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SUBJECT: 5636/2021/MCU - DA ASSESSMENT REPORT APPROVAL

AUTHOR: PLANNER (DEVELOPMENT)

DATE: 15 SEPTEMBER 2021

EXECUTIVE SUMMARY

This is a report concerning an application seeking approval for a Material Change of Use – Community Use (Child Care Centre) over land at 54-56 Arthur Summervilles Road, Karalee.

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

The proposed development has been assessed with regard to the applicable assessment benchmarks. The proposed Community Use (Child Care Centre) generally comply with the assessment benchmarks or can be conditioned to comply as outlined in the attached Statement of Reasons.

RECOMMENDATION

- A. That Council resolve to approve development application no. 5636/2021/MCU subject to conditions and attachments in accordance with section 60 of the *Planning Act 2016*.**
- B. That the General Manager – Planning and Regulatory Services be authorised to give a decision notice for the application in accordance with section 63 of the *Planning Act 2016*.**

RELATED PARTIES

- Applicant – Griffith Group One Pty Ltd
- Owner - Cherish Enterprises Pty Ltd
- Planning Consultant – Town Planning Alliance
- Engineering Consultant – MPN Consulting
- Architect – Elevation Architecture
- Surveying Consultants – Elevation Architecture and B Planned and Surveyed
- Traffic Consultant – Q Traffic Engineering Consultants
- Acoustic and Air Quality Consultant – MWA Environmental
- Wastewater Consultant – Arcadia Environmental
- Landscape Consultant – LAUD Ink
- Economic Needs Assessment – Location IQ
- Public Notification Consultant – Development Signs

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PURPOSE OF REPORT/BACKGROUND

SITE ADDRESS:	54-56 Arthur Summervilles Road, KARALEE QLD 4306
APPLICATION TYPE:	Material Change of Use
PROPOSAL:	Community Use (Child Care Centre)
ZONE:	Large Lot Residential Zone
OVERLAYS:	OV7A 'Building Height Restriction Area 90m' and 'Outer Horizontal Surface RL 176.5'
APPLICANT:	Griffith Group One Pty Ltd
OWNER:	Cherish Enterprises Pty Ltd
EXISTING OR PROPOSED TRADING NAMES:	Eden Academy Karalee
APPLICATION NO:	5636/2021/MCU
AREA:	3,159m ²
REFERRAL AGENCIES:	N/A
EXISTING USE:	Vacant land
PREVIOUS RELATED APPROVALS:	N/A
DATE RECEIVED:	11 March 2021
DECISION PERIOD START DATE:	2 September 2021
EXPECTED DETERMINATION DATE:	18 November 2021

This aerial map of Karalee, Queensland, Australia, provides a detailed view of the town's layout and surrounding features. The Brisbane River flows along the top and left edges of the map. Key locations are labeled with white boxes and black text, connected to the map by black arrows. These labels include: Brisbane River, Karalee Community Kindergarten, Karalee State School, Subject site, Karalee Kindergarten and Early Years Learning, Karalee Shopping Village, 1234 Kids, Arthur Summervilles Road, Junction Road, Warrego Highway, and Bremmer River. The map shows a dense residential area with a grid-like street pattern, interspersed with green spaces and water bodies.



SITE DETAILS AND SURROUNDING LAND USES:

The subject site is a 3,159m² vacant allotment located in the suburb of Karalee, approximately 10km north east of the Ipswich city centre. The site is bound by Arthur Summervilles Road to the west, Elaine Street to the north and Lillian Street to the east. The site slopes from west to east and is largely clear of any mature vegetation. There is concrete kerb and channel and a 1.2m wide footpath along the entire Arthur Summervilles Road frontage of the site and bitumen roll-over kerb along the Elaine Street frontage of the site. The 1.2m footpath in Arthur Summervilles Road extends along Elaine Street and ends after wrapping around the corner of Elaine Street and Lillian Street. There is no kerb and channel along the entire Lillian Street frontage. Two (2) pedestrian crossings are located within close proximity of the site connecting to the western side of Arthur Summervilles Road and northern side of Elaine Street.

The site is located within the Large Lot Residential Zone pursuant to the *Ipswich Planning Scheme 2006*. The area immediately adjoining site to the north, east and south is comprised of large suburban lots with a minimum site area of 1,500m², whilst the wider locality and surrounding suburbs of Barellan Point and Chuwar are primarily comprised of large unsewered acreage lots with a minimum area of 4,000m². Karalee State School and Karalee Community Kindergarten are located on the opposite side (western side) of Arthur Summervilles Road, accessible via both Arthur Summervilles Road and Harold Summervilles Road to the west. Karalee State School currently caters for approximately 600 students from prep to year six (6). The site is located approximately 3.3km from the 'Karalee Shopping Village' located to the south west.

PROPOSAL:

The applicant seeks Council's approval to construct a Child Care Centre on the subject site which is currently vacant. Specifically, the applicant is proposing to construct a single storey Child Care Centre building with a gross floor area (GFA) of 773.8m² and 716.7m² of outdoor play area. The proposed building comprises six (6) activity rooms, two (2) sleep rooms, a program and staff room, meeting room, kitchen, three (3) preparation rooms, bathroom facilities, a laundry and store rooms. The Child Care Centre is proposed to accommodate up to 100 children (newborn to five [5] years of age) and 17 full time equivalent staff.

The building is proposed to be located 10.8m from the Arthur Summervilles Road frontage, 3.0m from the Elaine Street frontage, 23.6m from the Lillian Street frontage of the site and 2.8m from the southern property boundary, measured from the outermost projection. The building is proposed to be constructed from a combination of building materials including timber cladding, feature brickwork and sheet metal roofing.

The applicant is proposing to provide a total of 30 car parking spaces to service the development, located on the eastern side of the subject lot, and accessed via a 6.5m wide driveway crossover onto Elaine Street.

The Child Care Centre is proposed to operate Monday to Friday between 6:00am and 7:00pm.

OTHER RELEVANT INFORMATION:

Large Lot Residential Zone and Community Use Code

The subject site is located in the Large Lot Residential Zone which caters primarily for residential uses on large suburban (i.e. acreage) lots, to the general exclusion of most other uses. In accordance with the specific outcomes sought within the Zone, each non-residential use:

- (a) fulfils a local community need; and*
- (b) is accessible to the population it serves; and*
- (c) where possible, co-locates with other non-residential uses, but does not contribute to undesirable commercial ribbon development; and*
- (d) does not have a significant detrimental impact on the amenity of nearby residents, including through the generation of—
 - (i) odours;*
 - (ii) noise;*
 - (iii) waste products;*
 - (iv) dust;*
 - (v) traffic;*
 - (vi) chemical spray drift;*
 - (vii) electrical interference; or*
 - (viii) lighting; and**
- (e) maintains a scale and appearance in keeping with the residential amenity and character of the locality with adequate buffering or screening to nearby residential uses (both existing and proposed).*

The applicant has submitted a 'Economic Needs Assessment' in support of the development. The needs assessment identifies that there is growing demand for Child Care facilities in the catchment area, with indicative current undersupply of 46-72 full time equivalent places and an undersupply of 121-146 places based on population forecasts for 2041 in the main trade area identified in Figure 2 below (without the development of the proposed Child Care Centre). The proposal will therefore be fulfilling a local community need.

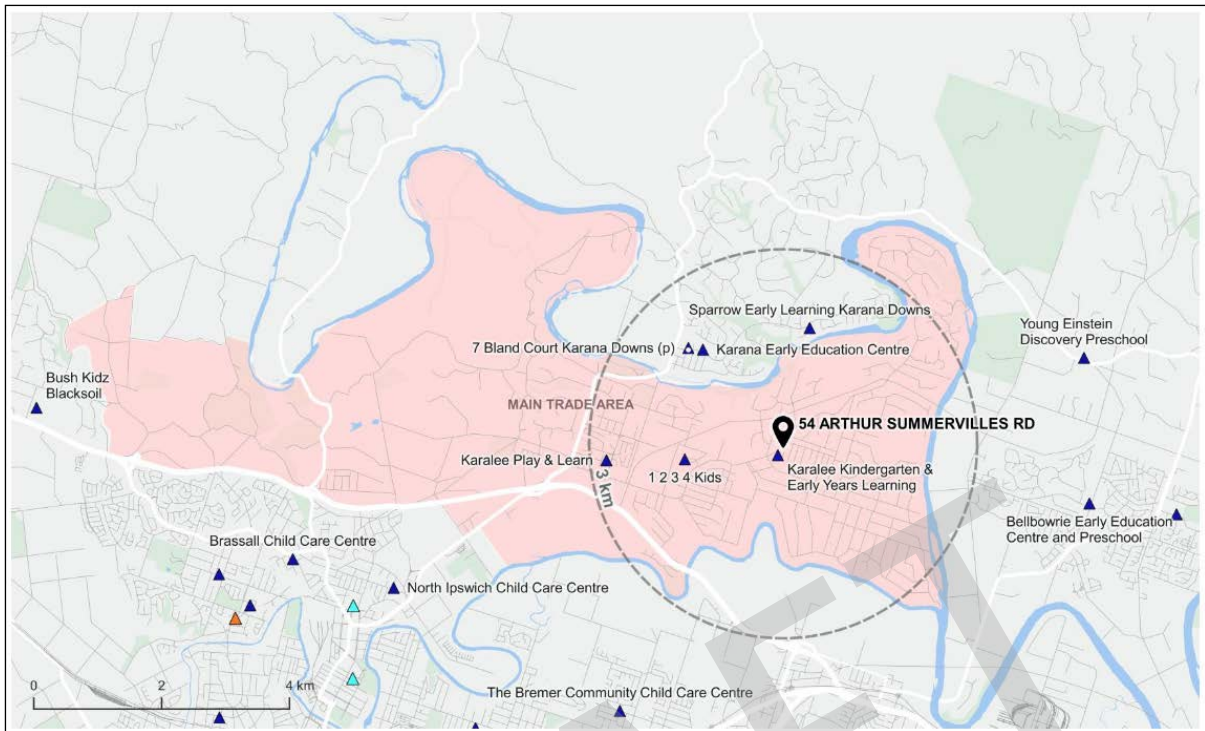


Figure 2. Karalee Main Trade Area (Source: LocationIQ Economic Needs Assessment)

The proposed location of the Child Care Centre opposite Karalee State School (located on the western side of Arthur Summervilles Road) is considered appropriate. The co-location of the Child Care Centre and Karalee State School complies with the specific outcomes sought for non-residential uses in the Large Lot Residential Zone and community uses in the Community Use Code of the *Ipswich Planning Scheme*. The proposed Child Care Centre is located on the corner of a major collector (Arthur Summervilles Road) and a minor collector (Elaine Street) and is easily accessible to the population it services.

The original proposal submitted by the applicant comprised the construction of a two (2) storey Child Care Centre building. In response to Council's Information Request dated 13 April 2021, the applicant has reduced the overall bulk and scale of the building, which is now single storey. The Child Care Centre maintains a scale and appearance in keeping with the residential amenity and character of the locality with adequate buffering or screening to nearby residential uses.

In accordance with probable solution 12.12.4(2)(d) of the Community Use Code, landscape buffers of a minimum width of ten (10) metres are provided to the side and rear boundaries of a site where abutting land in a residential zone. In this instance, the applicant is proposing to provide a landscape buffer with an average width of 2.46m along the southern boundary of the subject site. The proposed landscape buffer is considered reasonable in this instance as the applicant has demonstrated that the location of the Child Care Centre building and outdoor play areas will not have a detrimental impact on the amenity of residents to the south. Specifically, appropriate fencing (including acoustic fencing and landscaping along the southern property boundary) and the reduction in building height to a single storey structure will ensure the amenity and privacy of the adjoining residents is maintained.

The applicant has provided various technical reports which demonstrate that the proposed development will not have a significant detrimental impact on the amenity of nearby residents through the generation of odours, noise, waste products or traffic. These matters have been addressed in greater detail below.

The proposed development is therefore considered to comply with the outcomes sought with the Large Lot Residential Zone Code and the requirements of the Community Use Code of the *Ipswich Planning Scheme 2006*.

Traffic

The applicant has submitted a 'Traffic Impact Assessment' in support of the development application which includes an assessment of traffic impacts on the local road network. In order to inform the assessment, the applicant's traffic consultant has undertaken a traffic count at the Arthur Summervilles Road/Elaine Street intersection between the hours of 6:30am and 6:30pm on Thursday 22 April 2021. Assuming the Child Care Centre reaches full capacity (100 children), a total of 80 vehicle trips (i.e. 40 arrivals and 40 departures) in the morning peak period and 70 vehicle trips (i.e. 35 arrivals and 35 departures) in the evening peak period. This equates to approximately one (1) additional vehicle trip every two (2) minutes during peak periods based on a 2032 post-development forecast, which is not anticipated to have an impact on through traffic on Elaine Street or on the operations of the Arthur Summervilles Road/Elaine Street intersection. It is noted that the analysis is based on new vehicle trips, but it is likely that a proportion of the trips will be 'drop in' trips given the co-location of the Child Care Centre with Karalee State School.

The assessment includes an intersection and driveway capacity analysis using the anticipated vehicle trips and traffic count results which demonstrates that both the Arthur Summervilles Road/Elaine Street intersection and site access driveway will be operating within acceptable capacity limits with limited queuing and delays, having regard to additional traffic generated by the development.

The applicant has also undertaken a turn warrants assessment of the Arthur Summervilles Road/Elaine Street intersection which identifies that a channelised short right turn pocket (CHR(s)) is warranted from Arthur Summervilles Road into Elaine Street in accordance with Austroads standards based on the existing 2021 peak hour traffic volumes pre-development. However, as detailed above, the assessment also demonstrates that the development will not impact on through traffic on Elaine Street or on the operations of the Arthur Summervilles Road/Elaine Street intersection. Therefore, it is not considered reasonable to require the applicant to undertake roadworks to facilitate the construction of a right turn pocket which would impact on the existing pedestrian crossing and result in the removal of on-street car parking spaces in Arthur Summervilles Road which is utilised in conjunction with the Karalee State School.

In addition to the above, the traffic count data revealed that the current AM peak period occurs between 8:00am and 9:00am and the PM peak period occurs between 4:30pm to 5:30pm. The assessment does not refer to the anticipated morning peak period for Karalee State School but anticipates that the afternoon peak period for the School is between

2:45pm to 3:45pm. The applicant has indicated that drop off and pick up periods at Child Care Centres are staggered and it is unlikely that the peak periods for the Child Care Centre will coincide with the peak periods for the school.

Car Parking

The Parking Code (Part 12, Division 9 of the *Ipswich Planning Scheme 2006*) requires 1 space per staff member (FTE) plus 1 space per 8 children based on the typical peak demand for Child Care Centres. The original proposal submitted by the applicant proposed a Child Care Centre with a capacity of 116 children and 20 full time employees (FTE) and a total of 29 car parking spaces, being a shortfall of six (6) spaces. In response to Council's Information Request dated 13 April 2021 and Council's Further Advice dated 28 May 2021, the applicant has amended the proposal, reducing the capacity of the Child Care Centre to 100 children and 17 staff (FTE).

The applicant is now proposing to provide a total of thirty (30) car parking spaces for the development including seventeen (17) car parking spaces for full time employees (FTE) and thirteen (13) car parking spaces for visitors. The current proposal is consistent with the requirements of the Parking Code of the *Ipswich Planning Scheme 2006*.

Noise

Acoustic Management

The applicant has submitted a 'Acoustic Impact Assessment' in support of the development application. Specifically, the applicant's acoustic consultant has undertaken noise monitoring over a nine (9) day period between 22 February 2021 and 3 March 2021. The assessment identifies the five (5) nearest sensitive receivers being nearby residents to the north, south and east and the Karalee State School (Refer to Figure 1 below) and considers the potential noise impacts including noise generated from vehicle movements and outdoor play areas on these receivers.

