(d)	The regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and
Planning Regulation 2017, s27(1)(f)	any development approval for, and any lawful use of, the premises or adjacent premises; and
Planning Regulation 2017, s27(1)(g)	the common material.

VARIATION REQUEST:

Not applicable.

VARIATION APPROVAL:

Not applicable.

NOTICE ABOUT THE DECISION (STATEMENT OF REASONS):

In accordance with section 63 of the *Planning Act 2016*, a 'notice about the decision' is required for this application. Accordingly, a Statement of Reasons is included with this decision. This Statement of Reasons provides the justification for Council's decision.

INFRASTRUCTURE CHARGES AND INFRASTRUCTURE AGREEMENTS:

Pursuant to section 119 of the *Planning Act 2016*, an infrastructure charges notice has been given for roadworks totalling \$18,493.00.

These infrastructure charges are calculated based on the lesser of the charge rates stipulated in Schedule 2 (trunk infrastructure network charges) of Council's Adopted Infrastructure Charges Resolution or the maximum adopted charge calculated under the *Planning Act 2016* and the *Planning Regulation 2017*. In this particular instance, infrastructure charges have been calculated based on the maximum adopted charge for the infrastructure.

**LEGAL/POLICY BASIS**

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

**RISK MANAGEMENT IMPLICATIONS**

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

**HUMAN RIGHTS IMPLICATIONS**

HUMAN RIGHTS IMPACTS	
OTHER DECISION	
(a) What is the Act/Decision being made?	Recommendation A states that Council resolve to approve development application no. 6610/2022/MCU, subject to conditions as contained in Attachment 1 of this report.
(b) What human rights are affected?	No human rights are affected by this decision because the applicant is a company and therefore does not have human rights under the <i>Human Rights Act 2019</i> . Furthermore, the application is subject to code assessment and therefore properly made submissions cannot be made about the application, pursuant to the <i>Planning Act 2016</i> .
(c) How are the human rights limited?	Not applicable.
(d) Is there a good reason for limiting the relevant rights? Is the limitation fair and reasonable?	Not applicable
(e) Conclusion	The decision is consistent with human rights.

## FINANCIAL/RESOURCE IMPLICATIONS

There are no resource implications associated with this report.

## COMMUNITY AND OTHER CONSULTATION

### REFERRAL AGENCY

Not applicable.

### INTERNAL CONSULTATION

The application and common material were presented to Council's Initial Development Assessment Panel (consisting of various representatives from across the organisation) for review upon lodgement. At this meeting, it was determined that internal referral was required to the Engineering, Health and Environment Branch, the City Design Branch and the Infrastructure & Environment Department (Transport Planning Branch).

The Engineering & Environment report, dated 25 August 2022, was prepared and has been incorporated into the recommendation with recommended conditions relating to: Utility Services; Access, Parking and Manoeuvring Areas; Roadworks; Stormwater Quantity Management; Earthworks; Design Standards; Design Certifications; Further Works; Stormwater Quality; Stormwater Maintenance Plan; Hours of Operation; Acoustic Design Management; Acoustic Management; Waste Storage and Collection; Gas Bottles; and Air Quality (Odour).

### EXTERNAL CONSULTATION

Not applicable.





### DEVELOPMENT SUBMISSIONS

The development application is code assessable and, as such, public notification was not required to be undertaken by the applicant. However, a number of submissions were received from members of the public in relation to the proposed development, which have been considered in the assessment of the application insofar as they pertain to the relevant assessment benchmarks. The submissions primarily related to the Schedule 3 dwelling on the site, the need for an additional KFC in the vicinity, and concerns about traffic impacts. These matters have been addressed elsewhere in this assessment report.

### **CONCLUSION**

An assessment of the proposed Material Change of Use - Business Use (Fast Food Premises) at 16 Queen Street, Goodna has been undertaken and it has been determined that the proposed development generally complies with the assessment benchmarks or can be conditioned to comply as outlined in the attached Statement of Reasons. It is therefore recommended that this development application be decided in accordance with the recommendations and attachments of this report.

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

1.	Draft DA Plans Approved <a href="#">↓</a> 
2.	Draft Infrastructure Charges Notice <a href="#">↓</a> 
3.	Draft Statement of Reasons <a href="#">↓</a> 
4.	Draft Decision Notice <a href="#">↓</a> 

Mechelle Thomson

**PLANNER (DEVELOPMENT)**

I concur with the recommendations contained in this report.

Tim Foote

**DEVELOPMENT ASSESSMENT EAST MANAGER**

I concur with the recommendations contained in this report.

