

Your reference  
Our reference 5636/2021/MCU  
Contact Officer Edina Krkalic  
Telephone (07) 3810 6897



**Ipswich City Council**

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Griffith Group One Pty Ltd  
C/- Town Planning Alliance  
Attn: Thomas Bissett/Vu Nguyen  
[eda@tpalliance.com.au](mailto:eda@tpalliance.com.au)

**Insert date 2021**

Dear Thomas and Vu

Re: Development Application – Approval  
Application No: 5636/2021/MCU  
Proposal: Material Change of Use - Community Use (Child Care Centre)  
Property Location: 54-56 Arthur Summervilles Road, KARALEE QLD 4306

I refer to the above development application which was decided on **[decision date]**.

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 Edina Krkalic 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)

Insert date 2021

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

Applicant details

Applicant name: Griffith Group One Pty Ltd C/- Town Planning Alliance  
Applicant contact details: [eda@tpalliance.com.au](mailto:eda@tpalliance.com.au)

Application details

Application number: 5636/2021/MCU  
Application type: Material Change of Use  
Description of proposed development: Community Use (Child Care Centre)  
Date application received: 11 March 2021

Site details

Property location: 54-56 Arthur Summervilles Road, KARALEE QLD 4306  
Real property description: Lot 22 RP 121008 TO DEPTH 22.86M

Decision

Date of decision: Decision date  
Decision Authority: Full Council

1. Decision Details:

| Development  | Approval Type      | Decision   | Currency Period |
|--|--------------------|--|-----------------|
| Material Change of Use:<br><br>Community Use (Child Care Centre) | 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. & Revision No.   | Description                | Prepared By    | Date        | Amendments Required   |
| Not applicable – Amended plans to be submitted in accordance with the conditions of this development permit. |                            |                |             |   |
| SPECIFICATIONS/DRAWINGS  |                            |                |             |   |
| Reference No. & Revision No.   | Description                | Prepared By    | Date        | Amendments Required   |
| Aspect of development: all   |                            |                |             |   |
| Reference No: 8871<br><br>Issue B  | Stormwater Management Plan | MPN Consulting | 13 May 2021 | The applicant must submit and amended Stormwater Management Plan and detailed design for the stormwater quantity management infrastructure in accordance with Condition 15. |

|                                |   |                   |                |  |
|--------------------------------|---|-------------------|----------------|--|
|                                |   |                   |                | The amended Stormwater Management Plan is to reflect the revised design required to be submitted in accordance with Condition 3.   |
| Ref:<br>L22821BH<br>/20-028    | Management of Odour and Noise from Wastewater Holding Tank System - Proposed Childcare Centre Development at 54-56 Arthur Summerville Road, Karalee | MWA Environmental | 30 August 2021 | <p>The applicant must prepare and submit a Sewage Management Plan in accordance with Condition 24.</p> <p>Attachment 1 is approved only as it relates to the location of the on-site effluent tanks. Refer to the amended plans approved pursuant to Condition 3 for the Child Care Centre design.</p>                         |
| Ref:<br>1512_TPA<br>54         | Response to Council's Information Request – Traffic Matters   | QTraffic          | 12 May 2021    | <p>Refer to the amended plans approved pursuant to Condition 3 for the Child Care Centre design.</p> <p>The applicant must provide roadworks in accordance with Condition 14.</p>  |
| Ref:<br>1512_TPA<br>54         | Response to Council's Outstanding Issues (email 15/07/2021)   | QTraffic          | 16 August 2021 | Car parking and waste collection to be provided in accordance with Condition 11 and 23.  |
| Drawing No. DA.01<br><br>Rev C | Bulk Earthworks Plan  | MPN Consulting    | 13 May 2021    | <p>This drawing is approved only as it relates to maximum retaining wall heights. Earthworks are to be approved pursuant to a separate application for operational works and retaining walls are to be approved pursuant to a separate application for building works.</p> <p>Refer to the amended plans approved pursuant</p> |

|                                    |                                 |                   |                |   |
|------------------------------------|---------------------------------|-------------------|----------------|---|
|                                    |                                 |                   |                | to Condition 3 for the Child Care Centre design.  |
| Job No:<br>21-028<br><br>Version 2 | Updated Noise Impact Assessment | MWA Environmental | 13 August 2021 | Refer to the amended plans approved pursuant to Condition 3 for the Child Care Centre design. |

Note: Amended plans or documents must be submitted for endorsement by the Assessment Manager prior to the submission of any application for operational works, building work or plumbing application.

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

There were 280 properly made submissions about the application received from the following submitters.

| No. | Name of principal submitter | Residential or business address                 | Electronic address (if provided)   |
|-----|-----------------------------|---|--|
| 1   | Samantha Dew                | 8-12 Lyndon Way<br>KARALEE QLD 4306             | <a href="mailto:samanthadew@hotmail.com">samanthadew@hotmail.com</a>                   |
| 2   | Rosalind McDonald           | 2 Albion Street<br>BRASSALL QLD 4305            | <a href="mailto:ros72@bigpond.com">ros72@bigpond.com</a>                               |
| 3   | Scarlet Vorochiloff         | 22 Newcomen Street<br>INDOOROOPIILY QLD 4068    | <a href="mailto:spvorochiloff@hotmail.com">spvorochiloff@hotmail.com</a>               |
| 4   | Rebecca Jones               | 95 Cranes Road<br>NORTH IPSWICH QLD 4305        | <a href="mailto:ba.tj@bigpond.com">ba.tj@bigpond.com</a>                               |
| 5   | Sarah Jaye Dimitrios        | 70 Arthur Summervilles Road<br>KARALEE QLD 4306 | <a href="mailto:sarahdimitrios@gmail.com">sarahdimitrios@gmail.com</a>                 |
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| 13 | Sarah Teunissen       | 486 Junction Road<br>KARALEE QLD 4306                   | <a href="mailto:sarah.teunissen@icloud.com">sarah.teunissen@icloud.com</a>         |
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| 21 | Casey Dore            | 103 Settler Way<br>KARALEE QLD 4306                     | <a href="mailto:caseydore83@hotmail.com">caseydore83@hotmail.com</a>               |
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| 32 | Sarah Allister        | 5 Hideaway Place<br>KARALEE QLD 4306                    | <a href="mailto:sbotsford01@gmail.com">sbotsford01@gmail.com</a>                   |
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| 34 | Tamika                | 102 Arthur Summervilles Road                            | <a href="mailto:tburchmann15@gmail.com">tburchmann15@gmail.com</a>                 |