The assessment demonstrates that the proposed development will not have a detrimental impact on the amenity of nearby residents with respect to noise, subject to the applicant incorporating relevant noise reduction design features to achieve noise limits specified in the assessment. Specifically, a condition has been included in the recommendation to ensure the applicant provides a 2.0m high gap free acoustic barrier constructed of materials with a minimum surface density of 12.5 kg/m² along part of the southern property boundary and southern end of the proposed car park, staff courtyard and services area in accordance with the recommendations the assessment.

In addition to the above, standard conditions for acoustic treatments have also been included in the recommendation with respect to the use of outdoor public address systems, amplified or live music, play equipment, metal grilles/plates and mechanical plant and equipment.

Hours of Operation

The Child Care Centre is proposed to operate Monday to Friday between 6:00am and 7:00pm, which is supported by the acoustic assessment submitted by the applicant, subject to the construction of the acoustic barriers detailed above. The acoustic assessment submitted by the applicant recommends that refuse collection occurs between 7:00am and 7:00pm. In order to ensure refuse collection occurs during standard day-time hours, a condition has been included in the recommendation limiting refuse collection to between 7:00am – 6:30pm (Monday to Friday).

The applicant is proposing to store waste bins and the on-site effluent tanks along the northern property boundary, as far away as practicable from the adjoining residents to the south in order to further reduce any noise impacts.

The proposal therefore complies with the outcomes sought within sought for the Large Lot Residential Zone and requirements of the Community Use Code of the *Ipswich Planning Scheme 2006* with respect to noise.

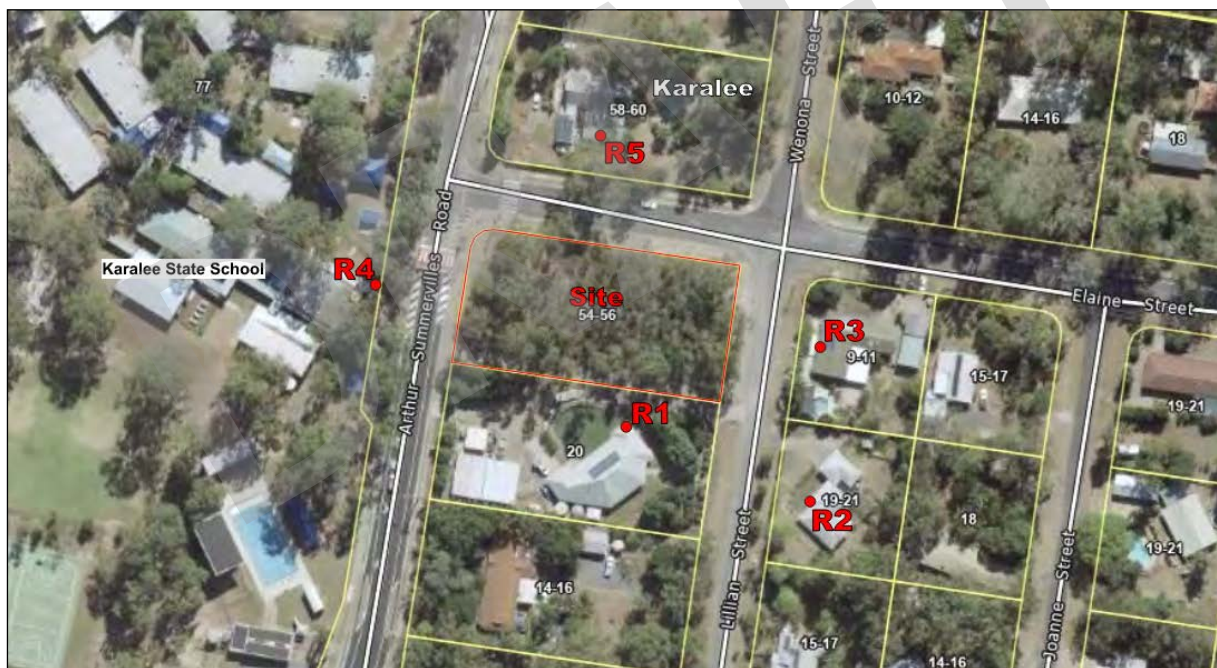


Figure 1. Nearby Sensitive Receivers

Effluent Disposal and Odour

Reticulated sewer is not available and therefore the applicant is proposing to provide underground on-site effluent disposal tanks to service the development. Specifically, the applicant is proposing to provide two (2), 22,000L tanks and one (1), 10,000L sewerage holding tank along the northern western boundary of the proposed car park for the development. The proposed effluent tanks are required to be pumped out regularly (estimated every 1-2 weeks) and the lid of the primary tank will need to be lifted and checked at least annually to ensure a desludge is not required. In order to mitigate any odour impacts on nearby residents, the applicant is proposing the following:

- The tanks are proposed to be located as far away as practicable from the adjoining residents to the south.
- A holding tank venting system is to be installed and sealed hatchets are to be used for the holding tanks to ensure any odours are vented via the release point.
- Transfer of sewage from the holding tanks to the waste collection vehicle will be via an in-tank pump system minimising any potential noise emissions and odour emissions.
- The waste collection vehicle parking area is to be bunded to contain any spills with a diversion valve directing any spills back to the underground tanks.

The on-site effluent collection vehicle will be located on-site during the transfer process and a condition has been included in the recommendation to ensure the effluent is only collected during standard day-time hours, being 7:00am – 6:30pm (Monday to Friday).

In order to ensure odour and noise impacts associated with the pumping of the on-site effluents tanks is appropriately mitigated, a condition has been included in the recommendation which requires the applicant to provide a holding tank venting system and to submit a sewage management plan which includes the following:

- (i) A detailed design of the sewage management system/s, including tank venting, in-tank pump transfer to truck;
- (ii) Spill, leak and clean-up procedure;
- (iii) Odour management and maintenance procedure;
- (iv) Noise management procedure;
- (v) Truck collection procedure; and
- (vi) Complaint recording, responding and investigation procedure.

Adequate provisions have therefore been made for on-site effluent treatment and disposal in accordance with the Large Lot Residential Zone Code. Furthermore, the applicant has demonstrated that development will not impose unreasonable adverse impacts on the amenity of nearby residents with respect to collection and servicing, odour, or noise in accordance with the outcomes sought for the Large Lot Residential Zone and requirements of the Community Use Code of the *Ipswich Planning Scheme 2006*.

Waste Storage and Collection

The original proposal submitted by the applicant included the collection of waste from the southern side of the site outside the proposed hours of operation for the Child Care Centre and involved utilising the internal car park for manoeuvring which was inconsistent with submitted acoustic report. In response to Council's Information Request dated 13 April 2021 and Further Advice dated 28 May 2021, the applicant proposed kerb side collection as an alternative solution, initially on Elaine Street and then on Lillian Street, with the bin store located on the southern property boundary.

Following verbal discussions and outstanding issues raised via email correspondence, the applicant has since amended the proposal to ensure waste is collected on site. Specifically, the waste bins are now proposed to be stored on the northern end of the site, adjoining the internal driveway and as far away as practicable from the adjoining land owner to the south. The applicant has submitted a swept path which demonstrates that a waste vehicle can manoeuvre and enter and exit the site in a forward gear.

Relevant conditions have been included in the recommendation in relation ensuring waste is appropriately stored, screened and collected.

Safety and Security

As far as practicable, the Child Care Centre building has been designed to ensure that users are aware of how to safely access and navigate the subject site. In particular:

- Relevant conditions have been included in the recommendation to ensure the car park is signposted to assist with orientation and navigation on the site.
- A condition has been included to ensure wheel stops are provided for the car parking spaces located along the eastern boundary of the car park in accordance with the relevant Australian Standard.
- A separate pedestrian entrance is proposed which ties into the external footpath network on Elaine Street.
- As far as practicable, the design of the proposed Child Care Centre provides opportunities for casual surveillance from the building to the street.
- Any front fencing must be provided in the form of 1.2m high pool style fencing to enable some outlook to the street.
- There is existing 'no stopping' and 'pedestrian crossing' regulatory signs on either side of the pedestrian crossings on Arthur Summervilles Road and Elaine Street in accordance with relevant road safety standards which ensure vehicles parking in the streets will not obstruct pedestrian movements or visibility.
- A condition has been included in the recommendation to ensure that all vehicles enter and exit the site in a forward gear.

Submissions

A total of 280 properly made submissions were received during the public notification period for the application. In addition to the properly made submissions received during the public notification period, Council received a total of seven (7) not properly made submissions including a petition with 858 signatures objecting to the proposed development.

The primary concerns raised in both the properly made and not properly made submissions relate to the following:

- Increased traffic impacts on the existing road network as a result of the proposed development.

- Insufficient car parking being provided on the subject site and an increased demand on on-street car parking as a result of the development.
- Noise and odour impact on surrounding residents as a result of the development.
- Concerns around the potential impacts associated with the collection of on-site effluent.
- Safety concerns in relation to increased vehicular and pedestrian traffic in the vicinity of the site including safety concerns for pedestrians using the external footpath network and pedestrian crossings.
- Concerns around waste collection vehicles accessing and servicing the subject site.

A full summary of how the matters raised have been addressed is provided under 'Public Notification' section of this report.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:

Planning Act 2016

Planning Regulation 2017

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.
- Pursuant to DA Rules the due date to make a decision on this application is 25 November 2021 and the due date to issue the decision notice to the applicant is 2 December 2021. The applicant could lodge a deemed refusal appeal in the P&E Court if the decision notice is not issued to the applicant by 25 November 2021.

RESOURCE IMPLICATIONS

There are no resource implications associated with this report.

COMMUNITY AND OTHER CONSULTATION

Public notification of this application was undertaken pursuant to the *Planning Act 2016*. The applicant undertook public notification from 25 May 2021 to 16 June 2021 for a period of 16 business days. Council received 280 properly made submissions. A summary of the matters raised in the submissions include:

Matter raised	How matters were dealt with in reaching a decision
Vehicular and Pedestrian Traffic <ul style="list-style-type: none"> • The proposed Child Care Centre development will have a detrimental impact on the surrounding road network, contributing to the existing 	<ul style="list-style-type: none"> • The applicant has submitted a 'Traffic Impact Assessment' prepared by a RPEQ engineer which includes an assessment and analysis of the traffic impacts of the

<p>congestion issue and increasing delays in the suburbs of Karalee and Barellan Point which only have one primary access point being the Warrego Highway and Mt Crosby interchange.</p> <ul style="list-style-type: none"> • The traffic assessment submitted by the applicant does not consider how the proposed development will impact on traffic in the surrounding streets and suburb of Karalee which only has one major thoroughfare in and out. • During peak periods vehicles are queuing from the Karalee State School to the Warrego Highway and Mt Crosby Road interchange and onto the highway. • Council should not permit additional development until the Warrego Highway and Mt Crosby interchange is upgraded. The development would result in an increase in traffic at the interchange. • Arthur Summervilles Road, Elaine Street, Lillian Street and surrounding streets are already congested during Karalee State School pick up and drop off times. The development will contribute to congestion not only during drop off and pick up times but throughout the day. • Drop off and pick up times for the Child Care Centre will coincide with Karalee State School drop off/pick up times increasing congestion during these times. • The Arthur Summervilles Road and Elaine Street intersection cannot cater to the additional vehicular movements that will occur if the development is approved. There are existing 	<p>development on the local road network. Specifically, the 'Traffic Impact Assessment' stipulates the following:</p> <ul style="list-style-type: none"> – The 'Traffic Impact Assessment' includes a traffic count which was undertaken at the Arthur Summervilles Road/Elaine Street intersection between the hours of 6:30am and 6:30pm on Thursday 30 April 2021. The traffic count revealed that the AM peak period occurs between 8:00am and 9:00am and the PM peak period occurs between 4:30pm to 5:30pm. – Assuming the Child Care Centre reaches full capacity (100 children), a total of 80 vehicle trips (i.e. 40 arrivals and 40 departures) in the morning peak period and 70 vehicle trips (i.e. 35 arrivals and 35 departures) in the evening peak period. – This equates to approximately one (1) additional vehicle trip every two (2) minutes during peak periods based on a 2032 post-development forecast, which is not anticipated to have an impact on through traffic on Elaine Street or on the operations of the Arthur Summervilles Road/Elaine Street intersection. – The assessment includes an intersection and driveway capacity analysis using the anticipated vehicle trips and traffic count results which demonstrates that both the Arthur Summervilles Road/Elaine Street intersection and site access driveway will be operating within acceptable capacity limits with limited queuing and delays, having regard to additional traffic generated by the development. – The traffic generated by the proposed development can be accommodated for without any mitigation works required from a capacity perspective.
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<p>pedestrian crossings onto Arthur Summervilles Road and Elaine Street which also contribute to the congestion.</p> <ul style="list-style-type: none"> • The development will increase traffic in the surrounding residential streets as commuters try and avoid the Arthur Summervilles Road and Elaine Street intersection. • The existing roads surrounding the development are too narrow and have not been upgraded over time to cater to population growth and increasing traffic demand which will only increase if the development is approved. • Service and waste collection vehicles accessing the development site will create additional congestion and result in delays. • Pedestrian routes are not provided in the car park to separate vehicle and pedestrian access. • Karalee State School offers before and after school care and activities such as swimming carnivals, Easter and Christmas parades and events, national holiday events, discos and parent/teacher nights which generate noise and traffic and impact residents. 	<ul style="list-style-type: none"> • Relevant conditions have been included in the recommendation to ensure all waste collection and servicing occurs on the subject site. • The applicant is proposing to provide an internal pedestrian path which adjoins the internal car park and connects to the external footpath network in Elaine Street. The level of pedestrian connectivity proposed by the applicant is therefore considered appropriate. • Impacts on surrounding residents including traffic impacts as a result of the existing operations of the Karalee State School is not a planning matter Council can base its decision on.
<p>Infrastructure</p> <ul style="list-style-type: none"> • More and more development is occurring in the area without infrastructure needs being met. • The site is too small to accommodate a Child Care Centre in a congested area without the relevant infrastructure to accommodate it. • Council have not upgraded infrastructure in the area to facilitate an increase in commercial type 	<ul style="list-style-type: none"> • The applicant has submitted a 'Traffic Impact Assessment' prepared by a RPEQ engineer which includes an assessment and analysis of the traffic impacts of the development on the local road network. Specifically, the 'Traffic Impact Assessment' stipulates the following: <ul style="list-style-type: none"> – The assessment includes an intersection and driveway capacity analysis using the anticipated vehicle trips and traffic count results which

<p>developments whilst ensuring impacts on residents are minimal.</p> <ul style="list-style-type: none"> • Much needed infrastructure upgrades have not been delivered to keep up with the traffic demand. Arthur Summervilles Road has not been designed to cater for the increase in residential development, let alone the increased traffic demand from the Child Care Centre. 	<p>demonstrates that both the Arthur Summervilles Road/Elaine Street intersection and site access driveway will be operating within acceptable capacity limits with limited queuing and delays, having regard to additional traffic generated by the development.</p> <ul style="list-style-type: none"> – The assessment demonstrates that traffic generated by the proposed development can be accommodated for without any mitigation works required from a capacity perspective.
<p>Driveway Location</p> <ul style="list-style-type: none"> • The proposed driveway location onto Elaine Street instead of Arthur Summervilles Road is not appropriate. • The proposed driveway location onto Elaine Street will cause congestion and queuing in Elaine Street and Arthur Summervilles Road as vehicles wait to perform a right turn into Elaine Street. • Vehicles currently park on both sides of Elaine Street during school drop off/pick up times which will reduce visibility for vehicles entering and exiting the site via the proposed driveway. 	<ul style="list-style-type: none"> • The applicant has submitted a 'Traffic Impact Assessment' which includes an intersection and driveway capacity analysis using the anticipated vehicle trips and traffic count results which demonstrates that both the Arthur Summervilles Road/Elaine Street intersection and site access driveway will be operating within acceptable capacity limits with limited queuing and delays, having regard to additional traffic generated by the development. • There are existing 'no stopping' and 'pedestrian crossing' regulatory signs on either side of the pedestrian crossings on Arthur Summervilles Road and Elaine Street in accordance with relevant road safety standards which ensure vehicles parking in the streets will not obstruct pedestrian movements or visibility. • The submitted 'Traffic Impact Assessment' demonstrates that the proposed driveway and location comply with the relevant Australian Standard. • A condition has been included in the recommendation to ensure the driveway crossover is constructed in accordance with Council's standards.