Anthony Bowles

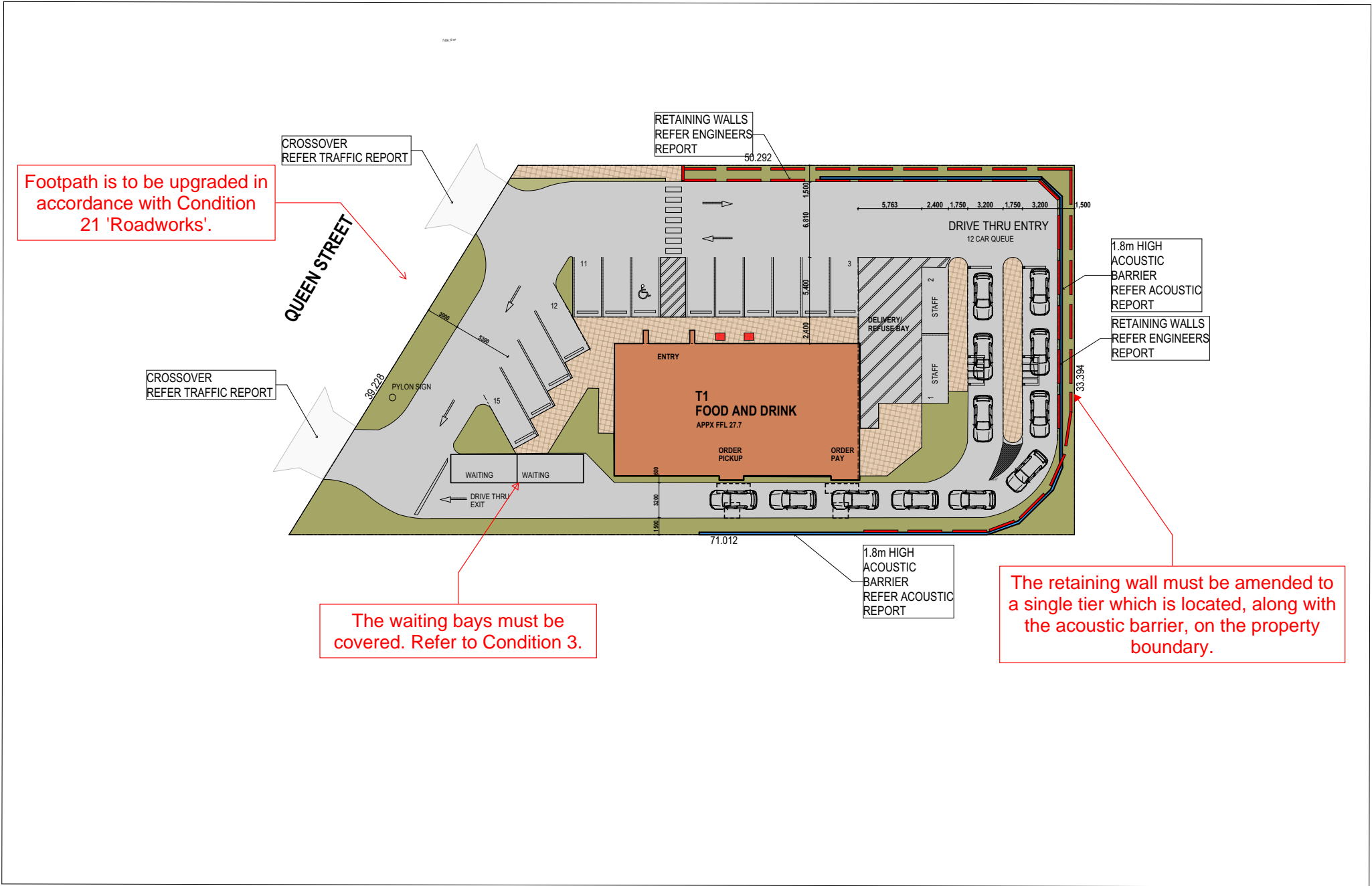
**MANAGER, DEVELOPMENT PLANNING**

I concur with the recommendations contained in this report.

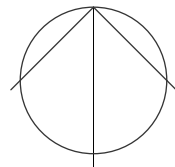
Peter Tabulo

**GENERAL MANAGER PLANNING AND REGULATORY SERVICES**

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



**RPD**  
LOT 6 ON RP 2466  
**ADDRESS**  
16 QUEEN ST GOODNA  
**COUNCIL:**  
IPSWICH CITY COUNCIL  
**SITE AREA =** 2023 m<sup>2</sup>  
**GFA -** 272m<sup>2</sup>  
**FOOD AND DRINK OUTLET** 271m<sup>2</sup>  
**CARPARKING**  
**SPACES REQUIRED -**  
REFER TO TRAFFIC REPORT  
**SPACES PROVIDED =** 15

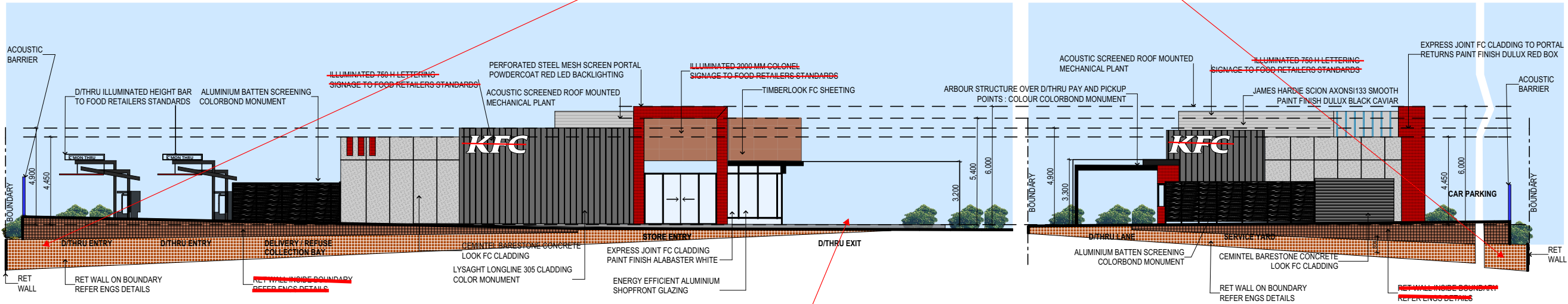




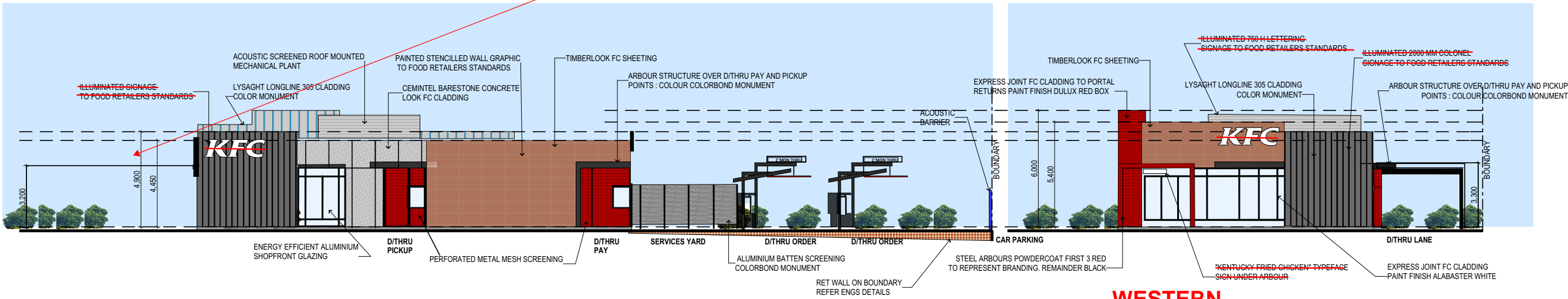
The waiting bays must be covered. Refer to Condition 3.

Advertising devices are not approved as part of this development permit.