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| 48 | Ivy Chien   | 14 City View Road<br>CAMP HILL QLD 4152    | <a href="mailto:iai_chien@yahoo.com">iai_chien@yahoo.com</a>                             |
| 49 | Cosmo Property Group Pty Ltd<br>ATF Fandora Trust | PO Box 8198<br>SUNNYBANK QLD 4109          | <a href="mailto:aschesky@wolterconsulting.com.au">aschesky@wolterconsulting.com.au</a>   |
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| 100 | Thomas Thornton        | 3 Phie Street<br>TIVOLI QLD 4305                   | <a href="mailto:rachel.mary@hotmail.com">rachel.mary@hotmail.com</a>                 |
| 101 | Kate Dilger            | 2/15 Bulloo Crescent<br>BRASSALL QLD 4305          | <a href="mailto:katedilger@hotmail.com">katedilger@hotmail.com</a>                   |
| 102 | Katherine Baills       | 41 Settler Way<br>KARALEE QLD 4306                 | <a href="mailto:katherine.baills@gmail.com">katherine.baills@gmail.com</a>           |
| 103 | Joshua Lester-Haegens  | 1/20 Cahill Crescent<br>COLLINGWOOD PARK QLD 4301  | <a href="mailto:joshlester95@hotmail.com">joshlester95@hotmail.com</a>               |
| 104 | Julian Tofoni          | 16 Delamore Court<br>CHUWAR QLD 4306               | <a href="mailto:juliantofofi@gmail.com">juliantofofi@gmail.com</a>                   |
| 105 | Katelyn Iselin         | 171 Queen Street<br>MARBURG QLD 4346               | <a href="mailto:katelyn_iselin@live.com.au">katelyn_iselin@live.com.au</a>           |
| 106 | Kristy Cass            | 19-33 Schimkes Ln<br>CLARENDON QLD 4311            | <a href="mailto:Kristy.cass@outlook.com">Kristy.cass@outlook.com</a>                 |
| 107 | Jennifer Watkins       | 16 Krystyna Court<br>KARALEE QLD 4306              | <a href="mailto:jeffleur@hotmail.com">jeffleur@hotmail.com</a>                       |
| 108 | Trish McMahon          | 58-60 Arthur Summervilles Road<br>KARALEE QLD 4306 | <a href="mailto:trish_macca@hotmail.com">trish_macca@hotmail.com</a>                 |
| 109 | Elise Jonker           | 20 Islandview Street<br>BARELLAN POINT QLD 4306    |  |
| 110 | Tammy                  | 107 Cemetery Road<br>RACEVIEW QLD 4305             |  |
| 111 | Chung Lee              | 12 Seiler Court<br>KARALEE QLD 4306                |  |
| 112 | Adam Sippel            | 132 Diamantina Circle<br>KARALEE QLD 4306          |  |
| 113 | Brianna Knight         | 46 Waterfront Drive                                |  |

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|     |                     | KARALEE QLD 4306                                  |  |
| 114 | Ashley Neale        | 20 Waterfront Drive<br>KARALEE QLD 4306           |  |
| 115 | Ben Murtagh         | 122 Settler Way<br>KARALEE QLD 4306               |  |
| 116 | Dan Houwen          | 73-81 Riverside Avenue<br>BARELLAN POINT QLD 4306 |  |
| 117 | Debbie Hillier      | 93 Waterfront Drive<br>KARALEE QLD 4306           |  |
| 118 | Evette Beahan       | 35 Quiberon Street<br>KARALEE QLD 4306            |  |
| 119 | Catherine Peucker   | 24-26 Myora Row<br>KARALEE QLD 4306               |  |
| 120 | Gayle Robertson     | 11 Dakota Place<br>BRASSALL QLD 4305              |  |
| 121 | Kathy Myatt         | 51-53 Elaine Street<br>KARALEE QLD 4306           |  |
| 122 | Keri-Anne Donnini   | 40 Hume Street<br>KARALEE QLD 4306                |  |
| 123 | Jan Cronon          | 15 Elanora Way<br>KARALEE QLD 4306                |  |
| 124 | Jenny Wright        | 42-44 Sovereign Strait<br>KARALEE QLD 4306        |  |
| 125 | Kimberley Stringer  | 4 Luckie Crescent<br>TIVOLI QLD 4305              |  |
| 126 | Lisa Cowles         | 38 President Circle<br>KARALEE QLD 4306           |  |
| 127 | Rochelle Oberholzer | 38 Waterlilly Drive<br>KARALEE QLD 4306           |  |
| 128 | Sheree Cupitt       | 48 Lilley Terrace<br>CHUWAR QLD 4306              |  |
| 129 | Leisa Huxley        | 116 Diamantina Circle<br>KARALEE QLD 4306         |  |
| 130 | Kayleen Ramsey      | 74-78 Elanora Way<br>KARALEE QLD 4306             |  |
| 131 | Natalie Supple      | 14 Nautilus Close<br>KARALEE QLD 4306             |  |
| 132 | Michael Wright      | 42-44 Sovereign Strait<br>KARALEE QLD 4306        |  |
| 133 | Sonia Chapman       | 133 Riverside Avenue<br>BARELLAN POINT QLD 4306   |  |
| 134 | Lynelle Jones       | 50-52 First Avenue<br>BARELLAN POINT QLD 4306     |  |
| 135 | Michael Percival    | 138 Settler Way<br>KARALEE QLD 4306               |  |
| 136 | Sandra Percival     | 138 Settler Way<br>KARALEE QLD 4306               |  |
| 137 | Tina Hassett        | 65/23 Earl Street<br>DINMORE QLD 4303             |  |
| 138 | Tammy Johnson       | 113 Diamantina Circle<br>KARALEE QLD 4306         |  |
| 139 | L O'Hara            | 40 Hume Street<br>KARALEE QLD 4306                |  |
| 140 | Allan George        | 41 Balmoral Grove                                 |  |

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|     |                         | KARALEE QLD 4306                                    |  |
| 141 | Alexander Ross Christie | 157 Riverside Avenue<br>BARELLAN POINT QLD 4306     |  |
| 142 | Annastacia Bean         | 125 Vogel Road<br>BRASSALL QLD 4305                 |  |
| 143 | Scott Ramsey            | 74-78 Elanora Way<br>KARALEE QLD 4306               |  |
| 144 | Aofie Jensch            | 34-38 Myora Row<br>KARALEE QLD 4306                 |  |
| 145 | Amy Waters              | 3 Arrawatta Close<br>KARALEE QLD 4306               |  |
| 146 | Aimee Gorman            | 7 Sampson Court<br>CHUWAR QLD 4306                  |  |
| 147 | Fiona Hewson            | 31 Diamantina Circle<br>KARALEE QLD 4306            |  |
| 148 | Grant Rettke            | 197 Arthur Summervilles Road<br>KARALEE QLD 4306    |  |
| 149 | Heather Butterworth     | 100-104 Riverside Avenue<br>BARELLAN POINT QLD 4306 |  |
| 150 | Alison White            | 41 Islandview Street<br>BARELLAN POINT QLD 4306     |  |
| 151 | Donna Normoyle          | 9-11 Lillian Street<br>KARALEE QLD 4306             |  |
| 152 | Brett Loxton            | 24 Huon Drive<br>KARALEE QLD 4306                   |  |
| 153 | Simone Verhoeven        | 78 Waterfront Drive<br>KARALEE QLD 4306             |  |
| 154 | John Robert Holt        | 1-5 Fearless Court<br>KARALEE QLD 4306              |  |
| 155 | Ian Grant Peden         | 20-22 Myora Row<br>KARALEE QLD 4306                 |  |
| 156 | Kellie Schuring         | 8 Phar Lap Parade<br>KARALEE QLD 4306               |  |
| 157 | Karen Houwen            | 142-144 Riverside Avenue<br>BARELLAN POINT QLD 4306 |  |
| 158 | Kerry Wall              | 9 Greenview Court<br>KARALEE QLD 4306               |  |
| 159 | Luke Karadzic           | 7 Sampson Court<br>CHUWAR QLD 4306                  |  |
| 160 | Leonie Anne Keizer      | 6/18 Holmes Street<br>TOOWONG QLD 4066              |  |
| 161 | Paul Hassett            | 65/23 Earl Street<br>DINMORE QLD 4303               |  |
| 162 | Liliana Christie        | 157 Riverside Avenue<br>BARELLAN POINT QLD 4306     |  |
| 163 | Meridy Kirkpatrick      | 105-107 Lyndon Way<br>KARALEE QLD 4306              |  |
| 164 | Natasha Spehar          | 5 Kallatina Terrace<br>KARALEE QLD 4306             |  |
| 165 | Margaret Lynch          | 28-32 Myora Row<br>KARALEE QLD 4306                 |  |
| 166 | R Leeson                | 36 Baradine Close<br>KARALEE QLD 4306               |  |
| 167 | Roy Gorman              | 9-11 Lillian Street                                 |  |