Car Parking	
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<ul style="list-style-type: none"> • The applicant is not proposing to provide enough car parking in accordance with the requirements of the Parking Code of the <i>Ipswich Planning Scheme 2006</i>. The shortfall in car parking will result in an increase in cars parking in the surrounding streets. • The applicant is proposing tandem car parking spaces for staff which will not be used as staff will park on the street. • The submitted 'Traffic Impact Assessment' states that a rate of 1 space per 4 children is acceptable based on applicable car parking rates in the Brisbane and Gold Coast local government areas. However, regard should be given to the location of both local government areas being more urbanised with better public transport links. Karalee is not well serviced by public transport routes and therefore employees and visitors will primarily use cars to travel to and from the Child Care Centre and therefore the correct number of car parking spaces should be provided. • There is already insufficient on-street car parking available near the Karalee State School. The development will reduce the availability of on-street car parking spaces in the surrounding streets. • The construction of a driveway crossover onto Elaine Street will reduce the number of available on-street car parking in Elaine Street. • The developer has only provided car parking spaces for full time staff and not casual employees who will have to park in the surrounding residential streets which don't have appropriate 	<ul style="list-style-type: none"> • The Parking Code of the <i>Ipswich Planning Scheme 2006</i> requires 1 space per staff member (FTE) plus 1 space per 8 children. The applicant is proposing to provide a total of thirty (30) car parking spaces for the development including seventeen (17) car parking spaces for staff and thirteen (13) car parking spaces for visitors which is compliant with the requirements of the Parking Code. • The applicant has indicated that there will be 17 Full Time Employees (FTE) employed at the Centre which includes any casual or part time and support staff, i.e. '<i>Full Time Employee in business where employees work part time the calculation is based upon the equivalent of 1 person working an 8 hour day or shift</i>'. A condition has been included in the recommendation to ensure the Child Care Centre is limited to 100 children and 17 full time employees. • A condition has been included in the recommendation requiring the applicant to undertake roadworks along both Elaine Street and Lillian Street to ensure the development is serviced by concrete kerb and channel and footpath infrastructure in accordance with Council's standards. • Car parking for waste collection and service vehicles is not required as the vehicles can utilise the proposed internal driveway to service the site.
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<p>drainage or kerb and channel (e.g. Lillian Street and Wenona Street).</p> <ul style="list-style-type: none"> • The developer fails to address the parking needs of part time, auxiliary and administration staff, and service vehicle parking as part of their proposal. • Parking spaces for service and waste collection vehicles has not been provided on-site. 	
<p>Persons with a Disability</p> <ul style="list-style-type: none"> • The applicant has not addressed how the Child Care Centre will cater to children with disabilities. 	<ul style="list-style-type: none"> • Conditions have been included in the recommendation to ensure adequate access and car parking is provided for persons with a disability in accordance with the requirements of the <i>Ipswich Planning Scheme 2006</i>. • Notwithstanding Council's requirements, the Child Care Centre operator will need to comply with relevant legislation and regulations applicable to Child Care Centres including any requirements of the National Quality Framework with respect to catering for children with disabilities.
<p>Safety</p> <ul style="list-style-type: none"> • The increase in traffic and congestion as a result of the proposed development poses a safety risk during school pick up and drop-off times. • Pedestrian safety is a concern given the increase in traffic, on-street car parking and pedestrian movements. • The increased traffic as a result of the development will put young lives at risk. The pedestrian crossing on Elaine Street is unmanned and vehicles parking on either side of Elaine Street will reduce visibility and creating blind spots which is a safety concern. 	<ul style="list-style-type: none"> • Relevant conditions have been included in the recommendation to ensure that all vehicles enter and exit the site in a forward gear. • There is existing 'no stopping' and 'pedestrian crossing' regulatory signs on either side of the pedestrian crossings on Arthur Summervilles Road and Elaine Street in accordance with relevant road safety standards which ensure vehicles parking in the streets will not obstruct pedestrian movements or visibility. • Service and waste collection vehicles are required to operate within the conditioned hours of operation, being Monday to Friday 6:30am-6:30pm.

<ul style="list-style-type: none"> • There have already been incidents outside the school associated with traffic flow. • The movement of service and waste collection vehicles poses a safety risk to children and the public as there is no way to regulate when these vehicles access the site. • The suggestion from Council to consider Lillian Street as an option for access does alleviate safety concerns for children. • There is only one route out of Karalee via Arthur Summervilles Road and Junction Road which both flood. • Money should not be a priority over the safety of children. 	<ul style="list-style-type: none"> • The applicant has submitted swept paths which demonstrate that a waste collection vehicle can enter and exit the site in a forward gear. • The subject site is not flood affected and has flood free access in the event of a flood. • Financial factors are not planning matters Council can base its decision on and the safety of children has been considered as part of Council's assessment.
<p>Noise</p> <ul style="list-style-type: none"> • Karalee is semi-rural and the noise of 100 children at 6:00am in the morning is not welcoming and will have a significant impact on surrounding residents, exceeding the existing noise impacts experienced due to Karalee State School and the existing Child Care Centre on Arthur Summervilles Road. • Karalee State School offers before and after school care and activities such as swimming carnivals, Easter and Christmas parades and events, national holiday events, discos and parent/teacher nights which generate traffic and noise and impact residents. • The surrounding streets are quiet suburban streets, and the proposed commercial scale development will only increase noise impacts on surrounding residents. 	<ul style="list-style-type: none"> • The applicant has submitted a 'Noise Impact Assessment' which demonstrates that the development will not have a detrimental impact on the amenity of nearby residents with respect to noise, subject to the applicant incorporate relevant noise reduction design features. Specifically, a condition has been included in the recommendation to require the applicant to provide a 2.0m high acoustic barrier along part of the southern property boundary and southern end of the proposed car park and staff courtyard and services area in accordance with the recommendations the assessment. • Standard conditions for acoustic treatments have also been included in the recommendation with respect to the use of outdoor public address systems, amplified or live music, play equipment, metal grilles/plates and mechanical plant and equipment.

<ul style="list-style-type: none"> • The Child Care Centre would generate noise for 12 hours daily with no respite from the noise even on school holidays. • Service and waste collection vehicles will result in an increase in noise levels which has not been considered as part of the submitted 'Noise Impact Assessment'. • It has not been demonstrated how the sewerage holding tanks can be emptied during the hours of operation. If collection were to occur outside the hours of operation, it would be considered noise pollution, which has not been considered in the submitted 'Traffic Impact Assessment' or 'Noise Impact Assessment'. • There is no guarantee that the developer will provide adequate fencing along the southern property boundary to reduce noise impacts on the adjoining residents. • Vehicle noise monitoring was undertaken between 22 February 2021 to 3 March 2021. The monitoring should be undertaken during the winter months as insect noise is greater in summer. 	<ul style="list-style-type: none"> • Conditions have been included in the recommendation to ensure the Child Care Centre operates between the hours of Monday to Friday 6:00am and 7:00pm in accordance with the recommendations of the submitted 'Noise Impact Assessment'. • Service and waste collection vehicles including the on-site effluent collection vehicle are required to operate in accordance with the recommendations of the 'Noise Impact Assessment' and within standard day-time hours, being Monday to Friday 7:00am-6:30pm. • Impacts on surrounding residents including noise impacts as a result of the existing operations of the Karalee State School is not a planning matter Council can base its decision on. • Insect noise would have into consideration as the applicant's acoustic consultant has undertaken modelling in accordance with Australian Standard 1055.1-1.
<p>Odour</p> <ul style="list-style-type: none"> • The odour from the on-site effluent system will adversely affect the surrounding residents every time the effluent is collected. • The applicant has not demonstrated how odour emissions from on-site effluent collection will not affect the amenity of surrounding residents. • When the tanks servicing Karalee State School are pumped, the smell travels some distance, and it is anticipated 	<ul style="list-style-type: none"> • In order to mitigate any odour impacts on nearby residents, the applicant is proposing the following: <ul style="list-style-type: none"> - The tanks are proposed to be located as far away as practicable from the adjoining residents to the south. - A holding tank venting system is to be installed and sealed hatchets are to be used for the holding tanks to ensure any odours are vented via the release point. - Transfer of sewage from the holding tanks to the waste collection vehicle will

<p>that the tanks for the Child Care Centre will have the same impact.</p> <ul style="list-style-type: none"> • The effluent tanks and waste collection bins are proposed to be located within close proximity to the southern property boundary, adjoining existing residents which will have a direct odour impact on the bedrooms located along the northern side of the dwelling on the adjoining site. • The effluent tanks should be appropriately located to reduce odour impacts on all residents. • An independent odour assessment should be undertaken by a company not associated with the developers. 	<p>be via a an in-tank pump system minimising any potential noise emissions and odour emissions.</p> <ul style="list-style-type: none"> - The waste collection vehicle parking area is to be bunded to contain any spills with a diversion valve directing any spills back to the underground tanks. • A condition has been included in the recommendation which requires the applicant to provide a holding tank venting system and to submit a 'Sewage Management Plan' to ensure any odour and noise impacts are appropriately managed. • The applicant will be required to submit a certificate of compliance prior to the commencement of the use from an independent and suitably qualified air quality consultant demonstrating that the relevant Australian Standard has been complied with respect to holding tank ventilating system.
<p>On-site Effluent System</p> <ul style="list-style-type: none"> • It has not been demonstrated how the sewerage holding tanks can be emptied during the hours of operation. • There is insufficient room available on site to facilitate the safe collection of on-site effluent. • The amount of effluent that will be produced by a Child Care Centre with capacity for 100 children and staff is better suited to a site serviced by reticulated sewer. • Locating a 100 children and staff on a lot serviced by on-site effluent is concerning. 	<ul style="list-style-type: none"> • In order to mitigate any odour impacts on nearby residents, the applicant is proposing the following: <ul style="list-style-type: none"> - The tanks are proposed to be located as far away as practicable from the adjoining residents to the south. - A holding tank venting system is to be installed and sealed hatchets are to be used for the holding tanks to ensure any odours are vented via the release point. - Transfer of sewage from the holding tanks to the waste collection vehicle will be via a an in-tank pump system minimising any potential noise emissions and odour emissions. - The waste collection vehicle parking area is to be bunded to contain any spills with a diversion valve directing any spills back to the underground tanks.

	<ul style="list-style-type: none"> • A condition has been included in the recommendation which requires the applicant to provide a holding tank venting system and to submit a 'Sewage Management Plan' to ensure any odour and noise impacts are appropriately managed. • The applicant will be required to submit a certificate of compliance prior to the commencement of the use from an independent and suitably qualified air quality consultant demonstrating that the relevant Australian Standard has been complied with respect to holding tank ventilating system.
Location <ul style="list-style-type: none"> • There are more appropriate locations for the proposed Child Care Centre in Karalee and surrounding suburbs which are serviced by reticulated sewer, and where the development wouldn't have a detrimental impact on the amenity and safety of adjoining residents or traffic and car parking. • The location suits the developer and not the residential community which will be impacted by the development in the long term. • The development would not have been considered if the address for the property was on Elaine Street as Elaine Street is not a main road. 	<ul style="list-style-type: none"> • The development application has been assessed against the relevant assessment benchmarks having regard to the location and characteristics of the subject site. • The property address is not a planning matter Council can base its decision on. Proposed access for the development onto Elaine Street has been considered as part of the assessment of the application.
Large Lot Residential Zone <ul style="list-style-type: none"> • The property is located in a residential zone and those neighbouring the property or within close proximity purchased their properties in good faith, expecting that the lot would be used for residential purposes. • The site is currently zoned Large Lot Residential and is surrounded by residential housing. The site is not 	<ul style="list-style-type: none"> • The proposal complies with the specific outcomes sought for non-residential uses in the Large Lot Residential Zone. Specifically: <ul style="list-style-type: none"> - The proposed Child Care Centre will be fulfilling a local community need as demonstrated by the submitted 'Economic Needs Assessment' prepared by the applicant. - The proposed Child Care Centre will be co-located with another non-

<p>suitable for a commercial development such as a Child Care Centre.</p> <ul style="list-style-type: none"> • The proposal is not consistent with the character of surrounding properties and will have adverse impacts on the surrounding community and environment. • The locality is already serviced by a School and several Child Care Centres. The addition of another non-residential use will further detract from the intent of the zone. 	<p>residential use, i.e. Karalee State School and will be easily accessible to the population it serves.</p> <ul style="list-style-type: none"> - The applicant has demonstrated through various technical reports that the proposed development will not have a detrimental impact on the amenity of nearby residents through the generation of odours, noise, waste production, traffic or lighting. - The proposed Child Care Centre is a single a storey building which is commensurate with the bulk and scale of a residential dwelling.
<p>Compliance with the <i>Ipswich Planning Scheme 2006</i></p> <ul style="list-style-type: none"> • The proposal does not comply with the relevant planning scheme provisions. 	<ul style="list-style-type: none"> • The proposal generally complies with or has been conditioned to comply with the requirements of the <i>Ipswich Planning Scheme 2006</i>.
<p>Landscaping</p> <ul style="list-style-type: none"> • There is insufficient area available on the site to allow for the Child Care Centre development to be provided with sufficient landscape buffers. • There is no buffer provided to the residential property to the south which does not comply with the Community Use Code of the <i>Ipswich Planning Scheme 2006</i>. The report submitted by the applicant states that the proposal complies, yet an outdoor play area is proposed within the setback, not landscaping. • In accordance with the Community Use Code, 'landscape buffers with a minimum width of 10 metres are provided to the side and rear boundaries where the site abuts land in a residential zone'. The submitted proposal plans do not illustrate that a sufficient buffer is proposed. • The area between the proposed Child Care Centre and southern property is boundary is unlikely to be maintained 	<ul style="list-style-type: none"> • The applicant is proposing 2.46m wide landscape buffer (average width) along the southern boundary of the subject site. The proposed landscape buffer is considered reasonable in this instance as the applicant has demonstrated that the location of the Child Care Centre building and outdoor play areas will not have a detrimental impact on the amenity of residents to the south. Specifically, appropriate fencing including acoustic fencing and landscaping along the southern property boundary will ensure the amenity and privacy of the adjoining residents is maintained.

<p>by the developer and will become an eyesore.</p>	
<p>Boundary Fencing</p> <ul style="list-style-type: none"> There is no guarantee that the developer will work with the adjoining land owner to the south to provide adequate fencing. 	<ul style="list-style-type: none"> The applicant is required to provide a 2.0m high acoustic along part of the southern property boundary and along the southern boundary of the car park and staff courtyard/services area in accordance with the submitted 'Acoustic Impact Assessment'. A condition has been included in the recommendation which requires the applicant to provide a 1.2m high pool style fence for the remainder of the southern property boundary unless otherwise approved in writing by Council and in consultation with the adjoining land owner.
<p>Privacy and Residential Amenity</p> <ul style="list-style-type: none"> The development will result in a lack of privacy for surrounding residents. Consideration needs to be given to the impacts of the development on long term residents and their living conditions. The development will have a direct impact on surrounding residents which want to live in peace and quiet and have their privacy maintained. The proposed two (2) storey Child Care Centre would result in overlooking into surrounding homes. 	<ul style="list-style-type: none"> The proposed Child Care Centre is a single a storey building which is commensurate with the bulk and scale of a residential dwelling. Relevant conditions have been included in the recommendation to ensure privacy fencing is provided along the southern property boundary to maintain the privacy of the adjoining residents.
<p>Environment</p> <ul style="list-style-type: none"> The developer has no respect for the environment or environmental impacts as they have undertaken clearing and earthworks prior to obtaining a development permit. Council fines need to be sizeably increased to ensure Council regulations and processes are followed prior to clearing being undertaken. 	<ul style="list-style-type: none"> Previous vegetation clearing on the subject site is a separate matter and has not been considered as part of the assessment of this application as the site is currently clear of any vegetation. Conditions have been included in the recommendation to ensure landscaping incorporates native, non-invasive plant species.