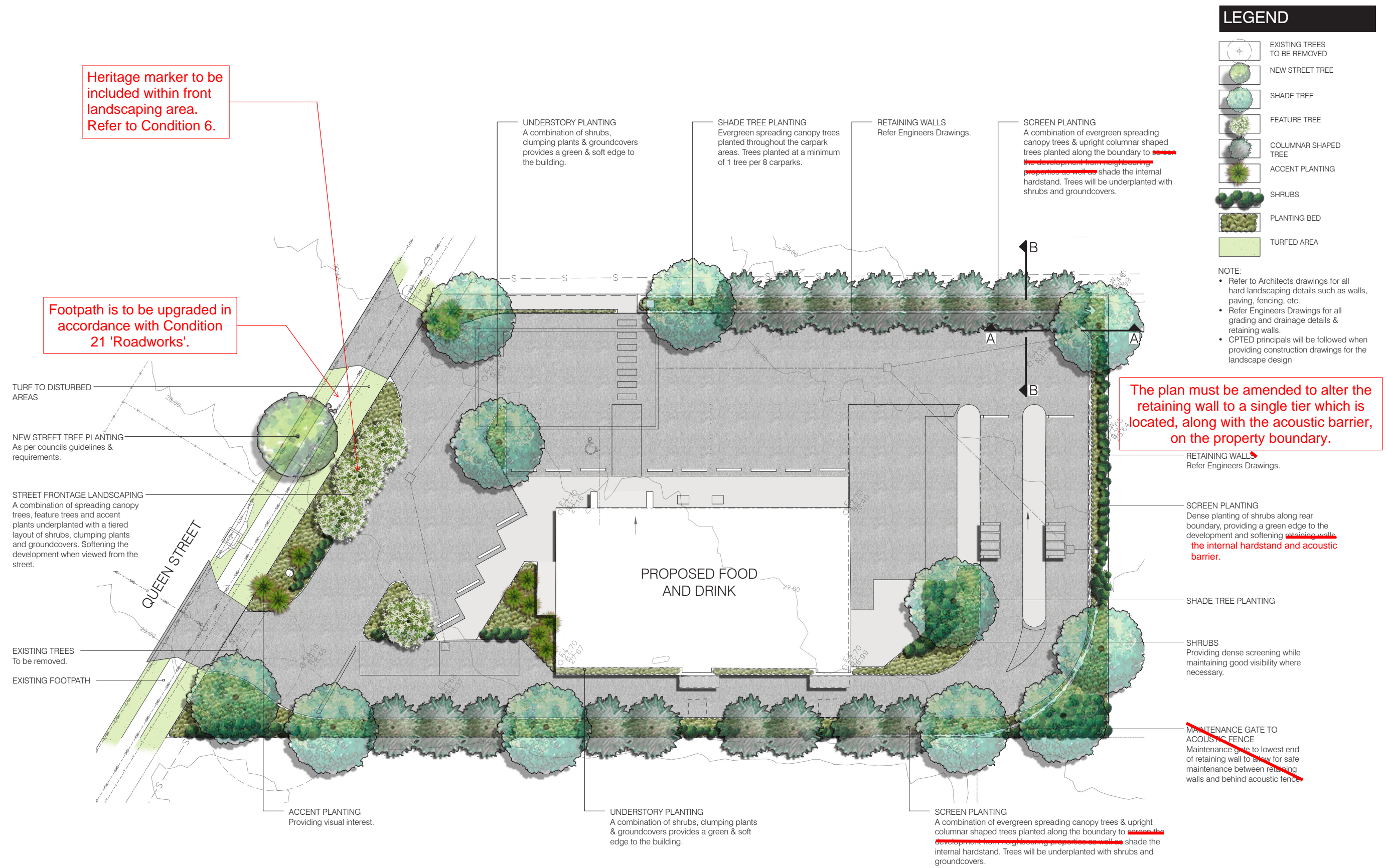
Elevations must be amended to alter the retaining wall to a single tier which is located, along with the acoustic barrier, on the property boundary.



The waiting bays must be covered. Refer to Condition 3.









INDICATIVE PLANT PALETTE

STREET TREES



Buckinghamia  
celsissima



Cupaniopsis  
anacardioides

SHADE TREES



Cupaniopsis  
anacardioides



Lophostemon  
suaveolens



Melaleuca  
viridiflora



Tristaniopsis  
laurina



Waterhousea  
floribunda

FEATURE TREES



BRACHYCHITON  
acerifolius



Randia  
fitzalanii



Xanthostemon  
chrysanthus

COLUMNAR SHAPED TREES



Banksia  
integrifolia



Elaeocarpus  
Eumundi



Elaeocarpus  
reticulatus



Syzygium  
luehmannii

ACCENT



Banksia  
robur



Cordyline  
petiolaris



Doryanthes  
excelsa

SHRUBS



Baeckea  
virgata



Callistemon  
Great Balls of Fire



Callistemon  
Little John



Callistemon  
White Anzac



Melaleuca  
Claret Tops



Syzygium  
Species.



Westringia  
fruticosa

CLUMPING PLANTS



Dianella  
caerulea



Hymenocallis  
littoralis



Liriope  
Species.



Lomandra  
hystrix



Lomandra  
Shara

GROUNDCOVERS



Cissus  
antarctica



Hibbertia  
scandens



Myoporum  
ellipticum



Westringia  
Mundi

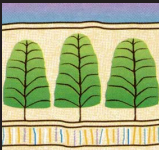
16 QUEEN STREET, GOODNA - Landscape Concept

CLIENT PARMAC PROPERTY GROUP  
SCALE NTS  
DATE AUGUST 2022  
DRAWING 2022-070 SK03  
ISSUE [B]



JEREMY FERRIER  
LANDSCAPE ARCHITECT

P: 07 3844 0700  
E: jeremy@jeremyferrier.com.au







## DECISION NOTICE - INFRASTRUCTURE CHARGES

**Decision Date:** As stated on the Decision Notice for the development application 6610/2022/MCU

Council gives this infrastructure charges notice pursuant to section 119 of the *Planning Act 2016*.

### Appeal Rights

You have appeal rights in relation to this notice. An appeal may be made against an infrastructure charges notice on one (1) or more of the following grounds:

- (a) the notice involved an error relating to:
  - (i) the application of the relevant adopted charge; or

Examples of errors in applying an adopted charge:

- the incorrect application of gross floor area for a non-residential development
- applying an incorrect 'use category', under a regulation, to the development
- (ii) the working out of extra demand, for section 120 of the *Planning Act 2016*; or
- (iii) an offset or refund; or
- (b) there was no decision about an offset or refund; or
- (c) if the infrastructure charges notice states a refund will be given – the timing for giving the refund; or
- (d) for an appeal to the Planning and Environment Court – the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.

To remove any doubt, the *Planning Act 2016* declares that an appeal against an infrastructure charges notice must not be about:

- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund:
  - (i) the establishment cost of trunk infrastructure identified in a local government infrastructure plan; or
  - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

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

An appeal may be made to the Planning and Environment Court or to a development tribunal.

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

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

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

Attached is an extract from the *Planning Act 2016* about appeal rights.

Your reference  
Our reference 6610/2022/MCU  
Contact Officer Customer Service Unit  
Telephone 07 3810 6888



**Ipswich City Council**

1 Nicholas Street  
PO Box 191  
IPSWICH QLD 4305

Phone (07) 3810 6666  
Fax (07) 3810 6731  
Email [council@ipswich.qld.gov.au](mailto:council@ipswich.qld.gov.au)

[ipswich.qld.gov.au](http://ipswich.qld.gov.au)

Parmac Property Investments Pty Ltd

## Infrastructure Charges Notice

This Infrastructure Charges Notice is issued by Council and relates to charges for the purposes of local government trunk infrastructure networks (transport, public parks and community facilities).

***Not released for issue.***

Application Number:	6610/2022/MCU
Infrastructure Charges Notice Number:	ICN-001714
Application Type:	Material Change of Use
Stage Name:	N/A
Real Property Description:	6RP2466
Property Address:	16 Queen Street, GOODNA QLD 4300
Secondary Address:	Not Applicable
Development Approval Details:	In accordance with Development Approval 6610/2022/MCU
Relevant Infrastructure Charges Resolution:	Adopted Infrastructure Charges Resolution (No. 1) 2022
Related Infrastructure Agreements:	Not Applicable
Maximum Adopted Charge:	Refer Attachment 1 – Applied adopted charge (AC) (including the automatic increase)
Offsets:	No offsets apply.
Refunds:	No refund applies.
Levied Charge:	<b>\$18,493.84</b>

## Item 6.1 / Attachment 2.



<b>Applied Adopted Charge:</b>	Details of how the levied charge and any charges reductions, other adjustments, offsets and refunds have been worked out are provided in Attachment 1 to this notice.
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**Details of Payment**