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|     |                           | KARALEE QLD 4306                                 |  |
| 168 | Rosemary Argow            | 16 Brodzig Road<br>CHUWAR QLD 4306               |  |
| 169 | Renee Sefont              | 12 Coal Road<br>CHUWAR QLD 4306                  |  |
| 170 | Richelle Dredge           | 268 Mt Crosby Road<br>CHUWAR QLD 4306            |  |
| 171 | Richard Jensch            | 34-38 Myora Row<br>KARALEE QLD 4306              |  |
| 172 | Stephen Clements          | 37-39 Sovereign Strait<br>KARALEE QLD 4306       |  |
| 173 | Sarah Rettke              | 197 Arthur Summervilles Road<br>KARALEE QLD 4306 |  |
| 174 | Rosslyn Gayle Weatherhead | 508 Junction Road<br>BARELLAN POINT QLD 4306     |  |
| 175 | Susanne Dwan              | 516-522 Junction Road<br>BARELLAN POINT QLD 4306 |  |
| 176 | Robyn Whale               | 197 Arthur Summervilles Road<br>KARALEE QLD 4306 |  |
| 177 | Elena Jansen              | 284-286 Junction Road<br>KARALEE QLD 4306        |  |
| 178 | Megan Steffensen          | 19 Balmoral Grove<br>KARALEE QLD 4306            |  |
| 179 | Breanna Werda             | 41 Settler Way<br>KARALEE QLD 4306               |  |
| 180 | Rhys Thomas O'Sullivan    | 3 Bosswood Court<br>YAMANTO QLD 4305             |  |
| 181 | Judith Joy Gardiner       | 550 Junction Road<br>BARELLAN POINT QLD 4306     |  |
| 182 | Laura Crisp               | 801 Mt Crosby Road<br>KARANA DOWNS QLD 4306      |  |
| 183 | Lyn Alcorn                | 56 Burilda Street<br>HENDRA QLD 4011             |  |
| 184 | Fred Mienie               | 2B Willowdowns Drive<br>KARALEE QLD 4306         |  |
| 185 | Karla Juanita Wright      | 32 Highmead Drive<br>BRASSALL QLD 4305           |  |
| 186 | Adam Waters               | 3 Arrawatta Close<br>KARALEE QLD 4306            |  |
| 187 | Maree Werda               | 1 Settler Way<br>KARALEE QLD 4306                |  |
| 188 | Margaret Lucas            | 56 Lowry Street<br>NORTH IPSWICH QLD 4305        |  |
| 189 | Bruce Werda               | 1 Settler Way<br>KARALEE QLD 4306                |  |
| 190 | Damian Spehar             | 5 Kallatina Terrace<br>KARALEE QLD 4306          |  |
| 191 | Stacey Yarnold            | 10-12 Elizabeth Street<br>KARALEE QLD 4306       |  |
| 192 | Geoffrey John Hayes       | 9-11 Elizabeth Street<br>KARALEE QLD 4306        |  |
| 193 | Gina Loxton               | 22-24 Huon Drive<br>KARALEE QLD 4306             |  |
| 194 | Tom Galway                | 28-32 Myora Row                                  |  |

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|     |                      | KARALEE QLD 4306                                 |  |
| 195 | Tamara Toms          | 2-4 Arthur Summervilles Road<br>KARALEE QLD 4306 |  |
| 196 | Daniel Parker        | 156-158 Blackwall Road<br>CHUWAR QLD 4306        |  |
| 197 | Liezl Coetzer        | 23 Raven Court<br>KARALEE QLD 4306               |  |
| 198 | Leza Mienie          | 2B Willowdowns Drive<br>KARALEE QLD 4306         |  |
| 199 | Ross Semple          | 9-11 Bass Street<br>BARELLAN POINT QLD 4306      |  |
| 200 | Robyn Semple         | 9-11 Bass Street<br>BARELLAN POINT QLD 4306      |  |
| 201 | Sarah Wells          | 24 Katherine Court<br>KARALEE QLD 4306           |  |
| 202 | David Rotheram       | 610-616 Junction Road<br>BARELLAN POINT QLD 4306 |  |
| 203 | Rebecca Rotheram     | 610-616 Junction Road<br>BARELLAN POINT QLD 4306 |  |
| 204 | Paul Coetzer         | 23 Raven Court<br>KARALEE QLD 4306               |  |
| 205 | Brooke Bateman       | 3 Wirriboot Court<br>KARANA DOWNS QLD 4306       |  |
| 206 | Angela Norton        | 149 Riverside Avenue<br>BARELLAN POINT QLD 4306  |  |
| 207 | Tyne O'Sullivan      | 31 Liverpool Street<br>NORTH IPSWICH QLD 4305    |  |
| 208 | Merrell MacKay       | 586-592 Junction Road<br>BARELLAN POINT QLD 4306 |  |
| 209 | William Bean         | 125 Vogel Road<br>BRASSALL QLD 4305              |  |
| 210 | Garry Begbie         | 11 Dakota Place<br>BRASSALL QLD 4305             |  |
| 211 | Alfie Dahson         | 14 Patanga Court<br>KARANA DOWNS QLD 4306        |  |
| 212 | Jessica Gorne        | 9-11 Lillian Street<br>KARALEE QLD 4306          |  |
| 213 | Suzanne Hill         | 53 Essex Street<br>KARALEE QLD 4306              |  |
| 214 | Adam Leigh Clayton   | 1/66 Kyoto Street<br>BRASSALL QLD 4305           |  |
| 215 | Jon Buggins          | 75 Starks Road<br>MINDEN QLD 4131                |  |
| 216 | Adrian Winmill       | 9-11 Lillian Street<br>KARALEE QLD 4306          |  |
| 217 | Kenyn Rossan         | 19 St Andrews Drive<br>KARANA DOWNS QLD 4306     |  |
| 218 | Jenny Lynne MacGowan | 25 Kenton Street<br>CHAPEL HILL QLD 4069         |  |
| 219 | Tyra Bainbridge      | 11 Chalmers Place<br>NORTH IPSWICH QLD 4305      |  |
| 220 | Kye James O'Sullivan | 31 Liverpool Street<br>NORTH IPSWICH QLD 4305    |  |
| 221 | Jo-anne Murray       | 5-7 Heather Street                               |  |