<p>Rubbish</p> <ul style="list-style-type: none"> The development will result in extra rubbish ending up in residents' yards on top of the rubbish generated from the school. 	<ul style="list-style-type: none"> Relevant conditions have been included in the recommendation to ensure waste is appropriately stored and collected from the site.
<p>Crime</p> <ul style="list-style-type: none"> The Child Care Centre would increase crime in the area by attracting opportunistic criminals and vagrants when the Child Care Centre is vacant. 	<ul style="list-style-type: none"> As far as practicable, the design of the proposed Child Care Centre provides opportunities for casual surveillance from the building to the street. Conditions have been included in the recommendation to ensure front fencing is 1.2m high pool style fencing to enable some outlook to the street where possible to achieve safety and surveillance.
<p>Property Values</p> <ul style="list-style-type: none"> The development will have a negative impact on property values for properties within close proximity to the development. 	<ul style="list-style-type: none"> The impact of the development on property values is not a planning matter Council can base its decision on.
<p>Public Notification</p> <ul style="list-style-type: none"> There was no publication in any local newspaper that distributes to any of the homes that would be directly impacted by the development, i.e. no one in Elaine Street, Oxley Drive or Arthur Summervilles Road received a paper with the development listed. 	<ul style="list-style-type: none"> The applicant submitted a notice of compliance confirming that public notification was undertaken in accordance with the requirements of the <i>Planning Act 2016</i>.
<p>Existing Child Care Centres and School/s</p> <ul style="list-style-type: none"> The development of a Child Care Centre a few metres from an existing Child Care Centre and the Karalee State School is unnecessary. There are already three existing Child Care Centres within 1-2 minutes' drive from Karalee State School which should be sufficient to meet the needs of the community and those who have children enrolled at Karalee State School. The development will not cater to older children. Karalee State School is near capacity with no plans to expand. 	<ul style="list-style-type: none"> The 'Economic Needs Assessment' submitted by the applicant demonstrates that proposed Child Care Centre will be fulfilling a local community need. Specifically, the assessment identifies that there is growing demand for Child Care facilities in the catchment area, with indicative current undersupply of 46-72 full time equivalent places and an undersupply of 121-146 places based on population forecasts for 2041. Employment decisions made by Child Care Centre operators is not a planning matter Council can base its decision on.

<p>There are also no plans for a high school.</p> <ul style="list-style-type: none"> • As the development application takes into account land that has not yet developed, another Child Care Centre in this area will detract from existing businesses that employ locally and will affect occupancy and staffing levels, thus affecting the jobs of existing employees. • It is important to protect existing businesses that employ locally instead of allowing commercial development to occur which isn't needed in the area. 	
<p>Economic Needs Assessment</p> <ul style="list-style-type: none"> • The submitted needs assessment takes into account developments that have not been approved which is not standard practice and should be removed from the assessment as the developments may not be undertaken. Standard practice is to use existing growth rates for the area, not perceived or projected growth rates. • Currently there are five Child Care Centres in Karalee, two are located on Arthur Summervilles Road, and a third is accessed from Harold Summervilles Road. None of these Child Care Centres are full and by introducing a 100 place Child Care Centre, these businesses which are family owned and operated and employ local residents will be adversely affected by the incorrect needs assessment submitted by the applicant. 	<ul style="list-style-type: none"> • The 'Economic Needs Assessment' submitted by the applicant demonstrates that proposed Child Care Centre will be fulfilling a local community need. Specifically, the assessment identifies that there is growing demand for Child Care facilities in the catchment area, with indicative current undersupply of 46-72 full time equivalent places and an undersupply of 121-146 places based on population forecasts for 2041.
<p>Assessment Process</p> <ul style="list-style-type: none"> • The application should collectively be determined by Council's elected representatives via the Growth, Infrastructure and Waste Committee and at a full Council meeting, rather than delegated to a Council officer to 	<ul style="list-style-type: none"> • A total of 280 submissions were received during the public notification period of the application and therefore the application will be decided by full Council at the Growth, Infrastructure and Waste Committee or Council

make. This will ensure the <i>Local Government Act 2009</i> principles of democratic representation and transparent and effective decision making in the public interest are enacted. This also aligns with Council's 'Framework for Development Applications and Related Activities'.	Ordinary Meeting in accordance with Council's 'Framework for Development Applications and Related Activities Policy'.
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CONCLUSION

An assessment of the proposal as described above has been undertaken and it has been determined that:

- The Material Change of Use for a Community Use (Child Care Centre) over land at 54-56 Arthur Summervilles Road, Karalee 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 the development application be decided in accordance with the recommendation above and relevant attachments of this report.

ATTACHMENTS AND CONFIDENTIAL BACKGROUND PAPERS

1.	Draft Decision Notice
2.	Draft DA Plans
3.	Draft Statement of Reasons
4.	Application Material to Independent Decision Review Panel
5.	Independent Decision Review Panel Report

Edina Krkalic

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”

DRAFT

5636/2021/MCU
Edina Krkalic
(07) 3810 6897

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

25 November 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 18 November 2021.

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

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



25 November 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

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: 18 November 2021
Decision Authority: Full Council

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Material Change of Use: 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
Aspect of development: all				
A-DA-01.02 Revision 08	Site Plan	Elevation Architecture	17 August 2021	Car park to be provided as illustrated on the approved 'Ground Floor Plan'. The applicant must provide 30 spaces in accordance with Condition 11. 2.0m high acoustic fencing to be provided in accordance with Condition 21. The applicant must provide fencing and

				<p>landscaping in accordance with Condition 25.</p> <p>Effluent tanks to be relocated in accordance with Condition 24.</p> <p>Road dedication for corner truncation in accordance with Condition 14.</p> <p>Footpath to be provided in accordance with Condition 14.</p> <p>Kerb and channel in Elaine Street to be upgraded in accordance with Condition 14.</p>
<p>A-DA-03.01</p> <p>Revision 10</p>	Ground Floor Plan	Elevation Architecture	17 August 2021	<p>2.0m high acoustic fencing to be provided in accordance with Condition 21.</p> <p>The applicant must provide landscaping and fencing in accordance with Condition 25.</p> <p>Effluent tanks to be relocated in accordance with Condition 24.</p> <p>Road dedication for corner truncation in accordance with Condition 14.</p> <p>Footpath to be provided in accordance with Condition 14.</p> <p>Kerb and channel in Elaine Street to be</p>

				upgraded in accordance with Condition 14.
A-DA-04.01 Revision 05	Roof Plan	Elevation Architecture	17 August 2021	Plan approved as it relates to roof form only. Refer to approved plans package for approved Child Care Centre design details.
A-DA-09.01 Revision 05	Elevations	Elevation Architecture	17 August 2021	The applicant must provide landscaping and fencing in accordance with Condition 25. Advertising Devices do not form part of this approval.
A-DA-09.02 Revision 05	Elevations	Elevation Architecture	17 August 2021	The applicant must provide landscaping and fencing in accordance with Condition 21 and 25. Advertising Devices do not form part of this approval.
A-DA-10.01 Revision 05	Sections	Elevation Architecture	17 August 2021	The applicant must provide landscaping and fencing in accordance with Condition 21 and 25.
A-DA-22.01 Revision 04	Renders	Elevation Architecture	17 August 2021	The applicant must provide landscaping and fencing in accordance with Condition 21 and 25. Advertising Devices do not form part of this approval.
Drawing No. SK001 Revision D	Landscape Concept Plan	LAUD Ink	10 June 2021	Refer to the approved plans package for the approved Child Care Centre design details. This plan is approved as it relates to landscaping only subject to the

				requirements outlined in Condition 25.
SPECIFICATIONS/DRAWINGS				
Reference No. & Revision No.	Description	Prepared By	Date	Amendments Required
Aspect of development: all				
Reference No: 8871 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.
Ref: L22821BH /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	The applicant must prepare and submit a Sewage Management Plan in accordance with Condition 24. Attachment 1 is approved only as it relates to the location of the on-site effluent tanks. Refer to the approved plans package for the approved Child Care Centre design details.
Ref: 1512_TPA 54	Response to Council's Information Request – Traffic Matters	QTraffic	12 May 2021	Refer to the approved plans package for the approved Child Care Centre design details and the QTraffic 'Response Outstanding Issues' letter detailed below for final car parking and waste collection details.

Ref: 1512_TPA 54	Response to Council's Outstanding Issues (email 15/07/2021)	QTraffic	16 August 2021	N/A
Drawing No. DA.01 Rev C	Bulk Earthworks Plan	MPN Consulting	13 May 2021	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. Refer to the approved plans package for the approved Child Care Centre design details.
Job No: 21-028 Version 2	Updated Noise Impact Assessment	MWA Environmental	13 August 2021	N/A

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 KARALEE QLD 4306	samanthadew@hotmail.com
2	Rosalind McDonald	2 Albion Street BRASSALL QLD 4305	ros72@bigpond.com
3	Scarlet Vorochiloff	22 Newcomen Street INDOOROOPIILLY QLD 4068	spvorochiloff@hotmail.com
4	Rebecca Jones	95 Cranes Road NORTH IPSWICH QLD 4305	ba.tj@bigpond.com
5	Sarah Jaye Dimitrios	70 Arthur Summervilles Road KARALEE QLD 4306	sarahdimitrios@gmail.com
6	Rachel Paul	3 Phie Street TIVOLI QLD 4305	rachel.mary@hotmail.com
7	Shari Smith	10-16 Fitzroy Place KARALEE QLD 4306	shari.pepperell@uqconnect.edu.au
8	Stacey Walker	10 Holdsworth Road NORTH IPSWICH QLD 4305	staceywalker713@gmail.com
9	Kathryn Cox	12 Condamine Drive FERNVALE QLD 4306	kacox.cox@mail.com
10	Belinda Thies Wilson	17 Lintrose Terrace KARALEE QLD 4306	wilson.belinda@yahoo.com.au
11	Elisha Hawker	27 Fossicker Circuit SPRINGFIELD QLD 4300	elisha.hawker@gmail.com
12	Raquel Singleton	61-73 Greenwood Village Road REDBANK PLAINS QLD 4301	raquelmsingleton@gmail.com
13	Sarah Teunissen	486 Junction Road KARALEE QLD 4306	sarah.teunissen@icloud.com
14	Amy Walmsley	6 Waterlilly Drive KARALEE QLD 4306	amy-walmsley@hotmail.com
15	Erin Johnston	138 Arthur Summervilles Road KARALEE QLD 4306	el.johnston@hotmail.com
16	Rohit Keer	90 Aspect Way KARALEE QLD 4306	rohitkeer2015@gmail.com
17	Kristen Leszczynski	9 Brilliant Street NEWTOWN QLD 4305	kurtz01@live.com.au
18	Joanne Ellen	9 Forceful Crescent KARALEE QLD 4306	ellem.joanne@gmail.com
19	Jessica Neilson-Scott	36 Shamrock Court CHUWAR QLD 4306	jess_scap@hotmail.com
20	Simone Robertson	4 Wiriboot Court KARANA DOWNS QLD 4306	simone.davies@hotmail.com
21	Casey Dore	103 Settler Way KARALEE QLD 4306	caseydore83@hotmail.com

22	Dominique Bowman	48 Hood Street KARALEE QLD 4306	domi_12@hotmail.com
23	Danella Crombie	7 Pinehurst Place OXLEY QLD 4075	danellamariecrombie@ymail.com
24	Sophie Bakes	7 Daintree Place REDBANK QLD 4301	bramich.sophie@gmail.com
25	Gillian Smith	12 Minaji Court KARANA DOWNS QLD 4306	scottgill27@bigpond.com.au
26	Danielle Kostianen	26-28 Lachlan Place KARALEE QLD 4306	dk99@skymesh.com.au
27	Brooke Parlane	16 Appaloosa Place PINE MOUNTAIN QLD 4306	brookeparlane@hotmail.com
28	Editha vanderBill	14 Oprah Court BRASSALL QLD 4305	edithlucien1@gmail.com
29	Britta Pranti	14 Chalmers Place NORTH IPSWICH QLD 4305	brittaclarice@outlook.com
30	Shauna Bailey	18 Carron Court BRASSALL QLD 4305	miss_shauna@hotmail.com
31	Amy Batley	43 Arlington Way KENSINGTON GROVE QLD 4341	amysherwood85@hotmail.com
32	Sarah Allister	5 Hideaway Place KARALEE QLD 4306	sbotsford01@gmail.com
33	Olivia Sacre	71 Halland Terrace CAMP HILL QLD 4152	Olivia.sacre@outlook.com
34	Tamika Burchmann	102 Arthur Summervilles Road KARALEE QLD 4306	tburchmann15@gmail.com
35	Jessica Sanders	21 Waterlilly Drive KARALEE QLD 4306	jessica_sanders@live.com.au
36	Rosemarie Johnston	19 Railway Street WALLOON QLD 4306	rosemarie.19@hotmail.com
37	Tristian Garthe	71 Halland Terrace CAMP HILL QLD 4152	tgarthe@hotmail.com
38	Tara Thompson	23 Aramac Street BRASSALL QLD 4305	tara.131993@gmail.com
39	Joshua Cresswell	24 Forest-Oak Court CHUWAR QLD 4306	joshuamc22@hotmail.com
40	Nicole Betts	13 Hideaway Place KARALEE QLD 4306	nicole_jasper@hotmail.com
41	Leisha Farrugia	112 Diamantina Circle KARALEE QLD 4306	nick_leisha@bigpond.com
42	Barbara Gibbs	56 Melbourne Street KARALEE QLD 4306	barb1e@live.com.au
43	Mitchell Gibbs	56 Melbourne Street KARALEE QLD 4306	envirotechpestcontrol@hotmail.com
44	Pijitra Tofoni	16 Delamore Court CHUWAR QLD 4306	aim_lom@hotmail.com
45	Nithya Shanmugam	19 Tallwoods Street KARALEE QLD 4306	nithya2588@gmail.com
46	Leisa Wood	65 Hume Street KARALEE QLD 4306	leisagrace79@gmail.com