<b>Payment details:</b>	<p>Payment of the infrastructure charges must be made to Ipswich City Council.</p> <p>It is advised that credit cards, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.</p> <p>The payee must quote the development application reference number when making payment.</p>
<b>Due date for payment:</b>	<p>Payment of the levied charges is required—</p> <ul style="list-style-type: none"><li>(i) if the charge applies for the reconfiguring of a lot - when Council approves a plan for the reconfiguration;</li><li>(ii) if the charge applies for a material change of use - when the change happens;</li><li>(iii) if the charge applies for building work - prior to the issue of a final inspection certificate for the building work or the certificate of classification for the building is given</li></ul> <p>unless otherwise stated in an infrastructure agreement.</p>
<b>Automatic increases of infrastructure charges contained in this advice:</b>	<p>The levied charges outlined in this notice shall be applicable for a period of <b>twelve (12) months from the date of the development approval</b>, and thereafter the levied charges outlined in this notice will be automatically increased, from the date of the charges notice to the date of the payment, by the lesser of the following amounts—</p> <ul style="list-style-type: none"><li>(i) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid;</li><li>(ii) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day it is paid.</li></ul> <p>‘3-yearly PPI average’ and ‘PPI’ have the meanings given in the <i>Planning Act 2016</i>.</p>

**General Information**

<b>GST:</b>	GST does not apply to payments or contributions made by developers to Government which relate/s to an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the <i>Planning Act 2016</i> .
<b>Authority for the charge:</b>	The levied charges in this notice are payable in accordance with the <i>Planning Act 2016</i> .
<b>How the charge is calculated:</b>	<p>The levied charge for the development is to be worked out by Council as follows:</p> $LC = ((AC \times AD) - LCR) - D$ <p>Where: LC is the levied charge for the development, which cannot be less than zero. AC is the applied adopted charge for the development.</p>

	<p>AD is the additional demand for the development. LCR is the levied charge relief for the development. D is the discount for the prescribed financial contribution.</p>
<b>Offsets and refunds:</b>	<p>The following apply if a trunk infrastructure contribution services or is planned to service premises other than premises the subject of the relevant approval and an adopted charge applies to the development the subject of the approval:</p> <ul style="list-style-type: none"> <li>an <b>offset</b>—where the cost for the trunk infrastructure contribution calculated in accordance with Section 28 of the Adopted Infrastructure Charges Resolution (No. 1) 2022 is equal to or less than the levied charge; and</li> <li>a <b>refund</b>—where the cost for the trunk infrastructure contribution calculated in accordance with Section 28 of the Adopted Infrastructure Charges Resolution (No. 1) 2022 is more than the levied charge.</li> </ul> <p>Calculation of an offset / refund for work pursuant to Section 28(1)(d) of the Adopted Infrastructure Charges Resolution (No. 1) 2022 will be used when the details provided in accordance with section 29(1)(b) of the IAICR evidence that the actual cost is less than the establishment cost for work calculated pursuant to section 28(1)(a) of the IAICR.</p> <p>The establishment cost for the trunk infrastructure, is to be determined in accordance with Section 23 of the Adopted Infrastructure Charges Resolution (No. 1) 2022 and is set out in Attachment 2.</p> <p>Notwithstanding, any application of an offset / refund is restricted only to works which are in accordance with the desired standards of service as set out in the priority infrastructure plan extrinsic material and the conditions of the Development Approval and any subsequent operational works approval.</p> <p><i>Note: To avoid doubt, an offset / refund will not apply in the event that the trunk infrastructure contribution identified in Section 11 of Development Decision Notice are carried out or provided by another entity including but not limited to Council or another developer in association with a separate development approval.</i></p>
<b>Appeals:</b>	<p>Pursuant to chapter 6, part 1 and schedule 1 of the <i>Planning Act 2016</i> a person may appeal against an infrastructure charges notice.</p>
<b>When this notice stops having effect:</b>	<p>In accordance with section 119(11) of the <i>Planning Act 2016</i>, this notice stops having effect to the extent the development approval stops having effect.</p>
<b>Infrastructure charges notice advice:</b>	<p>This Infrastructure Charges Notice does not include the levied charges payable for water supply and sewerage networks to be levied by the Central SEQ Distributor-Retailer Authority (trading as Urban Utilities), which are in a separate infrastructure charges notice.</p>

## ATTACHMENT 1 - INFRASTRUCTURE CHARGES CALCULATION METHODOLOGY

## Additional demand (AD)

Category	Demand Unit	Development Demand (DD)	Demand Credit (DC)	Additional Demand (AD = DD - DC)
Dwelling house site > 450m <sup>2</sup> - 3 or more bedroom dwelling	Dwelling	0	1	-1
Food and Drink Outlet - Fast Food Premises	GFA (m2)	272	0	272

## Applied adopted charge (AC) including the automatic increase

Charge Category	Adopted Charge Rate (\$/unit)	Indexed Adopted Rate (\$/unit)	Capped Charge Rate (\$/unit)	Applied Adopted Charge (AC) (\$/unit)
<b>Community Facilities - SIE3</b>				
Food and Drink Outlet - Fast Food Premises	\$0.00	\$0.00	\$0.00	\$0.00
Dwelling house site > 450m <sup>2</sup> - 3 or more bedroom dwelling	\$1,449.88	\$1,450.00		\$1,450.00
<b>Parks - PKE3</b>				
Food and Drink Outlet - Fast Food Premises	\$0.00	\$0.00	\$0.00	\$0.00
Dwelling house site > 450m <sup>2</sup> - 3 or more bedroom dwelling	\$9,897.28	\$9,897.00		\$9,897.00
<b>Transport - RD11</b>				
Food and Drink Outlet - Fast Food Premises	\$221.60	\$221.60	\$90.72	\$90.72
Dwelling house site > 450m <sup>2</sup> - 3 or more bedroom dwelling	\$6,181.99	\$6,182.00		\$6,182.00

## Applied adopted charge

Network / Charge area	Demand Unit	Net Demand (units)	Applied Adopted Charge (\$/unit)	Charge (\$)
<b>Community Facilities - SIE3</b>				
Food and Drink Outlet - Fast Food Premises	GFA (m2)	272	\$0.00	\$0.00
Dwelling house site > 450m <sup>2</sup> - 3 or more bedroom dwelling	Dwelling	-1	\$1,450.00	(\$1,450.00)
<b>Parks - PKE3</b>				
Food and Drink Outlet - Fast Food Premises	GFA (m2)	272	\$0.00	\$0.00
Dwelling house site > 450m <sup>2</sup> - 3 or more bedroom dwelling	Dwelling	-1	\$9,897.00	(\$9,897.00)
<b>Transport - RD11</b>				
Food and Drink Outlet - Fast Food Premises	GFA (m2)	272	\$90.72	\$24,675.84

## Item 6.1 / Attachment 2.



Dwelling house site > 450m <sup>2</sup> - 3 or more bedroom dwelling	Dwelling	-1	\$6,182.00	(\$6,182.00)
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**Applied discount**

Description	Value of Prescribed Financial Contribution (\$)	Existing Demand Credit (\$)	Applied Discount (\$)
Total discount			\$0.00

*No levied charge relief applies.*

*No other adjustments apply.*

**Levied charge**

Total charge (\$)	\$18,493.84
Total prescribed financial contribution (\$)	\$0.00
Total levied charge relief (\$)	\$0.00
Total other adjustments (\$)	\$0.00
<b>Levied Charge (\$)</b>	<b>\$18,493.84</b>