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|     |                            | KARALEE QLD 4306                                |  |
| 222 | Tara Finn                  | 30 Valma Street<br>RACEVIEW QLD 4305            |  |
| 223 | Jayden<br>Robertson        | 11 Dakota Place<br>BRASSALL QLD 4305            |  |
| 224 | Matthew<br>Neylan          | 27 Sherwood Place<br>FOREST LAKE QLD 4078       |  |
| 225 | Dahlene Pearce             | 15-17 Kipara Road<br>THAGOONA QLD 4306          |  |
| 226 | Jennifer Giles             | 54 Penrose Circuit<br>REDBANK PLAINS QLD 4301   |  |
| 227 | Ellyce<br>Robertson        | 11 Dakota Place<br>BRASSALL QLD 4305            |  |
| 228 | Jilanna Craig              | 6 Thoona Close<br>KARANA DOWNS QLD 4306         |  |
| 229 | Daniel Craig               | 6 Thoona Close<br>KARANA DOWNS QLD 4306         |  |
| 230 | Sascha Burger              | 18 Bloomsburry Crescent<br>MOGGILL QLD 4070     |  |
| 231 | Lea Greenwood              | 6 Thoona Close<br>KARANA DOWNS QLD 4306         |  |
| 232 | Jeremy Dean<br>Yarnold     | 10-12 Elizabeth Street<br>KARALEE QLD 4306      |  |
| 233 | Kayla Parker               | 156 Blackwall Road<br>CHUWAR QLD 4306           |  |
| 234 | Zac Loxton                 | 24 Huon Drive<br>KARALEE QLD 4306               |  |
| 235 | Lachlan Brown              | 20 Lillian Street<br>KARALEE QLD 4306           |  |
| 236 | Hunter Brown               | 20 Lillian Street<br>KARALEE QLD 4306           |  |
| 237 | Ben Chester                | 7 Venus Court<br>KARALEE QLD 4306               |  |
| 238 | Emily Perry                | 47 President Circle<br>KARALEE QLD 4306         |  |
| 239 | Coleen Kobler              | 7 Venus Court<br>KARALEE QLD 4306               |  |
| 240 | Isabella Louisa<br>Vallely | 10 Lillian Street<br>KARALEE QLD 4306           |  |
| 241 | Gavin<br>Spreadborough     | 25-27 Quiberon Street<br>KARALEE QLD 4306       |  |
| 242 | Shelley Maslen             | 43 Harold Summervilles Road<br>KARALEE QLD 4306 |  |
| 243 | Sarah<br>Spreadborough     | 25-27 Quiberon Street<br>KARALEE QLD 4306       |  |
| 244 | Jodie Howard               | 25-27 Baradine Close<br>KARALEE QLD 4306        |  |
| 245 | Henriette<br>Rashleigh     | 14-16 Patricia Street<br>KARALEE QLD 4306       |  |
| 246 | Neil Rashleigh             | 14-16 Patricia Street<br>KARALEE QLD 4306       |  |
| 247 | Karen Leifels              | 9 Waterlilly Drive<br>KARALEE QLD 4306          |  |
| 248 | Robert James               | 50 Pat Slattery Place                           |  |

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|     |                        | LOWOOD QLD 4311                                    |  |
| 249 | Patricia James         | 50 Pat Slattery Place<br>LOWOOD QLD 4311           |  |
| 250 | Steven Watson          | 431-449 Junction Road<br>KARALEE QLD 4306          |  |
| 251 | Lauren Wallace         | 87-91 Lyndon Way<br>KARALEE QLD 4306               |  |
| 252 | Dene Miles             | 18 Paten Street<br>NORTH IPSWICH QLD 4305          |  |
| 253 | Justin Smith           | 332-334 Junction Road<br>KARALEE QLD 4305          |  |
| 254 | Stephanie Tranter      | 39 Torrens Street<br>KARALEE QLD 4306              |  |
| 255 | Penny Stubbs           | 8 Bothwick Street<br>NORTH IPSWICH QLD 4305        |  |
| 256 | Ann Verhoeven          | 18-20 Noela Street<br>KARALEE QLD 4306             |  |
| 257 | Callum Stevens         | 4 Louise Court<br>SILKSTONE QLD 4304               |  |
| 258 | Kylie O'Loughlin       | 5 Waghorn Street<br>WOODEND QLD 4305               |  |
| 259 | Rebecca Badman         | 13 Kauri Pine Close<br>MOGGILL QLD 4070            |  |
| 260 | Bridget Everding       | 29-31 Artuna Street<br>KARALEE QLD 4305            |  |
| 261 | Daryl Rush             | 20-24 Fearless Court<br>KARALEE QLD 4305           |  |
| 262 | Roylene Lippitt        | 34-38 Fearless Court<br>KARALEE QLD 4305           |  |
| 263 | Selena Gordon          | 25-27 Third Avenue<br>BARELLAN POINT QLD 4306      |  |
| 264 | Andrew Gordon          | 25-27 Third Avenue<br>BARELLAN POINT QLD 4306      |  |
| 265 | Tracey Watson          | 431-449 Junction Road<br>KARALEE QLD 4306          |  |
| 266 | Christina Ann McKenzie | 38-40 Arthur Summervilles Road<br>KARALEE QLD 4306 |  |
| 267 | Ian McKenzie           | 38-40 Arthur Summervilles Road<br>KARALEE QLD 4306 |  |
| 268 | Rene Schoenknecht      | 64-66 Melbourne Street<br>KARALEE QLD 4306         |  |
| 269 | Natalie Chester        | 7 Venus Court<br>KARALEE QLD 4306                  |  |
| 270 | Christopher Brown      | 20 Lillian Street<br>KARALEE QLD 4306              |  |
| 271 | Dianne Konstanciak     | 17-19 Bendemeer Street<br>KARALEE QLD 4306         |  |
| 272 | Richard Konstanciak    | 17-19 Bendemeer Street<br>KARALEE QLD 4306         |  |
| 273 | Adam Jonker            | 24 Riverpark Drive<br>KARALEE QLD 4306             |  |
| 274 | Anita Jonker           | 24 Riverpark Drive<br>KARALEE QLD 4306             |  |
| 275 | Brad Greisbach         | 61 Waterfront Drive                                |  |

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|     |                               | KARALEE QLD 4300                                   |  |
| 276 | Chris Lee                     | 16 Krystyna Court<br>KARALEE QLD 4306              |  |
| 277 | Chris Jonker                  | 20 Islandview Street<br>BARELLAN POINT QLD 4306    |  |
| 278 | Talauula<br>Fuimaono<br>Anaua | 17 Habben Court<br>BUNDAMBA QLD 4304               |  |
| 279 | Jessica<br>Castaneda          | 10/474 Upper Edward Street<br>SPRING HILL QLD 4000 |  |
| 280 | K L Tofoni                    | 16 Delamore Court<br>CHUWAR QLD 4306               |  |

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.