47	Gemma Hawkins	22 Melbourne Street KARALEE QLD 4306	gchawkii@hotmail.com
48	Ivy Chien	14 City View Road CAMP HILL QLD 4152	iai_chien@yahoo.com
49	Cosmo Property Group Pty Ltd ATF Fandora Trust	PO Box 8198 SUNNYBANK QLD 4109	aschesky@wolterconsulting.com.au
50	Travis Johnson	18 Elaine Street KARALEE QLD 4306	travis.johnson@hotmail.com
51	Susan Swanson	42 Stanton Cross Drive KARALEE QLD 4306	susanswan07@gmail.com
52	Andrew Swanson	42 Stanton Cross Drive KARALEE QLD 4306	swano111@gmail.com
53	Michael William Warke	32 Diamantina Circle KARALEE QLD 4306	Micheal.Warke@Raytheon.com.au
54	Jodie Warke	32 Diamantina Circle KARALEE QLD 4306	jode73@me.com
55	Nicholas Brown	18 Joanne Street KARALEE QLD 4306	nick@karaleeelectrical.com.au
56	Kerriane Brown	20 Lillian Street KARALEE QLD 4306	ktbrown@aapt.net.au
57	Paul Brown	20 Lillian Street KARALEE QLD 4306	pkbrown@aapt.net.au
58	Justin Vallely	10 Lillian Street KARALEE QLD 4306	Jubren94@outlook.com
59	Brenda Vallely	10 Lillian Street KARALEE QLD 4306	Jubren94@outlook.com
60	Jennifer Quinn	51 President Circle KARALEE QLD 4306	aiismjq@bigpond.com
61	Leighton Johnson	28 Hume Street KARALEE QLD 4306	leighton14@hotmail.com
62	Dixie Taylor	57-59 Oxley Drive BARELLAN POINT QLD 4306	dixie.j.taylor@gmail.com
63	Alison Harris	57-59 Oxley Drive BARELLAN POINT QLD 4306	alisonharris@bigpond.com
64	Kylie Charrington	137 Riverside Avenue BARELLAN POINT QLD 4306	kylie.charrington@gmail.com
65	Liam Lambert	5-7 Fullelove Court KARALEE QLD 4306	mlambert@live.com.au
66	Melanie Lambert	5-7 Fullelove Court KARALEE QLD 4306	mlambert@live.com.au
67	Nerida Ellen Atkinson	99 Martha Street CAMP HILL QLD 4152	nerida.atkinson@gmail.com
68	Craig Atkinson	99 Martha Street CAMP HILL QLD 4152	craig@craigatkinson.com.au
69	Fiona Elizabeth Squassoni	15 Cudgewa Close BUDERIM QLD 4556	fionasquassoni@gmail.com
70	Robert Arthur Flipp	13/12 Serenity Close NOOSA QLD 4567	robert@flippproperty.com.au

71	Gaye M Flipp	13/12 Serenity Close NOOSA QLD 4567	gaye@flippproperty.com.au
72	Angela Swanney	11 Joyce Street KARALEE QLD 4306	aswanney88@gmail.com
73	Amanda Neal	10 Mellor Place BRASSALL QLD 4305	trublu817@hotmail.com
74	Brooke Nielsen	1/20 Cahill Crescent COLLINGWOOD PARK QLD 4301	soccorbrookee@hotmail.com
75	Anna Granzien	59 Illawong Way KARANA DOWNS QLD 4306	anna.granzien@outlook.com
76	Bayleigh Mantell	100 Owens Street BRASSALL QLD 4305	baymantell@gmail.com
77	Chontelle Greisbach	61 Waterfront Drive KARALEE QLD 4300	chonymoore@gmail.com
78	Cameron Lawry	15 Stanton Cross Drive KARALEE QLD 4306	cameron.lawry9@gmail.com
79	Charlotte Veitch	1/67 Swann Road TARINGA QLD 4068	2turtles@gmail.com
80	Deborah Lee Timmins	46 Queensborough Parade KARALEE QLD 4306	debtimmins4@gmail.com
81	Daniel Knifton	154-162 Riverside Avenue BARELLAN POINT QLD 4306	danknifton95@gmail.com
82	Glenda Sacre	99 Martha Street CAMP HILL QLD 4152	glendasacre@hotmail.com
83	Emily McIlmurray	Lot 54 Tingira Ave KARALEE QLD 4306	emily.mcilmurray@gmail.com
84	Hayley Niesler	60 Bendemeer Street KARALEE QLD 4306	hailes_88@hotmail.com
85	Emma Cresswell	24 Forest-Oak Court CHUWAR QLD 4306	emmacresswell3@outlook.com
86	Gemma Gibbs	56 Melbourne Street KARALEE QLD 4306	gemmalee@hotmail.com
87	Georgia Winch	6A Samford Road LEICHHARDT QLD 4305	georgia21299@hotmail.com
88	Ellen Taverne	8 Wentworth Court KARALEE QLD 4306	ellstar13@hotmail.com
89	Melissa McLeod	4 Hercules Row KARALEE QLD 4306	melissamcleod76@gmail.com
90	Mark McLeod	4 Hercules Row KARALEE QLD 4306	markmcleod75@gmail.com
91	Marion Schembri	68 Aspect Way KARALEE QLD 4306	mschembri11@gmail.com
92	Nikita Foster	23 Rule Drive BUNDAMBA QLD 4304	njfooster000@gmail.com
93	Paris R Lewis	58 Bendemeer Street KARALEE QLD 4306	parisrlewis@gmail.com
94	Peta Louise Jackson	82 Settler Way KARALEE QLD 4306	pejajackson@hotmail.com
95	Nathan Collins	37-39 Queensborough Parade KARALEE QLD 4306	necaero@gmail.com

96	Melanie Miller	466A Junction Road KARALEE QLD 4306	melanierebeccamiller@gmail.com
97	Mitchell Santi	8-12 Lyndon Way KARALEE QLD 4306	m.sconstructions@hotmail.com
98	Mitchell Mills	22 Newcomen Street INDOOROPILLY QLD 4068	spvorochiloff@hotmail.com
99	Teegan Whiley-Stephens	11 Milgate Street COLLINGWOOD PARK QLD 4301	teegan_whileystephens@yahoo.com
100	Thomas Thornton	3 Phie Street TIVOLI QLD 4305	rachel.mary@hotmail.com
101	Kate Dilger	2/15 Bulloo Crescent BRASSALL QLD 4305	katedilger@hotmail.com
102	Katherine Baills	41 Settler Way KARALEE QLD 4306	katherine.baills@gmail.com
103	Joshua Lester-Haegens	1/20 Cahill Crescent COLLINGWOOD PARK QLD 4301	joshlester95@hotmail.com
104	Julian Tofoni	16 Delamore Court CHUWAR QLD 4306	juliantofoni@gmail.com
105	Katelyn Iselin	171 Queen Street MARBURG QLD 4346	katelyn_iselin@live.com.au
106	Kristy Cass	19-33 Schimkes Ln CLARENDON QLD 4311	Kristy.cass@outlook.com
107	Jennifer Watkins	16 Krystyna Court KARALEE QLD 4306	jeffleur@hotmail.com
108	Trish McMahon	58-60 Arthur Summervilles Road KARALEE QLD 4306	trish_macca@hotmail.com
109	Elise Jonker	20 Islandview Street BARELLAN POINT QLD 4306	
110	Tammy	107 Cemetery Road RACEVIEW QLD 4305	
111	Chung Lee	12 Seiler Court KARALEE QLD 4306	
112	Adam Sippel	132 Diamantina Circle KARALEE QLD 4306	
113	Brianna Knight	46 Waterfront Drive KARALEE QLD 4306	
114	Ashley Neale	20 Waterfront Drive KARALEE QLD 4306	
115	Ben Murtagh	122 Settler Way KARALEE QLD 4306	
116	Dan Houwen	73-81 Riverside Avenue BARELLAN POINT QLD 4306	
117	Debbie Hillier	93 Waterfront Drive KARALEE QLD 4306	
118	Evette Beahan	35 Quiberon Street KARALEE QLD 4306	
119	Catherine Peucker	24-26 Myora Row KARALEE QLD 4306	
120	Gayle Robertson	11 Dakota Place BRASSALL QLD 4305	

121	Kathy Myatt	51-53 Elaine Street KARALEE QLD 4306	
122	Keri-Anne Donnini	40 Hume Street KARALEE QLD 4306	
123	Jan Cronon	15 Elanora Way KARALEE QLD 4306	
124	Jenny Wright	42-44 Sovereign Strait KARALEE QLD 4306	
125	Kimberley Stringer	4 Luckie Crescent TIVOLI QLD 4305	
126	Lisa Cowles	38 President Circle KARALEE QLD 4306	
127	Rochelle Oberholzer	38 Waterlilly Drive KARALEE QLD 4306	
128	Sheree Cupitt	48 Lilley Terrace CHUWAR QLD 4306	
129	Leisa Huxley	116 Diamantina Circle KARALEE QLD 4306	
130	Kayleen Ramsey	74-78 Elanora Way KARALEE QLD 4306	
131	Natalie Supple	14 Nautilus Close KARALEE QLD 4306	
132	Michael Wright	42-44 Sovereign Strait KARALEE QLD 4306	
133	Sonia Chapman	133 Riverside Avenue BARELLAN POINT QLD 4306	
134	Lynelle Jones	50-52 First Avenue BARELLAN POINT QLD 4306	
135	Michael Percival	138 Settler Way KARALEE QLD 4306	
136	Sandra Percival	138 Settler Way KARALEE QLD 4306	
137	Tina Hassett	65/23 Earl Street DINMORE QLD 4303	
138	Tammy Johnson	113 Diamantina Circle KARALEE QLD 4306	
139	L O'Hara	40 Hume Street KARALEE QLD 4306	
140	Allan George	41 Balmoral Grove KARALEE QLD 4306	
141	Alexander Ross Christie	157 Riverside Avenue BARELLAN POINT QLD 4306	
142	Annastacia Bean	125 Vogel Road BRASSALL QLD 4305	
143	Scott Ramsey	74-78 Elanora Way KARALEE QLD 4306	
144	Aofie Jensch	34-38 Myora Row KARALEE QLD 4306	
145	Amy Waters	3 Arrawatta Close KARALEE QLD 4306	

146	Aimee Gorman	7 Sampson Court CHUWAR QLD 4306	
147	Fiona Hewson	31 Diamantina Circle KARALEE QLD 4306	
148	Grant Rettke	197 Arthur Summervilles Road KARALEE QLD 4306	
149	Heather Butterworth	100-104 Riverside Avenue BARELLAN POINT QLD 4306	
150	Alison White	41 Islandview Street BARELLAN POINT QLD 4306	
151	Donna Normoyle	9-11 Lillian Street KARALEE QLD 4306	
152	Brett Loxton	24 Huon Drive KARALEE QLD 4306	
153	Simone Verhoeven	78 Waterfront Drive KARALEE QLD 4306	
154	John Robert Holt	1-5 Fearless Court KARALEE QLD 4306	
155	Ian Grant Peden	20-22 Myora Row KARALEE QLD 4306	
156	Kellie Schuring	8 Phar Lap Parade KARALEE QLD 4306	
157	Karen Houwen	142-144 Riverside Avenue BARELLAN POINT QLD 4306	
158	Kerry Wall	9 Greenview Court KARALEE QLD 4306	
159	Luke Karadzic	7 Sampson Court CHUWAR QLD 4306	
160	Leonie Anne Keizer	6/18 Holmes Street TOOWONG QLD 4066	
161	Paul Hassett	65/23 Earl Street DINMORE QLD 4303	
162	Liliana Christie	157 Riverside Avenue BARELLAN POINT QLD 4306	
163	Meridy Kirkpatrick	105-107 Lyndon Way KARALEE QLD 4306	
164	Natasha Spehar	5 Kallatina Terrace KARALEE QLD 4306	
165	Margaret Lynch	28-32 Myora Row KARALEE QLD 4306	
166	R Leeson	36 Baradine Close KARALEE QLD 4306	
167	Roy Gorman	9-11 Lillian Street KARALEE QLD 4306	
168	Rosemary Argow	16 Brodzig Road CHUWAR QLD 4306	
169	Renee Sefont	12 Coal Road CHUWAR QLD 4306	
170	Richelle Dredge	268 Mt Crosby Road CHUWAR QLD 4306	

171	Richard Jensch	34-38 Myora Row KARALEE QLD 4306	
172	Stephen Clements	37-39 Sovereign Strait KARALEE QLD 4306	
173	Sarah Rettke	197 Arthur Summervilles Road KARALEE QLD 4306	
174	Rosslyn Gayle Weatherhead	508 Junction Road BARELLAN POINT QLD 4306	
175	Susanne Dwan	516-522 Junction Road BARELLAN POINT QLD 4306	
176	Robyn Whale	197 Arthur Summervilles Road KARALEE QLD 4306	
177	Elena Jansen	284-286 Junction Road KARALEE QLD 4306	
178	Megan Steffensen	19 Balmoral Grove KARALEE QLD 4306	
179	Breanna Werda	41 Settler Way KARALEE QLD 4306	
180	Rhys Thomas O'Sullivan	3 Bosswood Court YAMANTO QLD 4305	
181	Judith Joy Gardiner	550 Junction Road BARELLAN POINT QLD 4306	
182	Laura Crisp	801 Mt Crosby Road KARANA DOWNS QLD 4306	
183	Lyn Alcorn	56 Burilda Street HENDRA QLD 4011	
184	Fred Mienie	2B Willowdowns Drive KARALEE QLD 4306	
185	Karla Juanita Wright	32 Highmead Drive BRASSALL QLD 4305	
186	Adam Waters	3 Arrawatta Close KARALEE QLD 4306	
187	Maree Werda	1 Settler Way KARALEE QLD 4306	
188	Margaret Lucas	56 Lowry Street NORTH IPSWICH QLD 4305	
189	Bruce Werda	1 Settler Way KARALEE QLD 4306	
190	Damian Spehar	5 Kallatina Terrace KARALEE QLD 4306	
191	Stacey Yarnold	10-12 Elizabeth Street KARALEE QLD 4306	
192	Geoffrey John Hayes	9-11 Elizabeth Street KARALEE QLD 4306	
193	Gina Loxton	22-24 Huon Drive KARALEE QLD 4306	
194	Tom Galway	28-32 Myora Row KARALEE QLD 4306	
195	Tamara Toms	2-4 Arthur Summervilles Road KARALEE QLD 4306	

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

221	Jo-anne Murray	5-7 Heather Street KARALEE QLD 4306	
222	Tara Finn	30 Valma Street RACEVIEW QLD 4305	
223	Jayden Robertson	11 Dakota Place BRASSALL QLD 4305	
224	Matthew Neylan	27 Sherwood Place FOREST LAKE QLD 4078	
225	Dahlene Pearce	15-17 Kipara Road THAGOONA QLD 4306	
226	Jennifer Giles	54 Penrose Circuit REDBANK PLAINS QLD 4301	
227	Ellyce Robertson	11 Dakota Place BRASSALL QLD 4305	
228	Jilanna Craig	6 Thoona Close KARANA DOWNS QLD 4306	
229	Daniel Craig	6 Thoona Close KARANA DOWNS QLD 4306	
230	Sascha Burger	18 Bloomsburry Crescent MOGGILL QLD 4070	
231	Lea Greenwood	6 Thoona Close KARANA DOWNS QLD 4306	
232	Jeremy Dean Yarnold	10-12 Elizabeth Street KARALEE QLD 4306	
233	Kayla Parker	156 Blackwall Road CHUWAR QLD 4306	
234	Zac Loxton	24 Huon Drive KARALEE QLD 4306	
235	Lachlan Brown	20 Lillian Street KARALEE QLD 4306	
236	Hunter Brown	20 Lillian Street KARALEE QLD 4306	
237	Ben Chester	7 Venus Court KARALEE QLD 4306	
238	Emily Perry	47 President Circle KARALEE QLD 4306	
239	Coleen Kobler	7 Venus Court KARALEE QLD 4306	
240	Isabella Louisa Vallery	10 Lillian Street KARALEE QLD 4306	
241	Gavin Spreadborough	25-27 Quiberon Street KARALEE QLD 4306	
242	Shelley Maslen	43 Harold Summervilles Road KARALEE QLD 4306	
243	Sarah Spreadborough	25-27 Quiberon Street KARALEE QLD 4306	
244	Jodie Howard	25-27 Baradine Close KARALEE QLD 4306	
245	Henriette Rashleigh	14-16 Patricia Street KARALEE QLD 4306	