## ATTACHMENT 2 - OFFSETS AND REFUNDS

*No offsets for trunk infrastructure apply.*

*No refunds apply.*



Our Reference 6610/2022/MCU  
Contact Officer Mechelle Thomson  
Telephone (07) 3810 6548



## STATEMENT OF REASONS

(Notice about the decision given under section 63(4) of the *Planning Act 2016*)

### APPLICANT DETAILS

Applicant name: Parmac Property Investments Pty Ltd

### APPLICATION DETAILS

Application number: 6610/2022/MCU  
Application type: Material Change of Use  
Approval sought: Development Permit  
Description of proposed development: Material Change of Use - Business Use (Fast Food Premises)  
Level of Assessment: Code

### SITE DETAILS

Street address: 16 Queen Street, GOODNA QLD 4300  
Real property description: Lot 6 RP 2466

### DECISION

Date of decision: 6 September 2022  
Decision: Approved in full with conditions  
Decision Authority: Full Council

#### 1. Reasons for the Decision:

The reasons for this decision are:

- The application was properly made and followed the Development Assessment Rules in effect.
- The application was assessed against the applicable Assessment Benchmarks.
- The assessment manager, after carrying out the assessment, found that the development complied with the relevant Assessment Benchmarks applicable to the development.
- The development was not prohibited development under a categorising instrument or local categorising instrument.

**2. Assessment Benchmarks**

The following are the assessment benchmarks applying for this development:

Categorising Instrument	Assessment Benchmarks
State Planning Policy July 2017, Part E	Planning for liveable communities and housing Planning for economic growth Planning for environment and heritage Planning for safety and resilience to hazards Planning for infrastructure
Ipswich Planning Scheme 2006	Urban Areas Code (Part 4) Character Places Overlays Code (Part 11, division 3) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Earthworks Code (Part 12, division 15) Planning Scheme Policy 3 General Works Implementation Guideline No. 24 Stormwater Management

**3. Compliance with Benchmarks**

The application was found to comply with the assessment benchmarks applying to the development.

**4. Relevant matters**

The assessment had regard to the following matters:

Categorising Instrument	Assessment Benchmarks
State Planning Policy July 2017, Part E	Planning for liveable communities and housing Planning for economic growth Planning for environment and heritage Planning for safety and resilience to hazards Planning for infrastructure
Ipswich Planning Scheme 2006	Urban Areas Code (Part 4) Character Places Overlays Code (Part 11, division 3) Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Earthworks Code (Part 12, division 15) Planning Scheme Policy 3 General Works Implementation Guideline No. 24 Stormwater Management

**5. Other Relevant Matters for development subject to impact assessment**

Not applicable.

**6. Matters raised in submissions for development subject to impact assessment**

Not applicable.

Your reference  
Our reference 6610/2022/MCU  
Contact Officer Mechelle Thomson  
Telephone (07) 3810 6548



**Ipswich City Council**

1 Nicholas Street  
PO Box 191  
IPSWICH QLD 4305

Phone (07) 3810 6666  
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Email [council@ipswich.qld.gov.au](mailto:council@ipswich.qld.gov.au)

[ipswich.qld.gov.au](http://ipswich.qld.gov.au)

Parmac Property Investments Pty Ltd  
[admin@parmacproperty.com.au](mailto:admin@parmacproperty.com.au)

7 September 2022

Dear Sir/Madam

Re: Development Application – Approval  
Application No: 6610/2022/MCU  
Proposal: Material Change of Use - Business Use (Fast Food Premises)  
Property Location: 16 Queen Street, GOODNA QLD 4300

I refer to the above development application which was decided on 6 September 2022.

Enclosed with this letter is the Decision Notice, including:

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

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

Yours faithfully

Tim Foote  
DEVELOPMENT ASSESSMENT EAST MANAGER

CC.  
Urban Utilities  
[development@urbanutilities.com.au](mailto:development@urbanutilities.com.au)

Our Reference 6610/2022/MCU  
Contact Officer Mechelle Thomson  
Telephone (07) 3810 6548



7 September 2022

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

Applicant details

Applicant name: Parmac Property Investments Pty Ltd  
Applicant contact details: [admin@parmacproperty.com.au](mailto:admin@parmacproperty.com.au)

Application details

Application number: 6610/2022/MCU  
Application type: Material Change of Use  
Description of proposed development: Business Use (Fast Food Premises)  
Date application received: 8 July 2022

Site details

Property location: 16 Queen Street, GOODNA QLD 4300  
Real property description: Lot 6 RP 2466

Decision

Date of decision: 6 September 2022  
Decision Authority: Full Council

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Material Change of Use - Business Use (Fast Food Premises)	Development Permit	Approved in full subject to the conditions set out in Attachment A	6 years

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

3. Approved Plans Specifications and Drawings

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

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

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

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Material Change of Use				
SK 01	Site Plan – Issue C	Interworks Architects	16 August 2022	The retaining wall must be amended to a single tier which is located, along with the acoustic barrier, on the property boundary.  The waiting bays must be covered. Refer to Condition 3.  Footpath is to be upgraded in accordance with Condition 21 'Roadworks'.  GFA amended to 272m <sup>2</sup> .
SK 02	Floor Plan – Issue C	Interworks Architects	16 August 2022	The waiting bays must be covered. Refer to Condition 3.  GFA amended to 272m <sup>2</sup> .

Item 6.1 / Attachment 4.

Ipswich City Council

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SK 03	Elevations – Issue C	Interworks Architects	16 August 2022	<p>Eastern and western elevation labels amended.</p> <p>Elevations must be amended to alter the retaining wall to a single tier which is located, along with the acoustic barrier, on the property boundary.</p> <p>The waiting bays must be covered. Refer to Condition 3.</p> <p>Advertising devices are not approved as part of this development permit.</p>
2022-070 SK01	16 Queen Street, Goodna – Landscape Concept – Issue B	Jeremy Ferrier Landscape Architect	August 2022	<p>Footpath is to be upgraded in accordance with Condition 21 'Roadworks'.</p> <p>The plan must be amended to alter the retaining wall to a single tier which is located, along with the acoustic barrier, on the property boundary.</p> <p>Screen planting to be provided inside the acoustic barrier to provide a green edge to the development, shading and softening the internal hardstand and acoustic barrier.</p> <p>Heritage marker to be included within front landscaping area. Refer to Condition 6.</p>
2022-070 SK03	16 Queen Street, Goodna – Landscape Concept – Issue B	Jeremy Ferrier Landscape Architect	August 2022	N/A

SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Material Change of Use				
0134-ENG01	Engineering Report Proposed Commercial Development 16 Queen Street, Goodna Revision B	KRM Civil Engineering	3 August 2022	The applicant must provide an amended report in accordance with Condition 21 'Roadworks'.
22BRT0080	Traffic Impact Assessment Proposed Fast-Food Development 16 Queen Street, Goodna Revision 1	TTM	7 July 2022	N/A
22BRT0290	Proposed Fast Food Outlet 16 Queen Street, GOODNA QLD 4300 Traffic Engineering Letter – Information Request	TTM	4 August 2022	N/A
2022270 R01C	Acoustic Report	Acoustic Works	17 August 2022	The applicant must provide an amended report in accordance with Condition 30(a) Acoustic Design Management.