### 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.

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Attachment A  
Assessment Manager's Conditions  
File No: 5636/2021/MCU  
Location: 54-56 Arthur Summervilles Road, KARALEE QLD 4306  
Proposal: Material Change of Use - Community Use (Child Care Centre)

| <b><u>Assessment Manager (Ipswich City Council) Conditions</u></b><br><b><i>Conditions applicable to this approval under the Planning Act 2016</i></b> |  |  |
|--|--|--|
| No.  | Condition  | The time by which the condition must be met, implemented or complied with  |
| 1.   | <b>Basis of Approval</b>   |  |
|  | <p>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.</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.  |
| 2.   | <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.  |
| 3.   | <b>Development Plans</b>   |  |
| (a)  | <p>The applicant must submit for written approval by the assessment manager, amended proposal plans (including landscaping plans) which illustrate the following:</p> <ul style="list-style-type: none"> <li>(i) A maximum one (1) storey building with minimum 5.0m wide building setbacks (with the exception of a gatehouse adjacent to the Elaine Street frontage);</li> <li>(ii) A 2.0m wide landscape buffer along all other frontages (excluding access points and gatehouse/s);</li> <li>(iii) A minimum number of car parking spaces in accordance with Condition 11 in accordance with the relevant Australian Standard with access from Elaine Street;</li> <li>(iv) A driveway and car parking aisle which allows</li> </ul> | Prior to the lodgement of any related application for the development (i.e. operational works, building work or plumbing application). |

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|     | <p>for two (2) vehicles to enter and exit the site simultaneously and where any carpark is parallel with the carpark aisle, a kerb protection is provided between the carparking space and the aisle;</p> <p>(v) The waste bin storage area adjoining the proposed driveway is to be located to not obstruct pedestrian sight lines on exit in accordance with the relevant Australian Standard. It is noted that the waste bin store is to be located along the northern property boundary, away from adjoining residents;</p> <p>(vi) A turning bay for the car parking area in accordance with the relevant Australian Standard;</p> <p>(vii) A parking space of appropriate size to cater for service vehicles that access the site;</p> <p>(viii) A corner truncation at the intersection of Elaine Street and Lillian Street to be dedicated for road purposes in accordance with Condition 14; and</p> <p>(ix) Incorporates any other amendments detailed in this development permit or reflects any design changes to the Child Care Centre as a result of Condition 6 of this development permit.</p> |   |
| (b) | The applicant must construct the development generally in accordance with the plans approved by Council pursuant to Condition 3(a) above.  | From the commencement of the construction of the development and at all times thereafter. |

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| 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. |

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| 5.  | Hours of Operation  |   |
| (a) | The applicant must not conduct work or business from the premises outside the hours of Monday to Friday 6:00am – 7:00pm.  | From the commencement of the use and at all times thereafter. |
| (b) | The applicant must ensure refuse collection vehicles, on-site effluent collection vehicles and service vehicles do not access the premises or operate outside the hours of Monday to Friday 7:00am to 6:30pm. | From the commencement of the use and at all times thereafter. |

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| 6.  | Limits to Approval   |   |
| (a) | The Child Care Centre is approved to operate with 75 children at any one time.   | From the commencement of the use and at all times thereafter. |
| (b) | The Child Care Centre is approved to operate with the number of full-time equivalent (FTE) staff required for the development as demonstrated by the applicant in accordance with Condition 11(a). | From the commencement of the use and at all times thereafter. |
| (c) | The applicant is limited to a maximum of 720.4m <sup>2</sup> in building gross floor area (GFA) and one (1) storey.  | From the commencement of the use and at all times thereafter. |

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| 7.  | Building Finishes  |   |
| (a) | Unless otherwise approved in writing by the assessment manager, the external features of the building must be painted/finished in the colour or colours as identified on the amended plans required to be submitted and approved in writing by the assessment manager pursuant to Condition 3. | 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 lodgement of the application for building work.      |

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| 8.  | Visual Treatment of Plant and Equipment  |   |
| (a) | <p>The applicant must ensure all plant and equipment (inclusive of tanks, air conditioning units, compressors, generators, ducting, ventilation and the like):</p> <ul style="list-style-type: none"> <li>(i) is <u>not</u> located between any building and Arthur Summervilles Road, Elaine Street or Lillian Street, or</li> <li>(ii) is appropriately screened (and ventilated) from view from Arthur Summervilles Road, Elaine Street or Lillian Street.</li> </ul> | Prior to the commencement of the use and at all times thereafter. |
| (b) | The applicant must, where screening is required pursuant to (a), submit for written approval by the assessment manager details of the screening method or device. All screening must be of materials similar in appearance and specification to those used in the construction of buildings on the premises and adjacent premises.   | Prior to the lodgement of the application for building work.      |
| (c) | The applicant must construct and maintain all screening in accordance with the approval issued by the assessment manager.  | Prior to the commencement of the use and at all times thereafter. |

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| 9. | Lighting  |   |
|    | Lighting used to illuminate any areas of the premises (ie security or flood lighting) must be designed, constructed, located and maintained to the satisfaction | Prior to the commencement of the use and at all times thereafter. |

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|  | 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. |  |
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| 10. | Access for People with a Disability  |   |
|     | The applicant must provide adequate access for people in wheelchairs by means of an unimpeded continuous path of travel from any adjacent roadway, other public lands and from any car parking bay allocated for use by people with a disability, to all parts of the development which are normally open to the public. | Prior to the commencement of the use and at all times thereafter. |

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| 11. | Car Parking – Use and Maintenance  |  |
| (a) | The applicant must submit to the assessment manager for approval, details of the number of full-time equivalent (FTE) staff required to operate the Child Care Centre in accordance with Condition 6. The applicant is to demonstrate the required FTE staff based on minimum staff to student ratios (including during shift breaks), plus administration and support staff (e.g. centre director, administration officer, kitchen staff).  | Prior to the lodgement of any related application for the development (i.e. operational works, building work or plumbing application). |
| (b) | <p>The applicant must submit details, in conjunction with the amended plans required pursuant to Condition 3, demonstrating a minimum of the following on-site parking spaces:</p> <ul style="list-style-type: none"> <li>(i) one (1) car parking space per FTE staff member approved in (a) above;</li> <li>(ii) one (1) car parking space per eight (8) children, for visitors; and</li> <li>(iii) one (1) service vehicle bay of an appropriate size to cater for service vehicles that access the site.</li> </ul> | Prior to the lodgement of any related application for the development (i.e. operational works, building work or plumbing application). |
| (c) | The applicant must construct the car parking required by (b) above and Condition 3.  | Prior to the commencement of the use and at all times thereafter.  |
| (b) | <p>The applicant must ensure all parking areas are:</p> <ul style="list-style-type: none"> <li>(i) Kept exclusively for parking for the development;</li> <li>(ii) Used exclusively for parking for the development;</li> <li>(iii) Accessible to both staff and customers during any approved hours of operation (unless</li> </ul>   | Prior to the commencement of the use and at all times thereafter.  |