246	Neil Rashleigh	14-16 Patricia Street KARALEE QLD 4306	
247	Karen Leifels	9 Waterlilly Drive KARALEE QLD 4306	
248	Robert James	50 Pat Slattery Place LOWOOD QLD 4311	
249	Patricia James	50 Pat Slattery Place LOWOOD QLD 4311	
250	Steven Watson	431-449 Junction Road KARALEE QLD 4306	
251	Lauren Wallace	87-91 Lyndon Way KARALEE QLD 4306	
252	Dene Miles	18 Paten Street NORTH IPSWICH QLD 4305	
253	Justin Smith	332-334 Junction Road KARALEE QLD 4305	
254	Stephanie Tranter	39 Torrens Street KARALEE QLD 4306	
255	Penny Stubbs	8 Bothwick Street NORTH IPSWICH QLD 4305	
256	Ann Verhoeven	18-20 Noela Street KARALEE QLD 4306	
257	Callum Stevens	4 Louise Court SILKSTONE QLD 4304	
258	Kylie O'Loughlin	5 Waghorn Street WOODEND QLD 4305	
259	Rebecca Badman	13 Kauri Pine Close MOGGILL QLD 4070	
260	Bridget Everding	29-31 Artuna Street KARALEE QLD 4305	
261	Daryl Rush	20-24 Fearless Court KARALEE QLD 4305	
262	Roylene Lippitt	34-38 Fearless Court KARALEE QLD 4305	
263	Selena Gordon	25-27 Third Avenue BARELLAN POINT QLD 4306	
264	Andrew Gordon	25-27 Third Avenue BARELLAN POINT QLD 4306	
265	Tracey Watson	431-449 Junction Road KARALEE QLD 4306	
266	Christina Ann McKenzie	38-40 Arthur Summervilles Road KARALEE QLD 4306	
267	Ian McKenzie	38-40 Arthur Summervilles Road KARALEE QLD 4306	
268	Rene Schoenknecht	64-66 Melbourne Street KARALEE QLD 4306	
269	Natalie Chester	7 Venus Court KARALEE QLD 4306	
270	Christopher Brown	20 Lillian Street KARALEE QLD 4306	

271	Dianne Konstanciak	17-19 Bendemeer Street KARALEE QLD 4306	
272	Richard Konstanciak	17-19 Bendemeer Street KARALEE QLD 4306	
273	Adam Jonker	24 Riverpark Drive KARALEE QLD 4306	
274	Anita Jonker	24 Riverpark Drive KARALEE QLD 4306	
275	Brad Greisbach	61 Waterfront Drive KARALEE QLD 4300	
276	Chris Lee	16 Krystyna Court KARALEE QLD 4306	
277	Chris Jonker	20 Islandview Street BARELLAN POINT QLD 4306	
278	Talauula Fuimaono Anaua	17 Habben Court BUNDAMBA QLD 4304	
279	Jessica Castaneda	10/474 Upper Edward Street SPRING HILL QLD 4000	
280	K L Tofoni	16 Delamore Court 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.

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)

<u>Assessment Manager (Ipswich City Council) Conditions</u> Conditions applicable to this approval under the Planning Act 2016		
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval	
	<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.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.
3.	Development Plans	
	The applicant must undertake the development generally in accordance with the approved plans outlined in part 3 of this development permit.	From the commencement of the construction of the development and at all times thereafter.
4.	Hours of Construction	
	Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3</i> .	At all times during construction of the development.
5.	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 or service vehicles do not access the premises or operate	From the commencement of the use and at all times thereafter.

	outside the hours of Monday to Friday 7:00am to 6:30pm.	
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6.	Limits to Approval	
	Unless otherwise approved in writing by the assessment manager, the Child Care Centre is approved to operate with a maximum of 17 staff members (FTE) and 100 children at any one time.	From the commencement of the use and at all times thereafter.

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 approved plans outlined in part 3 of this development permit.	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.

8.	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): (i) is <u>not</u> located between any building and Arthur Summervilles Road, Elaine Street or Lillian Street, or (ii) is appropriately screened (and ventilated) from view from Arthur Summervilles Road, Elaine Street or Lillian Street.	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.

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 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.

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.

11.	Car Parking – Use and Maintenance	
(a)	The applicant must provide a minimum of thirty (30) car parking spaces for the development including seventeen (17) spaces for staff and thirteen (13) spaces for visitors as illustrated on the approved plans outlined in part 3 of this development permit.	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"> (i) Kept exclusively for parking for the development; (ii) Used exclusively for parking for the development; (iii) Accessible to both staff and customers during any approved hours of operation (unless otherwise indicated on the approved plans); (iv) Appropriately signposted at the entry/entries to the car park (eg "Staff and Customer Parking") in accordance with AS1742; and (v) Maintained in perpetuity. 	Prior to the commencement of the use and at all times thereafter.
(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 the tandem car parking spaces illustrated on the approved plans outlined in part 3 of this development permit are line-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.

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.

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)	<p>The applicant must construct a concrete layback and driveway slab in accordance with the following:</p> <ul style="list-style-type: none"> (i) From the kerb alignment to the property boundary for access to the development; (ii) A minimum 6.5m wide. (iii) In accordance with Council Standard Drawing SR. 13. 	From the commencement of the use and at all times thereafter.

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 to the existing pram ramp.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must construct frontage street roadworks generally in accordance with the approved design drawings as required by Condition 14(a) above.	Prior to commencement of the use.
(c)	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 as illustrated on the approved plans outlined in part 3 of this development permit.	Prior to commencement of the use.

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)	<p>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 development permit, subject to the following clarifications and/or modifications:</p> <ul style="list-style-type: none"> (i) The stormwater management plan must reference the latest Council approved development layout plan; and (ii) Include details of the revised impervious areas resulting from the amended layout plans. <p>An amended report and the detailed design must be submitted for Council's approval.</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 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.

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.

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) - Stormwater Quantity Management.	In conjunction with the lodgement of the application for operational works.

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.

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.

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)	<p>The applicant must construct an acoustic barrier that is in accordance with the following requirements:</p> <p>(i) 2.0 metre high, gap free double lapped timber fence (or alternative materials approved in writing by the assessment manager) with a minimum surface density of 12.5 kg/m² as nominated within the approved Noise Impact Assessment outlined in part 3 of this development permit;</p>	Prior to the commencement of the use.

	(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.	
(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.

22.	Acoustic Management	
(a)	<p>The applicant must ensure the following treatments are incorporated into the development:</p> <ul style="list-style-type: none"> (i) The use of outdoor public address systems is restricted to emergency use only; (ii) Amplified music or live music is not played outdoors; (iii) No elevated play equipment is to be located adjacent or above the acoustic barrier; (iv) All metal grilles, metal plates or similar infrastructure that is subject to vehicular traffic is secured to prevent rattling and environmental nuisance; (v) All internal activity rooms are to be air-conditioned; and (vi) Mechanical plant and equipment is installed in accordance with the <i>Environmental Protection Act 1994</i>. 	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.

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 approved plans outlined in part 3 of this development permit.	From the commencement of the use and at all times thereafter.
(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"> (i) Located in an area that is not accessible to children and away from the main entrance to the building; (ii) Provided with a level, concreted pad with no intervening ridge between it and the driveway ; (iii) Appropriately shaded and screened to minimise odour; (iv) Emptied at least every forty-eight hours; and (v) Maintained so as not to pose a health or environmental nuisance. 	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"> • Appropriately treated and discharged to the on-site effluent disposal system; or • The services of a refuse bin cleaning company are engaged. 	From the commencement of the use and at all times thereafter.

24.	Air Quality (Odour)	
(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"> (i) Detailing the design of the sewage management system/s, including tank venting, in-tank pump transfer to truck; (ii) Spill, leak and clean-up procedure; (iii) Odour management and maintenance procedure; (iv) Noise management procedure; 	Prior to the commencement of the use and at all times thereafter.

	<p>(v) Truck collection procedure; and</p> <p>(vi) 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)	Effluent tanks must be located 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.

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 landscape plan outlined in part 3 of this development permit 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 in the locations shown on the approved plans outlined in part 3 of this development permit.	Prior to the commencement of the use and at all times thereafter.
(c)	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 in the locations illustrated in pink on the approved plans outlined in part 3 of this development permit.	Prior to the commencement of the use and at all times thereafter.
(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	Prior to the commencement of the use.

	completed by a qualified landscape designer stating the works have been completed in accordance with requirements of the approved landscape plan.	
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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.

1.	Acronyms and Terms Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	UU – Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
(c)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by 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.

2.	Bonds
	<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 http://www.ipswichplanning.com.au/development-planning/development-planning-information. Council's preference is for bonds to be submitted by way of a Bank Guarantee.</p>

3.	Operational Works Submission
	<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>

4.	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.
5.	Portable Long Service Leave
	Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i> .
6.	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'.
7.	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: council@ipswich.qld.gov.au or telephone (07) 3810 6666.</p>
8.	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.
9.	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.

10.	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 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.

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 www.daf.qld.gov.au/fireants .
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.

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.

13.	Section 73 of the Planning Act 2016
	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: \$60,991.52

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 \$85.82/m ² GFA	<u>Development Demand</u> Transport 773.8m ² Child Care Centre GFA @ \$85.82/m ² GFA = \$66,407.52	N/A	Transport \$60,991.52
Residential Use – Dwelling House (Lot > 450m ²)	Transport \$5,416.00 Note: Source from Schedule 2 of the Infrastructure Charges Resolution	<u>Demand Credit</u> Transport 1 x Dwelling House (Lot > 450m ²) @ \$5,416.00 = \$5,416.00 <u>Additional Demand</u> Transport \$66,407.52 - \$5,416.00 = \$60,991.52		Total Charge \$60,991.52

Applied Adopted Charge See Attachment 1 for an example calculation of the Applied Adopted Charge.

Details of Payment

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

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.

The payee must quote the development application reference number when making payment.

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: 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—

- (i) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid;
- (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.

‘3-yearly PPI average’ and ‘PPI’ have the meanings given in the *Planning Act 2016*.

General Information

GST: 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 *Planning Act 2016*.

Authority for the charge: The levied charges in this notice are payable in accordance with the *Planning Act 2016*.

How the charge is calculated: The levied charge for the development is to be worked out by Council as follows:

$$LC = ((AC \times AD) - LCR) - D$$

Where:

LC is the levied charge for the development, which cannot be less than zero.

AC is the applied adopted charge for the development.

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.

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 *Planning Act 2016* a person may appeal against an infrastructure charges notice.

When this notice stops having effect: In accordance with section 119(11) of the *Planning Act 2016*, 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 ² 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 > 450m²)

	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

STATEMENT OF REASONS

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

APPLICANT DETAILS

Applicant name: Griffith Group One Pty Ltd C/- Town Planning Alliance

APPLICATION DETAILS

Application number: 5636/2021/MCU

Application type: Material Change of Use

Approval sought: Development Permit

Description of proposed development: Community Use (Child Care Centre)

Level of Assessment: Impact

SITE DETAILS

Street address: 54-56 Arthur Summervilles Road, KARALEE QLD 4306

Real property description: Lot 22 RP 121008 TO DEPTH 22.86M

DECISION

Date of decision: 18 November 2021

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, or resolved a conflict between the benchmarks.
- The development was not prohibited development under a categorising instrument or local categorising instrument.

2. Assessment Benchmarks

The following are the assessment benchmarks applying for this development:

Categorising Instrument	Assessment Benchmarks
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) Large Lot Residential Zone Code (Part 4, Division 4) Development Constraints Overlays Code (Part 11, Division 4) Parking Code (Part 12, Division 9) Community Use Code (Part 12, Division 12) Planning Scheme Policy 3 General Works Planning Scheme Policy 5 Infrastructure Implementation Guideline No. 13 Provision of Electricity, Driveways and Crossovers, Footpaths, Kerb and Channel Implementation Guideline No. 21 Appropriate Visual and Acoustic Treatment of Roadways Implementation Guideline No. 24 Stormwater Management Implementation Guideline No. 28 Dispersive Soil Management

3. Compliance with Benchmarks

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

4. Relevant matters

The application was given regard to, the following matters:

Relevant matter	Given regard to
Planning Regulation 2017, s31(1)(d)	(i) 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 (ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme;
Planning Regulation 2017, s31(1)(f)	any development approval for, and any lawful use of, the premises or adjacent premises; and
Planning Regulation 2017, s31(1)(g)	the common material.

5. Other Relevant Matters for development subject to impact assessment

Not applicable.

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

The following is a description of the matters raised in any submissions and how they were dealt with:

Matter raised	How matters were dealt with in reaching a decision
<p>Vehicular and Pedestrian Traffic</p> <ul style="list-style-type: none">• The proposed Child Care Centre development will have a detrimental impact on the surrounding road network, contributing to the existing congestion issue and increasing delays in the suburbs of Karalee and Barellan Point which only have one primary access point being the Warrego Highway and Mt Crosby interchange.• The traffic assessment submitted by the applicant does not consider how the proposed development will impact on traffic in the surrounding streets and suburb of Karalee which only has one major thoroughfare in and out.• During peak periods vehicles are queuing from the Karalee State School to the Warrego Highway and Mt Crosby Road interchange and onto the highway.• Council should not permit additional development until the Warrego Highway and Mt Crosby interchange is upgraded. The development would result in an increase in traffic at the interchange.• Arthur Summervilles Road, Elaine Street, Lillian Street and surrounding streets are already congested during Karalee State School pick up and drop off times. The development will contribute to congestion not only	<ul style="list-style-type: none">• The applicant has submitted a 'Traffic Impact Assessment' prepared by a RPEQ engineer which includes an assessment and analysis of the traffic impacts of the development on the local road network. Specifically, the 'Traffic Impact Assessment' stipulates the following:<ul style="list-style-type: none">– The 'Traffic Impact Assessment' includes a traffic count which was undertaken at the Arthur Summervilles Road/Elaine Street intersection between the hours of 6:30am and 6:30pm on Thursday 30 April 2021. The traffic count revealed that the AM peak period occurs between 8:00am and 9:00am and the PM peak period occurs between 4:30pm to 5:30pm.– Assuming the Child Care Centre reaches full capacity (100 children), a total of 80 vehicle trips (i.e. 40 arrivals and 40 departures) in the morning peak period and 70 vehicle trips (i.e. 35 arrivals and 35 departures) in the evening peak period.– This equates to approximately one (1) additional vehicle trip every two (2) minutes during peak periods based on a 2032 post-development forecast, which is not anticipated to have an impact on through traffic on Elaine Street or on the operations of the Arthur Summervilles Road/Elaine Street intersection.– The assessment includes an intersection and driveway capacity