4. Referral Agencies

Not applicable to this decision.

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 pursuant to the *Planning Act 2016*.

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

Not applicable to this decision.

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

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

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

Not applicable to this decision.

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

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

- (a) Council will give an infrastructure charges notice for this development pursuant to section 119 of the *Planning Act 2016*.
- (b) From 1 July 2014, the Central SEQ Distributor-Retailer Authority (QUU) will issue all Infrastructure Charges Notices for charges relating to water and wastewater. For further information, it is recommended that you contact QUU’s developer customer service team on (07) 3432 2200.

14. Submitting Change Representations to Request a Negotiated Decision Notice

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



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

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

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

15. Appeal Rights

Applicant's appeal rights

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

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

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

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

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

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

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

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

**Attachment A**  
**Assessment Manager's Conditions**  
**File No: 6610/2022/MCU**  
**Location: 16 Queen Street, GOODNA QLD 4300**  
**Proposal: Material Change of Use - Business Use (Fast Food Premises)**

<b>Assessment Manager (Ipswich City Council) Conditions</b> <b>Conditions applicable to this approval under the Planning Act 2016</b>		
<b>No.</b>	<b>Condition</b>	<b>The time by which the condition must be met, implemented or complied with</b>
<b>1.</b>	<b>Basis of Approval</b>	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in Schedule 24 – Dictionary of the <i>Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i>.</p>	From the commencement of the construction of the development and at all times thereafter.
<b>2.</b>	<b>Minor Alterations</b>	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.
<b>3.</b>	<b>Development Plans</b>	
(a)	The applicant must undertake the development generally in accordance with the approved plans outlined in Part 3 of this development permit.	From the commencement of the construction of the development and at all times thereafter.
(b)	The applicant must submit to the assessment manager for approval detailed plans of a roof structure covering the waiting bays.	Prior to the building works approval being granted for the development.
(c)	The applicant must construct the covered waiting bays in accordance with the approval granted in (b) above.	Prior to the commencement of the use and at all times thereafter.
<b>4.</b>	<b>Hours of Construction</b>	
	Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3</i> .	At all times during construction of the development.

5.	Removal of Buildings	
(a)	The applicant must remove all buildings or other structures on the land and disconnect all relevant services.	Prior to the commencement of the construction of the development.
(b)	The applicant must obtain relevant approvals for the above works.	Prior to the commencement of the works.
(c)	<p>The applicant must provide the following details to the assessment manager in relation to the Schedule 3 listed dwelling:</p> <p>(i) nomination of the proposed site of relocation (either within Goodna, or a Character Zone within the Ipswich Local Government area), demonstrating that the dwelling will be oriented and restored as far as possible to retain or enhance its original streetscape presence and overall setting;</p> <p>(ii) a report (prepared by a suitably qualified Heritage consultant) containing photographs and measured drawings which document the location and condition of the building prior to its removal or relocation; and</p> <p>(iii) a copy of any relevant development permit required to be obtained for the establishment of the dwelling on the site of relocation.</p>	Prior to the issue of building works approval for the relocation of the dwelling.
6.	Heritage Marker	
(a)	The applicant must submit, for written approval by the assessment manager, a plan specifying a marker to document the heritage significance of the Schedule 3 dwelling proposed to be relocated from the site, including photos of the dwelling on the current site, a description of its historical significance and details of the approved relocation site.	In conjunction with the lodgement of an application for operational works (advertising device/s).
(b)	The applicant must erect the Heritage Marker within the front landscaping area between the two (2) driveway crossovers, in accordance with the approval granted in (a) above.	Prior to the commencement of the use and at all times thereafter.
7.	Separate Agreements (Sale Agreements, Tenancy Agreements, Lease Agreements, Community Management Statements, Developer Covenants etc.)	
(a)	The applicant must ensure any separate agreements (including but not limited to sale agreements, tenancy agreements; lease agreements; community management statements; developer covenants etc.) require the development to be conducted/operated in	From the commencement of the use and at all times thereafter.

	accordance with:	
	(i) this development approval (and any subsequent amendments/changes to this approval)	
	(ii) any related or consequential approvals (e.g. material change of use, reconfiguring a lot, operational works or building works)	
(b)	The applicant must ensure a copy of all approvals referred to in (a) above are:	At the time an agreement is presented to the relevant parties.
	(i) appropriately referenced in such agreements	
	(ii) provided to all parties of such agreements.	

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

9.	Visual Treatment of Plant and Equipment	
(a)	The applicant must ensure all plant and equipment (inclusive of tanks, air conditioning units, compressors, generators, ducting, ventilation and the like):	Prior to the commencement of the use and at all times thereafter.
	(i) is <u>not</u> located between any building and the dedicated road reserve; or	
	(ii) is appropriately screened (and ventilated) from view from Queen Street.	
(b)	The applicant must, where screening is required pursuant to (a), submit for written approval by the assessment manager details of the screening method or device. All screening must be of materials similar in appearance and specification to those used in the construction of buildings on the premises and adjacent premises.	Prior to the lodgement of the application for building work.
(c)	The applicant must construct and maintain all screening in accordance with the approval issued by the assessment manager.	Prior to the commencement of the use and at all times thereafter.

10.	Activation of Buildings	
	Unless otherwise approved by the assessment manager, all windows and building entries fronting Queen Street are to remain visually permeable at all times during the operation of the development. To this end, all windows and entry points are to remain transparent and must not be covered with advertising, screening or opaque tinting of any kind.	Prior to the commencement of the use and at all times thereafter.
11.	Security Surveillance System	
(a)	The applicant must install a security camera system to deter criminal activity and provide surveillance for the proposed development prior to the commencement of use. The surveillance provided by this security camera system must be located to encompass all external areas associated with this approval.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must install appropriate signage informing the public of this surveillance system.	Prior to the commencement of the use and at all times thereafter.
12.	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. All lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous light to be directed or reflected upwards.	Prior to the commencement of the use and at all times thereafter.
13.	Customer Toilets	
(a)	The applicant must provide customer toilet facilities in accordance with the provisions of the National Construction Code, which must remain open for access at all times during the operation of the development.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(b)	The applicant must provide at least one wash basin, with a rim height not exceeding 600mm, for use by young children.	From the commencement of the use and at all times during the approved hours of operation thereafter.
(c)	Where wall hung urinals are provided, the applicant must ensure at least one such urinal is designed for use by young children and installed in accordance with the manufacturer's specification.	From the commencement of the use and at all times during the approved hours of operation thereafter.