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|     | otherwise indicated on the approved plans);   |   |
|     | (iv) Appropriately signposted at the entry/entries to the car park (eg "Staff and Customer Parking") in accordance with AS1742; and   |   |
|     | (v) Maintained in perpetuity.   |   |
| (c) | The applicant must provide wheel stops for the car parking spaces located along the eastern boundary of the car park in accordance with the relevant Australian Standard.   | Prior to the commencement of the use and at all times thereafter. |
| (d) | The applicant must ensure that any tandem car parking spaces illustrated on the amended plans required to be submitted and approved in writing by the assessment manager pursuant to Condition 3 are pavement marked/signposted for staff only. | Prior to the commencement of the use and at all times thereafter. |
| (e) | The applicant must ensure provision is made for parking spaces for persons with a disability in accordance with the Parking Code (Part 12, Division 9) of the <i>Ipswich Planning Scheme</i> .  | Prior to the commencement of the use and at all times thereafter. |

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| 12. | Utility Services  |                                   |
| (a) | The applicant must connect the development to water supply, sewer effluent, electricity supply and telecommunication utilities.   | Prior to commencement of the use. |
| (b) | The applicant must provide to the assessment manager written evidence (e.g. connection certificate) from each service provider stating that the development has been connected to applicable utility service or has a current supply agreement. | Prior to commencement of the use. |
| (c) | The applicant must provide telecommunications to subject building(s), lead-in conduits and equipment space in a suitable location within the building(s), to suit carrier of choice.  | Prior to commencement of the use. |

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| 13. | Access, Parking and Manoeuvring Areas   |   |
| (a) | The applicant must construct all parking, access and manoeuvring areas of concrete or bitumen or equivalent materials as 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"> <li>(i) From the kerb alignment to the property boundary for access to the development;</li> </ul> | From the commencement of the use and at all times thereafter. |

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|  | <p>(ii) A minimum 6.5m wide.</p> <p>(iii) In accordance with Council Standard Drawing SR. 13.</p> |  |
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| 14. | Roadworks   |   |
| (a) | The applicant must provide a detailed design for the frontage street roadworks, including concrete kerb and channel in Elaine Street and a 1.5m wide concrete footpath and kerb and channel in Lillian Street, in accordance with Section 1.1.4 of Planning Scheme Policy 3. The concrete kerb and channel must connect to the existing concrete kerb and channel located on the corner of Arthur Summervilles Road and Elaine Street. The 1.5m wide footpath must connect into the existing pram ramp. | In conjunction with the lodgement of the application for operational works. |
| (b) | The applicant must provide a detailed design for a short right turn auxiliary lane (CHR) from Arthur Summervilles Road into Elaine Street including details on how the construction of the short right turn auxiliary lane will impact upon the existing pedestrian crossing and on-street car parking in Arthur Summervilles Road. Where the right turn auxiliary lane impacts upon the pedestrian crossing, the applicant must submit details of an alternative crossing location.                    | In conjunction with the lodgement of the application for operational works. |
| (c) | The applicant must construct frontage street roadworks generally in accordance with the approved design drawings as required by Condition 14(a) and 14(b) above.  | Prior to commencement of the use.   |
| (d) | The applicant by way of subdivision plan, must dedicate, free of cost or compensation payable by Council, land for road purposes in order to provide a corner truncation at the intersection of Elaine Street and Lillian Street. The truncation is to be detailed on the amended plans required to be submitted and approved in writing by the assessment manager pursuant to Condition 3.   | Prior to commencement of the use.   |

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| 15. | 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 stormwater infrastructure in Lillian Street.  | From the commencement of the use and at all times thereafter.           |
| (c) | The applicant must design stormwater quantity management infrastructure for the proposed development generally in accordance with Stormwater Management Plan outlined in part 3 of this | In conjunction with lodgement of the application for operational works. |



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|     | <p>development permit, subject to the following clarifications and/or modifications:</p> <p>(i) The stormwater management plan must reference the latest development layout plan approved by the assessment manager; and</p> <p>(ii) Include details of the revised impervious areas resulting from the amended layout plans.</p> <p>An amended report and the detailed design must be submitted for Council's approval.</p> |                                       |
| (d) | The applicant must construct the stormwater quantity management system for the proposed development, generally in accordance with approved design as required by Condition 15(c) above.  | Prior to the commencement of the use. |

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| 16. | Earthworks  |   |
| (a) | The applicant must design all earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works of the <i>Ipswich Planning Scheme</i> .           | In conjunction with the lodgement of the application for operational works and during construction. |
| (b) | The applicant must implement all dispersive soil management devices generally in accordance with recommendations of the approved DSMP report as required by Condition 17(b) Design Standards. | From the commencement of work until completion of the construction of the development.              |

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| 17. | Design Standards  |   |
| (a) | The applicant must design all municipal works in accordance with <i>Planning Scheme Policy 3 - General Works and Implementation Guidelines 24 and 28 of the Ipswich Planning Scheme</i> .   | In conjunction with the lodgement of the application for operational works. |
| (b) | The applicant must submit to the assessment manager a Dispersive Soil Management Plan (DSMP), prepared by a suitably qualified person in accordance with Council's Implementation Guideline 28 – Dispersive Soil Management of the <i>Ipswich Planning Scheme</i> . | In conjunction with the lodgement of the application for operational works. |

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| 18. | 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 revised Stormwater Management Plan outlined in part 3 of this development permit, as required by Condition 15(c) - | In conjunction with the lodgement of the application for operational works. |

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|  | Stormwater Quantity Management. |  |
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| 19. | 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 Stormwater Management Plan listed at part 3 of this approval.   | Prior to the commencement of the use and at all times thereafter.                 |
| (c) | 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. |

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| 20. | 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 12 month supply agreement for the replacement of the stormwater treatment device filters, between the applicant and the stormwater filtration system supplier.  | Prior to the commencement of the use.                         |

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| 21. | Acoustic Design Management   |   |
| (a) | The applicant must ensure that the Child Care Centre is constructed to incorporate relevant noise reduction design features to achieve noise limits specified in the 'Noise Impact Assessment' outlined in part 3 of this development permit.  | From the commencement of the construction of the development and at all times thereafter. |
| (b) | Unless otherwise amended as a requirement of the amended plans pursuant to Condition 3 and the conditions of this development permit, the applicant must construct an acoustic barrier that is in accordance with the following requirements:<br><br>(i) 2.0 metre high, gap free double lapped timber | Prior to the commencement of the use.   |

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|     | <p>fence (or alternative materials approved in writing by the assessment manager) with a minimum surface density of 12.5 kg/m<sup>2</sup> as nominated within the approved 'Noise Impact Assessment' outlined in part 3 of this development permit;</p> <p>(ii) At any opening, i.e. pedestrian entrance, has some means of blocking line of site from source to receiver such that the effectiveness of the barrier is not reduced.</p> |                                       |
| (c) | The applicant must submit to the assessment manager certification from a suitably qualified acoustic consultant demonstrating that Condition 21(a) and (b) have been complied with.  | Prior to the commencement of the use. |