<p>during drop off and pick up times but throughout the day.</p> <ul style="list-style-type: none"> • Drop off and pick up times for the Child Care Centre will coincide with Karalee State School drop off/pick up times increasing congestion during these times. • The Arthur Summervilles Road and Elaine Street intersection cannot cater to the additional vehicular movements that will occur if the development is approved. There are existing pedestrian crossings onto Arthur Summervilles Road and Elaine Street which also contribute to the congestion. • The development will increase traffic in the surrounding residential streets as commuters try and avoid the Arthur Summervilles Road and Elaine Street intersection. • The existing roads surrounding the development are too narrow and have not been upgraded over time to cater to population growth and increasing traffic demand which will only increase if the development is approved. • Service and waste collection vehicles accessing the development site will create additional congestion and result in delays. • Pedestrian routes are not provided in the car park to separate vehicle and pedestrian access. • Karalee State School offers before and after school care and activities such as swimming carnivals, Easter and Christmas parades and events, national holiday events, discos and 	<p>analysis using the anticipated vehicle trips and traffic count results which demonstrates that both the Arthur Summervilles Road/Elaine Street intersection and site access driveway will be operating within acceptable capacity limits with limited queuing and delays, having regard to additional traffic generated by the development.</p> <ul style="list-style-type: none"> – The traffic generated by the proposed development can be accommodated for without any mitigation works required from a capacity perspective. • Relevant conditions have been included in the recommendation to ensure all waste collection and servicing occurs on the subject site. • The applicant is proposing to provide an internal pedestrian path which adjoins the internal car park and connects to the external footpath network in Elaine Street. The level of pedestrian connectivity proposed by the applicant is therefore considered appropriate. • Impacts on surrounding residents including traffic impacts as a result of the existing operations of the Karalee State School is not a planning matter Council can base its decision on.
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<p>parent/teacher nights which generate noise and traffic and impact residents.</p>	
<p>Infrastructure</p> <ul style="list-style-type: none"> • More and more development is occurring in the area without infrastructure needs being met. • The site is too small to accommodate a Child Care Centre in a congested area without the relevant infrastructure to accommodate it. • Council have not upgraded infrastructure in the area to facilitate an increase in commercial type developments whilst ensuring impacts on residents are minimal. • Much needed infrastructure upgrades have not been delivered to keep up with the traffic demand. Arthur Summervilles Road has not been designed to cater for the increase in residential development, let alone the increased traffic demand from the Child Care Centre. 	<ul style="list-style-type: none"> • The applicant has submitted a 'Traffic Impact Assessment' prepared by a RPEQ engineer which includes an assessment and analysis of the traffic impacts of the development on the local road network. Specifically, the 'Traffic Impact Assessment' stipulates the following: <ul style="list-style-type: none"> – The assessment includes an intersection and driveway capacity analysis using the anticipated vehicle trips and traffic count results which demonstrates that both the Arthur Summervilles Road/Elaine Street intersection and site access driveway will be operating within acceptable capacity limits with limited queuing and delays, having regard to additional traffic generated by the development. – The assessment demonstrates that traffic generated by the proposed development can be accommodated for without any mitigation works required from a capacity perspective.
<p>Driveway Location</p> <ul style="list-style-type: none"> • The proposed driveway location onto Elaine Street instead of Arthur Summervilles Road is not appropriate. • The proposed driveway location onto Elaine Street will cause congestion and queuing in Elaine Street and Arthur Summervilles Road as vehicles wait to perform a right turn into Elaine Street. • Vehicles currently park on both sides of Elaine Street during school drop off/pick up times which will reduce visibility for vehicles entering and exiting the site via the proposed driveway. 	<ul style="list-style-type: none"> • The applicant has submitted a 'Traffic Impact Assessment' which includes an intersection and driveway capacity analysis using the anticipated vehicle trips and traffic count results which demonstrates that both the Arthur Summervilles Road/Elaine Street intersection and site access driveway will be operating within acceptable capacity limits with limited queuing and delays, having regard to additional traffic generated by the development. • There are existing 'no stopping' and 'pedestrian crossing' regulatory signs on either side of the pedestrian crossings on Arthur Summervilles Road and Elaine Street in accordance with relevant road safety standards which ensure vehicles parking in

	<p>the streets will not obstruct pedestrian movements or visibility.</p> <ul style="list-style-type: none"> • The submitted 'Traffic Impact Assessment' demonstrates that the proposed driveway and location comply with the relevant Australian Standard. • A condition has been included in the recommendation to ensure the driveway crossover is constructed in accordance with Council's standards.
<p>Car Parking</p> <ul style="list-style-type: none"> • The applicant is not proposing to provide enough car parking in accordance with the requirements of the Parking Code of the <i>Ipswich Planning Scheme 2006</i>. The shortfall in car parking will result in an increase in cars parking in the surrounding streets. • The applicant is proposing tandem car parking spaces for staff which will not be used as staff will park on the street. • The submitted 'Traffic Impact Assessment' states that a rate of 1 space per 4 children is acceptable based on applicable car parking rates in the Brisbane and Gold Coast local government areas. However, regard should be given to the location of both local government areas being more urbanised with better public transport links. Karalee is not well serviced by public transport routes and therefore employees and visitors will primarily use cars to travel to and from the Child Care Centre and therefore the correct number of car parking spaces should be provided. • There is already insufficient on-street car parking available near the Karalee State School. The development will reduce the availability of on-street car 	<ul style="list-style-type: none"> • The Parking Code of the <i>Ipswich Planning Scheme 2006</i> requires 1 space per staff member (FTE) plus 1 space per 8 children. The applicant is proposing to provide a total of thirty (30) car parking spaces for the development including seventeen (17) car parking spaces for staff and thirteen (13) car parking spaces for visitors which is compliant with the requirements of the Parking Code. • The applicant has indicated that there will be 17 Full Time Employees (FTE) employed at the Centre which includes any casual or part time and support staff, i.e. '<i>Full Time Employee in business where employees work part time the calculation is based upon the equivalent of 1 person working an 8 hour day or shift</i>'. A condition has been included in the recommendation to ensure the Child Care Centre is limited to 100 children and 17 full time employees. • A condition has been included in the recommendation requiring the applicant to undertake roadworks along both Elaine Street and Lillian Street to ensure the development is serviced by concrete kerb and channel and footpath infrastructure in accordance with Council's standards. • Car parking for waste collection and service vehicles is not required as the vehicles can

<p>parking spaces in the surrounding streets.</p> <ul style="list-style-type: none"> • The construction of a driveway crossover onto Elaine Street will reduce the number of available on-street car parking in Elaine Street. • The developer has only provided car parking spaces for full time staff and not casual employees who will have to park in the surrounding residential streets which don't have appropriate drainage or kerb and channel (e.g. Lillian Street and Wenona Street). • The developer fails to address the parking needs of part time, auxiliary and administration staff, and service vehicle parking as part of their proposal. • Parking spaces for service and waste collection vehicles has not been provided on-site. 	<p>utilise the proposed internal driveway to service the site.</p>
<p>Persons with a Disability</p> <ul style="list-style-type: none"> • The applicant has not addressed how the Child Care Centre will cater to children with disabilities. 	<ul style="list-style-type: none"> • Conditions have been included in the recommendation to ensure adequate access and car parking is provided for persons with a disability in accordance with the requirements of the <i>Ipswich Planning Scheme 2006</i>. • Notwithstanding Council's requirements, the Child Care Centre operator will need to comply with relevant legislation and regulations applicable to Child Care Centres including any requirements of the National Quality Framework with respect to catering for children with disabilities.
<p>Safety</p> <ul style="list-style-type: none"> • The increase in traffic and congestion as a result of the proposed development poses a safety risk during school pick up and drop-off times. 	<ul style="list-style-type: none"> • Relevant conditions have been included in the recommendation to ensure that all vehicles enter and exit the site in a forward gear.

<ul style="list-style-type: none"> • Pedestrian safety is a concern given the increase in traffic, on-street car parking and pedestrian movements. • The increased traffic as a result of the development will put young lives at risk. The pedestrian crossing on Elaine Street is unmanned and vehicles parking on either side of Elaine Street will reduce visibility and creating blind spots which is a safety concern. • There have already been incidents outside the school associated with traffic flow. • The movement of service and waste collection vehicles poses a safety risk to children and the public as there is no way to regulate when these vehicles access the site. • The suggestion from Council to consider Lillian Street as an option for access does alleviate safety concerns for children. • There is only one route out of Karalee via Arthur Summervilles Road and Junction Road which both flood. • Money should not be a priority over the safety of children. 	<ul style="list-style-type: none"> • There is existing 'no stopping' and 'pedestrian crossing' regulatory signs on either side of the pedestrian crossings on Arthur Summervilles Road and Elaine Street in accordance with relevant road safety standards which ensure vehicles parking in the streets will not obstruct pedestrian movements or visibility. • Service and waste collection vehicles are required to operate within the conditioned hours of operation, being Monday to Friday 6:30am-6:30pm. • The applicant has submitted swept paths which demonstrate that a waste collection vehicle can enter and exit the site in a forward gear. • The subject site is not flood affected and has flood free access in the event of a flood. • Financial factors are not planning matters Council can base its decision on and the safety of children has been considered as part of Council's assessment.
<p>Noise</p> <ul style="list-style-type: none"> • Karalee is semi-rural and the noise of 100 children at 6:00am in the morning is not welcoming and will have a significant impact on surrounding residents, exceeding the existing noise impacts experienced due to Karalee State School and the existing Child Care Centre on Arthur Summervilles Road. • Karalee State School offers before and after school care and activities such as 	<ul style="list-style-type: none"> • The applicant has submitted a 'Noise Impact Assessment' which demonstrates that the development will not have a detrimental impact on the amenity of nearby residents with respect to noise, subject to the applicant incorporate relevant noise reduction design features. Specifically, a condition has been included in the recommendation to require the applicant to provide a 2.0m high acoustic barrier along part of the southern property boundary and southern end of the

<p>swimming carnivals, Easter and Christmas parades and events, national holiday events, discos and parent/teacher nights which generate traffic and noise and impact residents.</p> <ul style="list-style-type: none"> • The surrounding streets are quiet suburban streets, and the proposed commercial scale development will only increase noise impacts on surrounding residents. • The Child Care Centre would generate noise for 12 hours daily with no respite from the noise even on school holidays. • Service and waste collection vehicles will result in an increase in noise levels which has not been considered as part of the submitted 'Noise Impact Assessment'. • It has not been demonstrated how the sewerage holding tanks can be emptied during the hours of operation. If collection were to occur outside the hours of operation, it would be considered noise pollution, which has not been considered in the submitted 'Traffic Impact Assessment' or 'Noise Impact Assessment'. • There is no guarantee that the developer will provide adequate fencing along the southern property boundary to reduce noise impacts on the adjoining residents. • Vehicle noise monitoring was undertaken between 22 February 2021 to 3 March 2021. The monitoring should be undertaken during the winter months as insect noise is greater in summer. 	<p>proposed car park and staff courtyard and services area in accordance with the recommendations the assessment.</p> <ul style="list-style-type: none"> • Standard conditions for acoustic treatments have also been included in the recommendation with respect to the use of outdoor public address systems, amplified or live music, play equipment, metal grilles/plates and mechanical plant and equipment. • Conditions have been included in the recommendation to ensure the Child Care Centre operates between the hours of Monday to Friday 6:00am and 7:00pm in accordance with the recommendations of the submitted 'Noise Impact Assessment'. • Service and waste collection vehicles including the on-site effluent collection vehicle are required to operate in accordance with the recommendations of the 'Noise Impact Assessment' and within standard day-time hours, being Monday to Friday 7:00am-6:30pm. • Impacts on surrounding residents including noise impacts as a result of the existing operations of the Karalee State School is not a planning matter Council can base its decision on. • Insect noise would have into consideration as the applicant's acoustic consultant has undertaken modelling in accordance with Australian Standard 1055.1-1.
<p>Odour</p>	

<ul style="list-style-type: none"> • The odour from the on-site effluent system will adversely affect the surrounding residents every time the effluent is collected. • The applicant has not demonstrated how odour emissions from on-site effluent collection will not affect the amenity of surrounding residents. • When the tanks servicing Karalee State School are pumped, the smell travels some distance, and it is anticipated that the tanks for the Child Care Centre will have the same impact. • The effluent tanks and waste collection bins are proposed to be located within close proximity to the southern property boundary, adjoining existing residents which will have a direct odour impact on the bedrooms located along the northern side of the dwelling on the adjoining site. • The effluent tanks should be appropriately located to reduce odour impacts on all residents. • An independent odour assessment should be undertaken by a company not associated with the developers. 	<ul style="list-style-type: none"> • In order to mitigate any odour impacts on nearby residents, the applicant is proposing the following: <ul style="list-style-type: none"> - The tanks are proposed to be located as far away as practicable from the adjoining residents to the south. - A holding tank venting system is to be installed and sealed hatchets are to be used for the holding tanks to ensure any odours are vented via the release point. - Transfer of sewage from the holding tanks to the waste collection vehicle will be via a an in-tank pump system minimising any potential noise emissions and odour emissions. - The waste collection vehicle parking area is to be bunded to contain any spills with a diversion valve directing any spills back to the underground tanks. • A condition has been included in the recommendation which requires the applicant to provide a holding tank venting system and to submit a 'Sewage Management Plan' to ensure any odour and noise impacts are appropriately managed. • The applicant will be required to submit a certificate of compliance prior to the commencement of the use from an independent and suitably qualified air quality consultant demonstrating that the relevant Australian Standard has been complied with respect to holding tank ventilating system.
<p>On-site Effluent System</p> <ul style="list-style-type: none"> • It has not been demonstrated how the sewerage holding tanks can be emptied during the hours of operation. • There is insufficient room available on site to facilitate the safe collection of on-site effluent. 	<ul style="list-style-type: none"> • In order to mitigate any odour impacts on nearby residents, the applicant is proposing the following: <ul style="list-style-type: none"> - The tanks are proposed to be located as far away as practicable from the adjoining residents to the south. - A holding tank venting system is to be installed and sealed hatchets are to be

<ul style="list-style-type: none"> • The amount of effluent that will be produced by a Child Care Centre with capacity for 100 children and staff is better suited to a site serviced by reticulated sewer. • Locating a 100 children and staff on a lot serviced by on-site effluent is concerning. 	<p>used for the holding tanks to ensure any odours are vented via the release point.</p> <ul style="list-style-type: none"> - Transfer of sewage from the holding tanks to the waste collection vehicle will be via a an in-tank pump system minimising any potential noise emissions and odour emissions. - The waste collection vehicle parking area is to be bunded to contain any spills with a diversion valve directing any spills back to the underground tanks. <ul style="list-style-type: none"> • A condition has been included in the recommendation which requires the applicant to provide a holding tank venting system and to submit a 'Sewage Management Plan' to ensure any odour and noise impacts are appropriately managed. • The applicant will be required to submit a certificate of compliance prior to the commencement of the use from an independent and suitably qualified air quality consultant demonstrating that the relevant Australian Standard has been complied with respect to holding tank ventilating system.
<p>Location</p> <ul style="list-style-type: none"> • There are more appropriate locations for the proposed Child Care Centre in Karalee and surrounding suburbs which are serviced by reticulated sewer, and where the development wouldn't have a detrimental impact on the amenity and safety of adjoining residents or traffic and car parking. • The location suits the developer and not the residential community which will be impacted by the development in the long term. • The development would not have been considered if the address for the property was on Elaine Street as Elaine Street is not a main road. 	<ul style="list-style-type: none"> • The development application has been assessed against the relevant assessment benchmarks having regard to the location and characteristics of the subject site. • The property address is not a planning matter Council can base its decision on. Proposed access for the development onto Elaine Street has been considered as part of the assessment of the application.

<p>Large Lot Residential Zone</p> <ul style="list-style-type: none"> • The property is located in a residential zone and those neighbouring the property or within close proximity purchased their properties in good faith, expecting that the lot would be used for residential purposes. • The site is currently zoned Large Lot Residential and is surrounded by residential housing. The site is not suitable for a commercial development such as a Child Care Centre. • The proposal is not consistent with the character of surrounding properties and will have adverse impacts on the surrounding community and environment. • The locality is already serviced by a School and several Child Care Centres. The addition of another non-residential use will further detract from the intent of the zone. 	<ul style="list-style-type: none"> • The proposal complies with the specific outcomes sought for non-residential uses in the Large Lot Residential Zone. Specifically: <ul style="list-style-type: none"> - The proposed Child Care Centre will be fulfilling a local community need as demonstrated by the submitted 'Economic Needs Assessment' prepared by the applicant. - The proposed Child Care Centre will be co-located with another non-residential use, i.e. Karalee State School and will be easily accessible to the population it serves. - The applicant has demonstrated through various technical reports that the proposed development will not have a detrimental impact on the amenity of nearby residents through the generation of odours, noise, waste production, traffic or lighting. - The proposed Child Care Centre is a single a storey building which is commensurate with the bulk and scale of a residential dwelling.
<p>Compliance with the <i>Ipswich Planning Scheme 2006</i></p> <ul style="list-style-type: none"> • The proposal does not comply with the relevant planning scheme provisions. 	<ul style="list-style-type: none"> • The proposal generally complies with or has been conditioned to comply with the requirements of the <i>Ipswich Planning Scheme 2006</i>.
<p>Landscaping</p> <ul style="list-style-type: none"> • There is insufficient area available on the site to allow for the Child Care Centre development to be provided with sufficient landscape buffers. • There is no buffer provided to the residential property to the south which does not comply with the Community Use Code of the <i>Ipswich Planning Scheme 2006</i>. The report submitted by the applicant states that the proposal complies, yet an outdoor play area is proposed within the setback, not landscaping. 	<ul style="list-style-type: none"> • The applicant is proposing 2.46m wide landscape buffer (average width) along the southern boundary of the subject site. The proposed landscape buffer is considered reasonable in this instance as the applicant has demonstrated that the location of the Child Care Centre building and outdoor play areas will not have a detrimental impact on the amenity of residents to the south. Specifically, appropriate fencing including acoustic fencing and landscaping along the southern property boundary will ensure the amenity and privacy of the adjoining residents is maintained.