14.	Car Parking – Use and Maintenance	
(a)	The applicant must provide a minimum of fifteen (15) car parking spaces for the development.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must designate and appropriately label the tandem car parking spaces for the use of staff only.	Prior to the commencement of the use and at all times thereafter.
(c)	<p>The applicant must ensure all parking areas are:</p> <p>(i) Kept exclusively for parking for the development;</p> <p>(ii) Used exclusively for parking for the development;</p> <p>(iii) Accessible to both staff and customers during any approved hours of operation (unless otherwise indicated on the approved plans);</p> <p>(iv) Appropriately signposted at the entry/entries to the car park (e.g. "Staff and Customer Parking") in accordance with AS1742; and</p> <p>(v) Maintained in perpetuity.</p>	Prior to the commencement of the use and at all times thereafter.
15.	Trade Materials, Products and Plant	
	The applicant must store all trade materials, products and plant within the confines of the building and/or approved storage areas.	From the commencement of the use and at all times thereafter.
16.	Loading and Unloading	
	The applicant must undertake all loading and unloading within the confines of the subject site, at the approved location detailed on the approved plans outlined in Part 3 of this development permit.	From the commencement of the use and at all times thereafter.
17.	Landscaping and Fencing	
(a)	The applicant must submit, for written approval by the assessment manager, landscape plans generally in accordance with the approved Landscape Concept Plans (with required amendments) outlined in Part 3 of this development permit.	In conjunction with the lodgement of the application for operational works (landscaping).
(b)	The applicant must submit, for written approval by the assessment manager, details of the proposed retaining walls, acoustic barrier and any other proposed fencing. The retaining walls, acoustic barrier and fencing must be designed to be visually attractive (particularly to adjacent sites) and include the following requirements:	In conjunction with the lodgement of the application for operational works (landscaping).

	<p>(i) relevant plans and elevations illustrating the design and locations of the retaining walls, acoustic barrier and fencing;</p> <p>(ii) a schedule of the proposed materials and colours;</p> <p>(iii) retaining walls utilising concrete sleepers or blocks are to incorporate full-depth colour treatment; and</p> <p>(iv) timber palings (if applicable) must be positioned on the external façade of the fence (directed towards adjoining lot/s).</p>	
(c)	The applicant must provide landscaping and fencing works in accordance with the approved landscape plans.	Prior to the commencement of the use and at all times thereafter.
(d)	The applicant must submit to the assessment manager a Certificate of Compliance for Landscape Works completed by a qualified landscape designer stating the works have been completed in accordance with requirements of the approved landscape plan.	Prior to the commencement of the use.

18.	Streetscape Landscaping	
(a)	The applicant must undertake streetscape landscaping in accordance with <i>Ipswich Streetscape Design Guideline 2013</i> , providing single street tree/s at a maximum spacing of 15 metres of road frontage, or in accordance with the closer spacing prescribed in Part 5 – Planting Schedules of the <i>Ipswich Streetscape Design Guideline 2013</i> .	In conjunction with the lodgement of the application for operational works (landscaping).
(b)	The applicant must obtain operational works (landscaping) approval from the assessment manager.	In conjunction with the lodgement of the application for operational works (landscaping).

19.	Utility Services	
(a)	<p>The applicant must connect the development to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication utilities.</p> <p>Where proposed allotments front existing overhead electricity or telecommunication service, these allotments may connect direct to such service subject to the approval and requirements of the service provider.</p>	Prior to the commencement of the use and at all times thereafter.

(b)	<p>The applicant must provide written evidence (e.g. connection certificates) from each service provider stating either that the development has been connected to applicable utility service or has a current supply agreement.</p> <p>Where an electricity property pole has been installed, the applicant must provide certification of accordance with AS/NZS 3000 and the Queensland Electricity Connection Manual.</p>	<p>Prior to the commencement of the use and at all times thereafter.</p>
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20.	Access, Parking and Manoeuvring Areas	
(a)	<p>The applicant must construct all parking, access and manoeuvring areas of concrete, bitumen or equivalent materials approved by the assessment manager.</p>	<p>From the commencement of the use and at all times thereafter.</p>
(b)	<p>The applicant must line-mark all parking, access and manoeuvring areas in accordance with the relevant Australian Standard.</p>	<p>From the commencement of the use and at all times thereafter.</p>
(c)	<p>The applicant must make provision for all vehicles to enter and exit the site in forward gear.</p>	<p>From the commencement of the use and at all times thereafter.</p>
(d)	<p>The applicant must construct concrete laybacks and driveway slabs for proposed access points in accordance with the following:</p> <ul style="list-style-type: none"> <li>(i) From the kerb alignment to the property boundary for access to the development;</li> <li>(ii) A minimum of 6.0m wide;</li> <li>(iii) In accordance with Council Standard Drawing SR.13;</li> <li>(iv) Driveway crossovers are located to provide a 600mm and 800mm clearance from the back stone of any drainage inlet and power pole, respectively; and</li> <li>(v) The crossovers must be designed to ensure that vehicles entering and exiting the development do not encroach into the north bound lane of Queen Street.</li> </ul>	<p>From the commencement of the use and at all times thereafter.</p>

21.	Roadworks	
(a)	<p>The applicant must provide a detailed design for frontage street roadworks (upgrading the existing footpath from 1.2m to 2.5m wide concrete footpath) in accordance with Section 1.1.4 (5) of <i>Planning Scheme Policy 3</i> and Council's Standard Drawing SR.19.</p>	<p>In conjunction with the lodgement of the application for operational works.</p>



(b)	The applicant must construct frontage street roadworks generally in accordance with the approved design as required by Condition (a) above.	Prior to commencement of the use.
22.	Stormwater Quantity Management	
(a)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level IV.	Prior to the commencement of the use.
(b)	The applicant must discharge stormwater runoff from all impervious areas to Council's stormwater infrastructure in Queen Street.	From the commencement of the use and at all times thereafter.
(c)	<p>The applicant must design stormwater quantity management infrastructure for the proposed development generally in accordance with the Stormwater Management Plan outlined in Part 3 of this development permit, subject to the following clarifications and/or modifications:</p> <p>(i) Provide stormwater infrastructure to ensure stormwater runoff from external property (21 Church Street, Goodna) at the southern property boundary is captured and conveyed to the lawful point of discharge; and</p> <p>(ii) Amend Drawing No. 0134-C01, Revision B, titled 'Conceptual Layout and Earthworks Plan' and dated 3 August 2022, to include design details as required by Item (i) above.</p> <p>An amended report and the detailed design must be submitted to the assessment manager.</p>	In conjunction with lodgement of the application for operational works.
(d)	The applicant must construct the stormwater quantity management system for the proposed development, generally in accordance with approved design as required by Condition (c) above.	Prior to the commencement of the use.
23.	Earthworks	
	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> and the requirement of Condition 22(c) 'Stormwater Quantity Management' above.	In conjunction with the lodgement of the application for operational works and during construction.
24.	Design Standards	
	The applicant must design all works in accordance with <i>Planning Scheme Policy 3 - General Works</i> and Implementation Guidelines 24 and 28 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.