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| 22. | Acoustic Management  |   |
| (a) | <p>The applicant must ensure the following treatments are incorporated into the development:</p> <p>(i) The use of outdoor public address systems is restricted to emergency use only;</p> <p>(ii) Amplified music or live music is not played outdoors;</p> <p>(iii) No elevated play equipment is to be located adjacent or above the acoustic barrier;</p> <p>(iv) All metal grilles, metal plates or similar infrastructure that is subject to vehicular traffic is secured to prevent rattling and environmental nuisance;</p> <p>(v) All internal activity rooms are to be air-conditioned; and</p> <p>(vi) Mechanical plant and equipment is installed in accordance with the <i>Environmental Protection Act 1994</i>.</p> | From the commencement of the use and at all times thereafter. |
| (b) | The applicant must provide a certificate of compliance from an independent and suitably qualified acoustic consultant demonstrating that Condition 22(a)(v) and (vi) have been complied with.  | Prior to the commencement of the use.                         |

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| 23. | Waste Storage and Collection   |   |
| (a) | Unless otherwise approved in writing by the assessment manager, waste bins must be stored in the location shown on the amended plans required to be submitted and approved in writing by the assessment manager pursuant to Condition 3. | From the commencement of the use and at all times thereafter. |

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| (b) | The area on which the bin(s) are to be stored must be screened in accordance with Condition 8 of this development permit.  | 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. |
| (d) | The applicant must ensure suitable waste bins are provided for the storage and collection of soiled nappies, food scraps and other putrescible wastes.   | From the commencement of the use and at all times thereafter. |
| (e) | <p>The applicant must ensure waste bins that are intended to store putrescible waste are:</p> <ul style="list-style-type: none"> <li>(i) Located in an area that is not accessible to children and away from the main entrance to the building;</li> <li>(ii) Provided with a level, concreted pad with no intervening ridge between it and the driveway;</li> <li>(iii) Appropriately shaded and screened to minimise odour;</li> <li>(iv) Emptied at least every forty-eight hours; and</li> <li>(v) Maintained so as not to pose a health or environmental nuisance.</li> </ul> | From the commencement of the use and at all times thereafter. |
| (f) | <p>The applicant must ensure all wash down waters from bin cleansing performed on the site is either:</p> <ul style="list-style-type: none"> <li>(i) Appropriately treated and discharged to the on-site effluent disposal system; 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. |

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| 24. | <b>Air Quality (Odour)</b>  |   |
| (a) | <p>The applicant must prepare and submit a Sewage Management Plan for approval by the assessment manager which includes the following aspects:</p> <ul style="list-style-type: none"> <li>(i) Addresses the amended plans required to be submitted and approved in writing by the assessment manager pursuant to Condition 3;</li> <li>(ii) Detailing the design of the sewage management system/s, including tank venting, in-tank pump transfer to truck;</li> <li>(iii) Spill, leak and clean-up procedure;</li> </ul> | Prior to the commencement of the use and at all times thereafter. |

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|     | <p>(iv) Odour management and maintenance procedure;</p> <p>(v) Noise management procedure;</p> <p>(vi) Truck collection procedure; and</p> <p>(vii) Complaint recording, responding and investigation procedure.</p>                           |   |
| (b) | The applicant must ensure that holding tank venting systems are incorporated within the Child Care Centre building in accordance with <i>Australian Standard 3500.2:2018 - Plumbing and Drainage, Part 2: Sanitary Plumbing and Drainage</i> . | From the commencement of the use and at all times thereafter. |
| (c) | The applicant must provide a certificate of compliance from an independent and suitably qualified air quality consultant demonstrating that Condition 24(b) has been complied with.  | Prior to the commencement of the use.                         |
| (d) | The applicant must construct the effluent tanks in the location illustrated in Attachment 1 of the 'Management of Odour and Noise from Wastewater Holding Tank System' letter outlined in part 3 of the development permit.                    | From the commencement of the use and at all times thereafter. |

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| 25. | Landscaping and Fencing   |   |
| (a) | The applicant must submit, for written approval by the assessment manager, landscape plans (including fencing details) generally in accordance with the amended plans required pursuant to Condition 3 and Conditions 25(b) and (c) below, utilising only native, non-invasive, plant species such as those referenced in the <i>Ipswich City Council's Vegetation Communities Rehabilitation Guide</i> . | In conjunction with the lodgement of the application for operational works (landscaping). |
| (b) | The landscaping plans required by Condition 25(a) must include mature planting (i.e. minimum 25L container stock for trees and minimum 300mm pot size for shrubs) along the southern property boundary such that a visual buffer will be created to screen the building at mature height.   | Prior to the commencement of the use and at all times thereafter.                         |
| (c) | <p>Unless otherwise approved in writing by the assessment manager and in consultation with the adjoining land owner, the applicant must provide a 1.2m high pool style fence as follows:</p> <p>(i) Along the southern property boundary beginning from the end of the acoustic fencing required in accordance with Condition 21 to the Lillian Street frontage;</p>                                      | Prior to the commencement of the use and at all times thereafter.                         |

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|     | <p>(ii) Along the full Lillian Street frontage (including around the new truncation at the corner with Elaine Street);</p> <p>(iii) Along the Elaine Street frontage (with the exception of the area between the pedestrian and vehicle accesses); and</p> <p>(iv) Along the full Arthur Summervilles Road frontage (including around the existing truncation at the corner with Elaine Street).</p> |   |
| (d) | 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. |
| (e) | 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.                             |

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| 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.  |

*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.

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| 1.  | <p>Acronyms and Terms</p> <p>Acronyms and terms used in this notice have the following meanings:</p>  |
| (a) | RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.  |
| (b) | UU – Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> . |
| (c) | DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by RPEQ.  |
| (d) | E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.   |
| (e) | PSP 3 – Council Planning Scheme Policy 3  |
| (f) | QUDM – The <i>Urban Drainage Manual</i> , produced by the Queensland Department of Environment and Natural Resources  |
| (g) | MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR  |
| (h) | DTMR - Department of Transport and Main Roads   |
| (i) | DES – Department of Environment and Science   |
| (j) | DNRME – Department of Natural Resources, Mines and Energy   |
| (k) | DSDMIP – Department of State Development, Manufacturing, 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.                              |

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| 2. | <p>Bonds</p> <p>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.</p> <p>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.</p> |
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| 3. | <p>Operational Works Submission</p> <p>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.</p> |
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| 4. | <p>Proximity of Earthworks to Adjoining Property</p> <p>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</p> |
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|     | 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.  |
| 5.  | <p><b>Portable Long Service Leave</b></p> <p>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 (QLearn) 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>.</p>   |
| 6.  | <p><b>Telecommunication Conduit Infrastructure</b></p> <p>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'.</p>  |
| 7.  | <p><b>Road Permit Application</b></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: <a href="mailto:council@ipswich.qld.gov.au">council@ipswich.qld.gov.au</a> or telephone (07) 3810 6666.</p> |
| 8.  | <p><b>Engineering Analysis</b></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>  |
| 9.  | <p><b>Food Licence</b></p> <p>Where food is sold, served and or produced on the site there may be a need to hold a licence to do so under the <i>Food Act 2006</i>. Please contact the Planning and Regulatory Services Department of Ipswich City Council for advice regarding this matter on telephone number 3810 6666.</p>   |
| 10. | <p><b>Advertising Signage</b></p> <p>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 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.</p>  |



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| 11. | 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.  |

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| 12. | 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 (e.g. 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. |

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| 13. | <i>Section 73 of the 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. |

## DECISION NOTICE – INFRASTRUCTURE CHARGES

Decision Date: **Insert decision date**

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.

## 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).

Application No: 5636/2021/MCU

Real Property Description: Lot 22 RP 121008 TO DEPTH 22.86M

Property Location: 54-56 Arthur Summervilles Road, KARALEE QLD 4306

Development Approval Details: In accordance with Development Approval 5636/2021/MCU

Relevant Infrastructure Charges Resolution: Ipswich City Council Adopted Infrastructure Charges Resolution (No. 1) 2021

Levied Charge: \$56,408.73

Does the maximum adopted charge apply: No

Does an Offset or Refund apply: No

Is the land subject to an Infrastructure Agreement: No

Levied Charge Calculation:

| Charge Category and Use                                     | Applied Adopted Charge (see Table 1)   | Demand  | Levied Charge Relief | Levied Charge               |
|---|--|---|----------------------|-----------------------------|
| Educational Facility (Child Care Centre)                    | Transport<br>\$85.82/m <sup>2</sup> GFA  | <u>Development Demand</u><br><br>Transport<br>720.4m <sup>2</sup> Child Care Centre GFA @<br>\$85.82/m <sup>2</sup> GFA = \$61,824.73   | N/A                  | Transport<br>\$56,408.73    |
| Residential Use – Dwelling House (Lot > 450m <sup>2</sup> ) | Transport<br>\$5,416.00<br><br>Note: Source from Schedule 2 of the Infrastructure Charges Resolution | <u>Demand Credit</u><br><br>Transport<br>1 x Dwelling House (Lot > 450m <sup>2</sup> ) @<br>\$5,416.00 = \$5,416.00<br><br><u>Additional Demand</u><br><br>Transport<br>\$61,824.73 - \$5,416.00 =<br>\$56,408.73 |                      | Total Charge<br>\$56,408.73 |
|   |  |   |                      |                             |

|   |  |
|---|--|
| Applied Adopted Charge                        | See Attachment 1 for an example calculation of the Applied Adopted Charge.   |
| <u>Details of Payment</u><br>Payment Details: | <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>   |
| Due date for payment                          | Payment of the levied charges is required when the change happens unless otherwise stated in an infrastructure agreement.  |
| Automatic increases of levied charge:         | <p>The levied charges outlined in this notice shall be applicable for a period of twelve (12) months from the date of the development approval, and thereafter the levied charges outlined in this notice will be automatically increased, from the date of the charges notice to the date of the payment, by the lesser of the following amounts—</p> <ul style="list-style-type: none"> <li>(i) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid;</li> <li>(ii) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day it is paid.</li> </ul> <p>'3-yearly PPI average' and 'PPI' have the meanings given in the <i>Planning Act 2016</i>.</p> |
| <u>General Information</u><br>GST:            | <p>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>.</p>   |
| Authority for the charge:                     | The levied charges in this notice are payable in accordance with the <i>Planning Act 2016</i> .  |
| How the charge is calculated:                 | <p>The levied charge for the development is to be worked out by Council as follows:</p> $LC = ((AC \times AD) - LCR) - D$ <p>Where:</p> <p>LC is the levied charge for the development, which cannot be less than zero.</p> <p>AC is the applied adopted charge for the development.</p> <p>AD is the additional demand for the development.</p> <p>LCR is the levied charge relief for the development.</p> <p>D is the discount for the prescribed financial contribution.</p>   |
| Offsets and refunds                           | No offset or refund applies to this infrastructure charge notice unless otherwise specified in an infrastructure agreement.  |
| Appeals:                                      | 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.   |
| When this notice stops having effect:         | 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.   |
| Water and Wastewater Charges                  | This notice does not include water and wastewater charges. A charge notice for the distributor retailer networks charges will be provided separately by Queensland Urban Utilities.  |

# ATTACHMENT 1 – INFRASTRUCTURE CHARGES CALCULATION METHODOLOGY

Table 1: Applied Adopted Charge Non Residential Use (MCU) – Community Use

|  | Karalee   |                           |                     |
|--|---|---------------------------|---------------------|
| Network  | Charge Area   | Charge/m <sup>2</sup> GFA | (Proportion of MAC) |
| Transport  | RD24  | \$85.82                   | -                   |
| Local Government Trunk Infrastructure Network Charge (LNC)     | N/A   | \$85.82                   | -                   |
| Water Supply   | WT30  | \$16.15                   | -                   |
| Sewerage   | N/A   | N/A                       | -                   |
| Distributor Retailer Trunk Infrastructure Network Charge (DNC) | N/A   | \$16.15                   | -                   |
| Total Trunk Infrastructure Network Charge (Total NC)           |   | \$101.97                  | -                   |
| Maximum Adopted Charge   |   | \$153.40                  |                     |
| Adopted Charge (AC)  |   | <u>\$85.82</u>            |                     |
| Notes  | The Total NC is less than the Maximum Adopted Charge and therefore the charge is applied in accordance with the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2021. |                           |                     |

Table 2: Applied Demand Credit Residential – Dwelling House (Lot > 450m<sup>2</sup>)

|  | Karalee   |                        |                     |
|--|---|------------------------|---------------------|
| Network  | Charge Area   | Charge                 | (Proportion of MAC) |
| Transport  | RD24  | \$5,416.00             | -                   |
| Public Parks   | PKC10   | \$11,920.00            | -                   |
| Community Facilities   | SIC10   | \$1,163.00             | -                   |
| Local Government Trunk Infrastructure Network Charge (LNC)     | N/A   | \$18,499.00            | -                   |
| Water Supply   | WT30  | \$4,554.00             | -                   |
| Sewerage   | N/A   | N/A                    | -                   |
| Distributor Retailer Trunk Infrastructure Network Charge (DNC) | N/A   | \$4,554.00             | -                   |
| Total Trunk Infrastructure Network Charge (Total NC)           |   | \$23,053.00            | -                   |
| Maximum Adopted Charge   |   | \$30,677.65            |                     |
| Adopted Charge (AC)  |   | \$5,416.00 (Transport) |                     |
| Notes  | The Total NC is less than the Maximum Adopted Charge and therefore the charge is applied in accordance with the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2021. |                        |                     |

## ATTACHMENT 2 - OFFSETS AND REFUNDS

There are no offsets or refunds applicable to this development.

DRAFT