25.	Design Certifications	
(a)	The applicant must submit to the assessment manager RPEQ design certification(s) stating that all civil and associated works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	In conjunction with the lodgement of the application for operational works.
(b)	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 engineering report as required by Condition 22(c) 'Stormwater Quantity Management'.	In conjunction with the lodgement of the application for operational works.
26.	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 commencement of use.
(b)	The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to commencement of use.
(c)	The applicant must reinstate all disturbed verge and open space areas with turf (including provision of topsoil to minimum depth of 50mm).	Prior to commencement of use.
27.	Stormwater Quality	
(a)	The applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 General Works of the <i>Ipswich Planning Scheme</i> prior to stormwater runoff discharging from the site.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must implement stormwater infrastructure in accordance with the Engineering Report listed at Part 3 of this approval.	Prior to the commencement of the use and at all times thereafter.
(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.
28.	Stormwater Maintenance Plan	
(a)	The applicant must submit to the assessment manager, a stormwater maintenance plan for the entire stormwater system, prepared in accordance with Implementation Guideline 24 Stormwater Management of the <i>Ipswich Planning Scheme</i> .	Prior to the commencement of the use.
(b)	The applicant must implement the stormwater maintenance plan in perpetuity to the satisfaction of the assessment manager.	From the commencement of the use and at all times thereafter.

(c)	The applicant must maintain regular inspection records on site and make these records available to the assessment manager upon request for both the construction and operational phases. The inspection records must detail all actions undertaken as required by the approved stormwater maintenance plan.	From the commencement of the use and at all times thereafter.
(d)	The applicant must provide a copy of the signed supply agreement between the applicant and the stormwater filtration system supplier for the maintenance of the SPeL-treatment device(s).	Prior to the commencement of the use.

29.	Hours of Operation	
(a)	The applicant is permitted to conduct work or business from the site 24 hours per day, 7 days per week.	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure refuse collection vehicles or service vehicles do not access or operate on the site outside of Monday to Sunday 7:00am to 10:00pm.	From the commencement of the use and at all times thereafter.

30.	Acoustic Design Management	
(a)	The applicant must provide to the assessment manager a revised site plan and an amended acoustic report which demonstrates that the full extent of the acoustic barrier will be located on the property boundary.	In conjunction with the lodgement of the application for operational works (landscaping).
(b)	The applicant must construct an acoustic barrier that is generally in accordance with the recommendations of the acoustic report outlined in Part 3 of this development permit, Condition (a) above, and the following requirements:  (i) 1.8 metre high, gap free and constructed of materials with a minimum surface density of 12.5 kg/m <sup>2</sup> ; and  (ii) Consisting of timber, fibre cement or brick.	Prior to the commencement of the use.
(c)	The acoustic barrier must comply with the visual amenity requirements and be landscaped in accordance with Condition 17 'Landscaping and Fencing'.	Prior to the commencement of the use.
(d)	The applicant must submit to the assessment manager certification from a suitably qualified acoustic consultant demonstrating that Condition (b) has been complied with.	Prior to the commencement of the use.

31.	Acoustic Management	
(a)	The applicant must ensure the use of outdoor public address systems is restricted to emergency use only.	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure amplified music or live music is not played outdoors.	From the commencement of the use and at all times thereafter.

(c)	The applicant must ensure all metal grilles, metal plates or similar infrastructure that is subject to vehicular traffic is acoustically damped to prevent environmental nuisance.	From the commencement of the use and at all times thereafter.
(d)	In the event acoustic enclosures are required for external mechanical plant and equipment (including but not limited to air conditioning units, compressors, generators and the like), the applicant must ensure the enclosure is suitably ventilated and visually screened.	Prior to the commencement of the use.

32.	Waste Storage and Collection	
(a)	The applicant must locate waste storage in accordance with the approved plan listed in Part 3 of this approval.	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure all wash down waters from bin cleansing performed on the site is either: <ul style="list-style-type: none"> <li>(i) Appropriately treated and discharged to sewer subject to a Trade Waste approval; or</li> <li>(ii) The services of a refuse bin cleaning company are engaged.</li> </ul>	From the commencement of the use and at all times thereafter.
(c)	The applicant must ensure waste bins are collected on the site and there is no kerb side collection.	From the commencement of the use and at all times thereafter.

33.	Gas Bottles	
	The applicant must ensure gas stored in bottles are stored and handled in accordance with AS 4332 - <i>The storage and handling of gases in cylinders</i> and <i>Queensland Work Health and Safety (WHS) Act 2011</i> .	Prior to the commencement of the use and at all times thereafter.

34.	Air Quality (Odour)	
(a)	The mechanical exhaust ventilation systems associated with the fast food premises must be designed, constructed and maintained in accordance with <i>Australian Standard 1668 Parts 1 and 2 – The use of Mechanical Ventilation and Air Conditioning in Buildings</i> .	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must submit to the assessment manager certification from a suitably qualified engineer or ventilation specialist demonstrating compliance with the system design and construction components of Condition (a).	Prior to the commencement of the use.

*Assessment Manager (Ipswich City Council) Advice*

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

1.	Advertising Signage
	Unless any advertising devices associated with the proposed use meets the exempt criteria set out in Schedule 9 of the <i>Ipswich Planning Scheme 2006</i> , such signage would require submission to Council of a code assessable development application for operational works – placing an advertising device on premises. For further information please contact the Planning and Development Department on (07) 3810 6888.
2.	Fire Ants
(a)	In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i> , the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i> ) has been detected.
(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website <a href="http://www.daf.qld.gov.au/fireants">www.daf.qld.gov.au/fireants</a> .
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.
3.	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> .  If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> , you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6844.
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.	Section 73 of the <i>Planning Act 2016</i>
	Pursuant to Section 73 of the <i>Planning Act 2016</i> , a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.
6.	Acronyms and Terms Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	UU – Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
(c)	PSP 3 – Council Planning Scheme Policy 3
(d)	QUDM – The <i>Urban Drainage Manual</i> , produced by the Queensland Department of Environment and Natural Resources
(e)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(f)	AHD - Australian Height Datum (m)
(g)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(h)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.
7.	Bonds
	Any bonding sought to be approved in relation to development will be considered in accordance with <i>Planning Scheme Policy 3</i> of the Ipswich Planning Scheme.  The Bond and conditions of security payment can be found online at <a href="http://www.ipswichplanning.com.au/development-planning/development-planning-information">http://www.ipswichplanning.com.au/development-planning/development-planning-information</a> . Council's preference is for bonds to be submitted by way of a Bank Guarantee.
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 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.	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'.
11.	Road Permit Application
	<p>The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the <i>Local Government Act 2009</i> prior to undertaking any physical works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the <i>Local Government Act 2009</i> and constitute a separate process to seeking a Development Permit issued under the <i>Planning Act 2016</i>.</p> <p>Please contact the Ipswich City Council office for further information via email: <a href="mailto:council@ipswich.qld.gov.au">council@ipswich.qld.gov.au</a> or telephone (07) 3810 6666.</p>
12.	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.
13.	Trade Waste
	Wastewater directed to sewer must only be carried out in compliance with an approved Trade Waste Permit for the site. All associated water treatment equipment (if any) must be covered by the permit, where released to sewer. Enquiries regarding Trade Waste requirements can be made by contacting Urban Utilities on telephone number 13 26 57.
14.	Food Licence
	Where food is sold, served and or produced on the site there may be a need to hold a licence to do so under the <i>Food Act 2006</i> . Please contact the Planning and Regulatory Services Department of Ipswich City Council for advice regarding this matter on telephone number 3810 6666.
15.	Report Assessment
	The applicant is advised that should Council require the submission of an amended report prior to the lodgement and/or in conjunction with any Operational Works development application, a fee will apply in accordance with the current Council Fees and Charges.