<ul style="list-style-type: none"> • In accordance with the Community Use Code, 'landscape buffers with a minimum width of 10 metres are provided to the side and rear boundaries where the site abuts land in a residential zone'. The submitted proposal plans do not illustrate that a sufficient buffer is proposed. • The area between the proposed Child Care Centre and southern property boundary is unlikely to be maintained by the developer and will become an eyesore. 	
<p>Boundary Fencing</p> <ul style="list-style-type: none"> • There is no guarantee that the developer will work with the adjoining land owner to the south to provide adequate fencing. 	<ul style="list-style-type: none"> • The applicant is required to provide a 2.0m high acoustic along part of the southern property boundary and along the southern boundary of the car park and staff courtyard/services area in accordance with the submitted 'Acoustic Impact Assessment'. • A condition has been included in the recommendation which requires the applicant to provide a 1.2m high pool style fence for the remainder of the southern property boundary unless otherwise approved in writing by Council and in consultation with the adjoining land owner.
<p>Privacy and Residential Amenity</p> <ul style="list-style-type: none"> • The development will result in a lack of privacy for surrounding residents. • Consideration needs to be given to the impacts of the development on long term residents and their living conditions. The development will have a direct impact on surrounding residents which want to live in peace and quiet and have their privacy maintained. • The proposed two (2) storey Child Care Centre would result in overlooking into surrounding homes. 	<ul style="list-style-type: none"> • The proposed Child Care Centre is a single a storey building which is commensurate with the bulk and scale of a residential dwelling. Relevant conditions have been included in the recommendation to ensure privacy fencing is provided along the southern property boundary to maintain the privacy of the adjoining residents.

Environment <ul style="list-style-type: none"> The developer has no respect for the environment or environmental impacts as they have undertaken clearing and earthworks prior to obtaining a development permit. Council fines need to be sizeably increased to ensure Council regulations and processes are followed prior to clearing being undertaken. 	<ul style="list-style-type: none"> Previous vegetation clearing on the subject site is a separate matter and has not been considered as part of the assessment of this application as the site is currently clear of any vegetation. Conditions have been included in the recommendation to ensure landscaping incorporates native, non-invasive plant species.
Rubbish <ul style="list-style-type: none"> The development will result in extra rubbish ending up in residents' yards on top of the rubbish generated from the school. 	<ul style="list-style-type: none"> Relevant conditions have been included in the recommendation to ensure waste is appropriately stored and collected from the site.
Crime <ul style="list-style-type: none"> The Child Care Centre would increase crime in the area by attracting opportunistic criminals and vagrants when the Child Care Centre is vacant. 	<ul style="list-style-type: none"> As far as practicable, the design of the proposed Child Care Centre provides opportunities for casual surveillance from the building to the street. Conditions have been included in the recommendation to ensure front fencing is 1.2m high pool style fencing to enable some outlook to the street where possible to achieve safety and surveillance.
Property Values <ul style="list-style-type: none"> The development will have a negative impact on property values for properties within close proximity to the development. 	<ul style="list-style-type: none"> The impact of the development on property values is not a planning matter Council can base its decision on.
Public Notification <ul style="list-style-type: none"> There was no publication in any local newspaper that distributes to any of the homes that would be directly impacted by the development, i.e. no one in Elaine Street, Oxley Drive or Arthur Summervilles Road received a paper with the development listed. 	<ul style="list-style-type: none"> The applicant submitted a notice of compliance confirming that public notification was undertaken in accordance with the requirements of the <i>Planning Act 2016</i>.

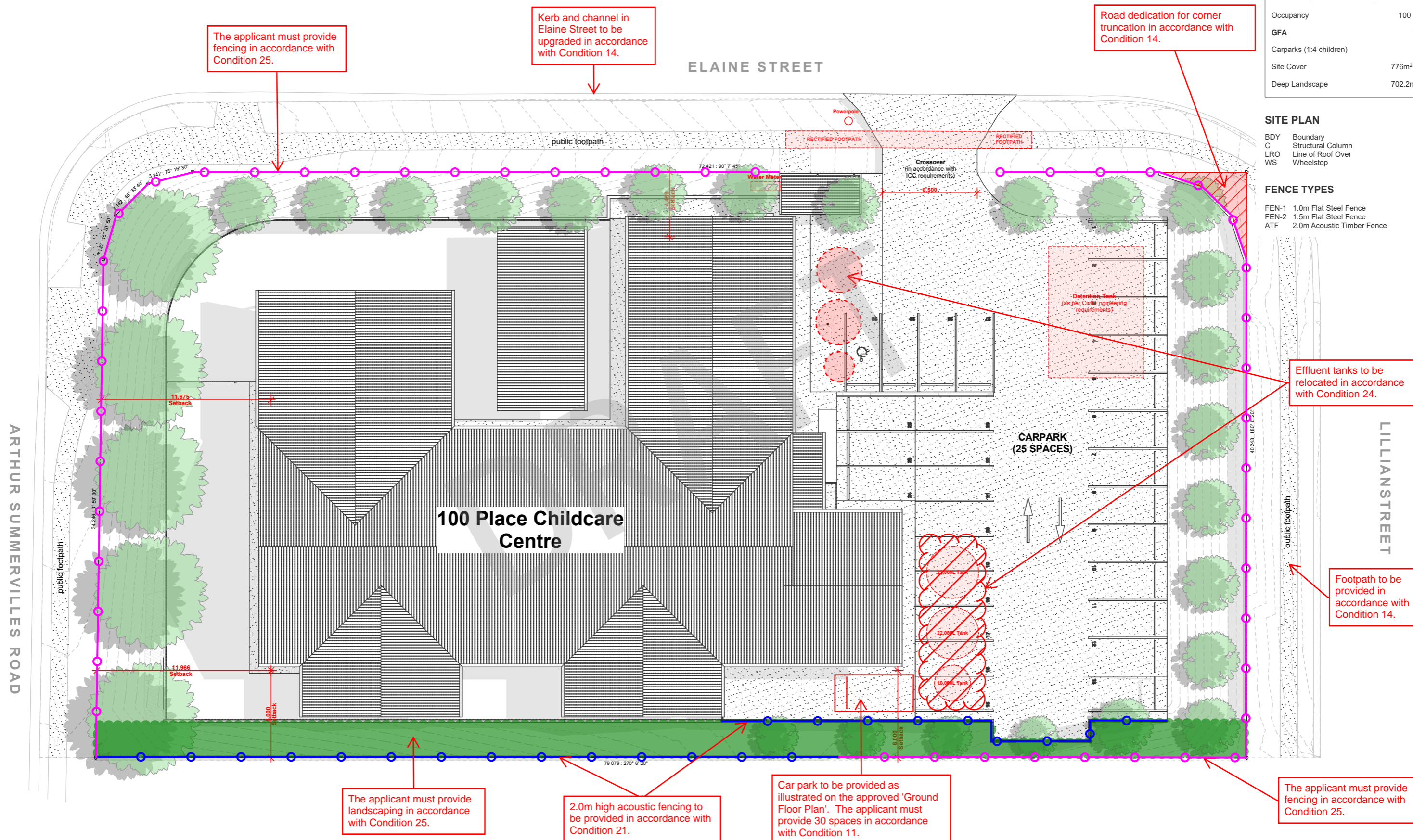
Existing Child Care Centres and School/s <ul style="list-style-type: none"> The development of a Child Care Centre a few metres from an existing Child Care Centre and the Karalee State School is unnecessary. 	<ul style="list-style-type: none"> The 'Economic Needs Assessment' submitted by the applicant demonstrates that proposed Child Care Centre will be fulfilling a local community need.
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<ul style="list-style-type: none"> • There are already three existing Child Care Centres within 1-2 minutes' drive from Karalee State School which should be sufficient to meet the needs of the community and those who have children enrolled at Karalee State School. • The development will not cater to older children. Karalee State School is near capacity with no plans to expand. There are also no plans for a high school. • As the development application takes into account land that has not yet developed, another Child Care Centre in this area will detract from existing businesses that employ locally and will affect occupancy and staffing levels, thus affecting the jobs of existing employees. • It is important to protect existing businesses that employ locally instead of allowing commercial development to occur which isn't needed in the area. 	<p>Specifically, the assessment identifies that there is growing demand for Child Care facilities in the catchment area, with indicative current undersupply of 46-72 full time equivalent places and an undersupply of 121-146 places based on population forecasts for 2041.</p> <ul style="list-style-type: none"> • Employment decisions made by Child Care Centre operators is not a planning matter Council can base its decision on.
<p>Economic Needs Assessment</p> <ul style="list-style-type: none"> • The submitted needs assessment takes into account developments that have not been approved which is not standard practice and should be removed from the assessment as the developments may not be undertaken. Standard practice is to use existing growth rates for the area, not perceived or projected growth rates. • Currently there are five Child Care Centres in Karalee, two are located on Arthur Summervilles Road, and a third is accessed from Harold Summervilles Road. None of these Child Care Centres are full and by introducing a 100 place Child Care Centre, these businesses 	<ul style="list-style-type: none"> • The 'Economic Needs Assessment' submitted by the applicant demonstrates that proposed Child Care Centre will be fulfilling a local community need. Specifically, the assessment identifies that there is growing demand for Child Care facilities in the catchment area, with indicative current undersupply of 46-72 full time equivalent places and an undersupply of 121-146 places based on population forecasts for 2041.

<p>which are family owned and operated and employ local residents will be adversely affected by the incorrect needs assessment submitted by the applicant.</p>	
<p>Assessment Process</p> <ul style="list-style-type: none"> • The application should collectively be determined by Council's elected representatives via the Growth, Infrastructure and Waste Committee and at a full Council meeting, rather than delegated to a Council officer to make. This will ensure the <i>Local Government Act 2009</i> principles of democratic representation and transparent and effective decision making in the public interest are enacted. This also aligns with Council's 'Framework for Development Applications and Related Activities'. 	<ul style="list-style-type: none"> • A total of 280 submissions were received during the public notification period of the application and therefore the application will be decided by full Council at the Growth, Infrastructure and Waste Committee or Council Ordinary Meeting in accordance with Council's 'Framework for Development Applications and Related Activities Policy'.

DRAFT

SITE INFORMATION	
RPD	Lot 22 on RP 121008
Local Authority	Ipswich City Council
Site Classification	LLR - Large Lot Residential
Site Area	3,159 m ²
DEVELOPMENT INFORMATION	
Occupancy	100 Children
GFA	723.7m ²
Carparks (1:4 children)	30
Site Cover	776m ² (24.5%)
Deep Landscape	702.2m ² (22%)



Project
Eden Academy Karalee
54 Arthur Summervilles Road, Karalee QLD 4215

Client
Griffith Group

Stage
1070-20

Status
NOT FOR CONSTRUCTION

Project No.
1070-20

Scale
1:250 at A3



Proposed Site Plan
A-DA-01.02

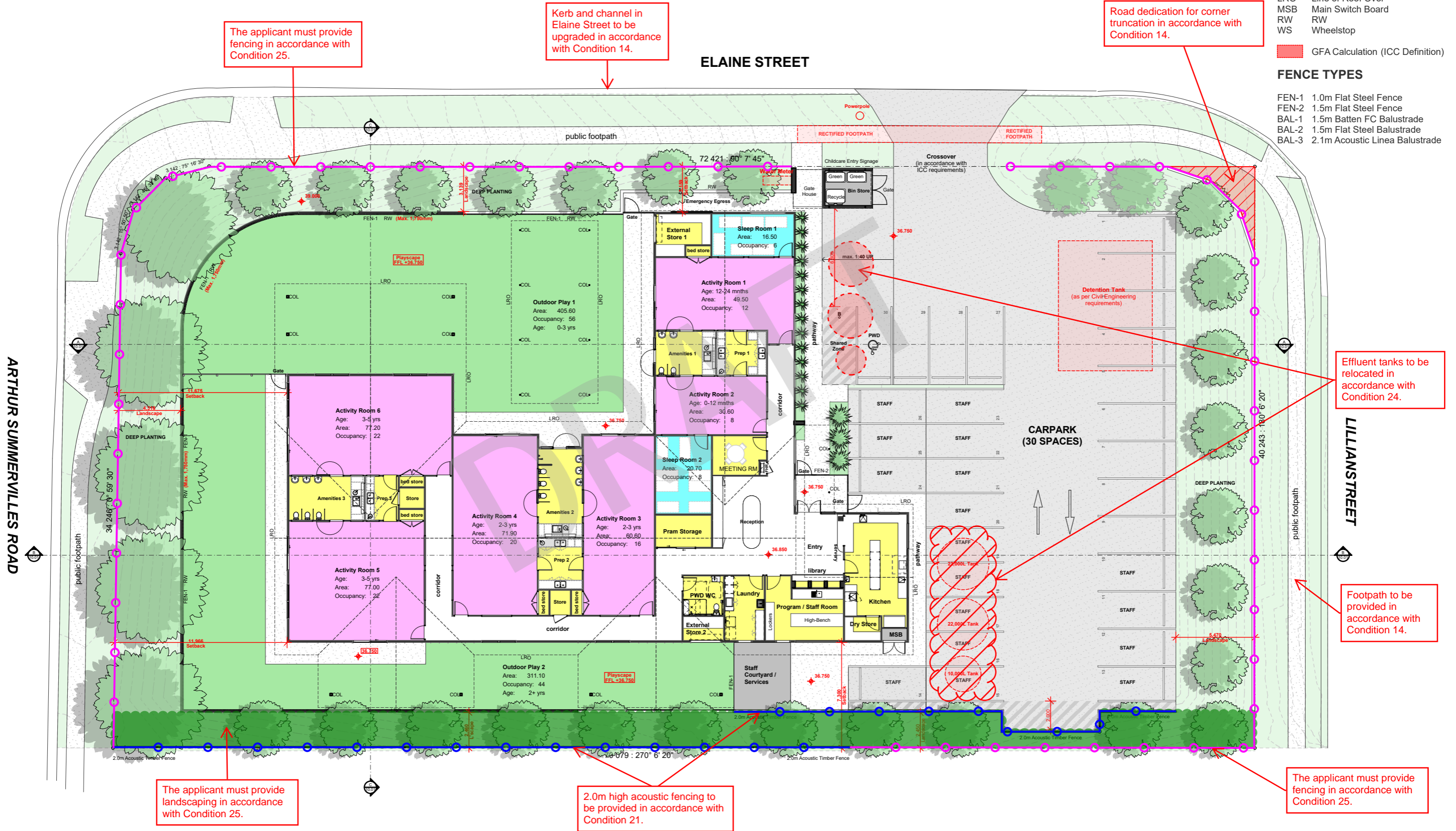
FLOOR PLAN LEGEND

B	Bollard
C	Structural Column
DF	Drinking Fountain
DP	Downpipe
FHR	Fire Hose Reel
HC	Hose Cock
LRO	Line of Roof Over
MSB	Main Switch Board
RW	Road
WS	Wheelstop

GFA Calculation (ICC Definition)

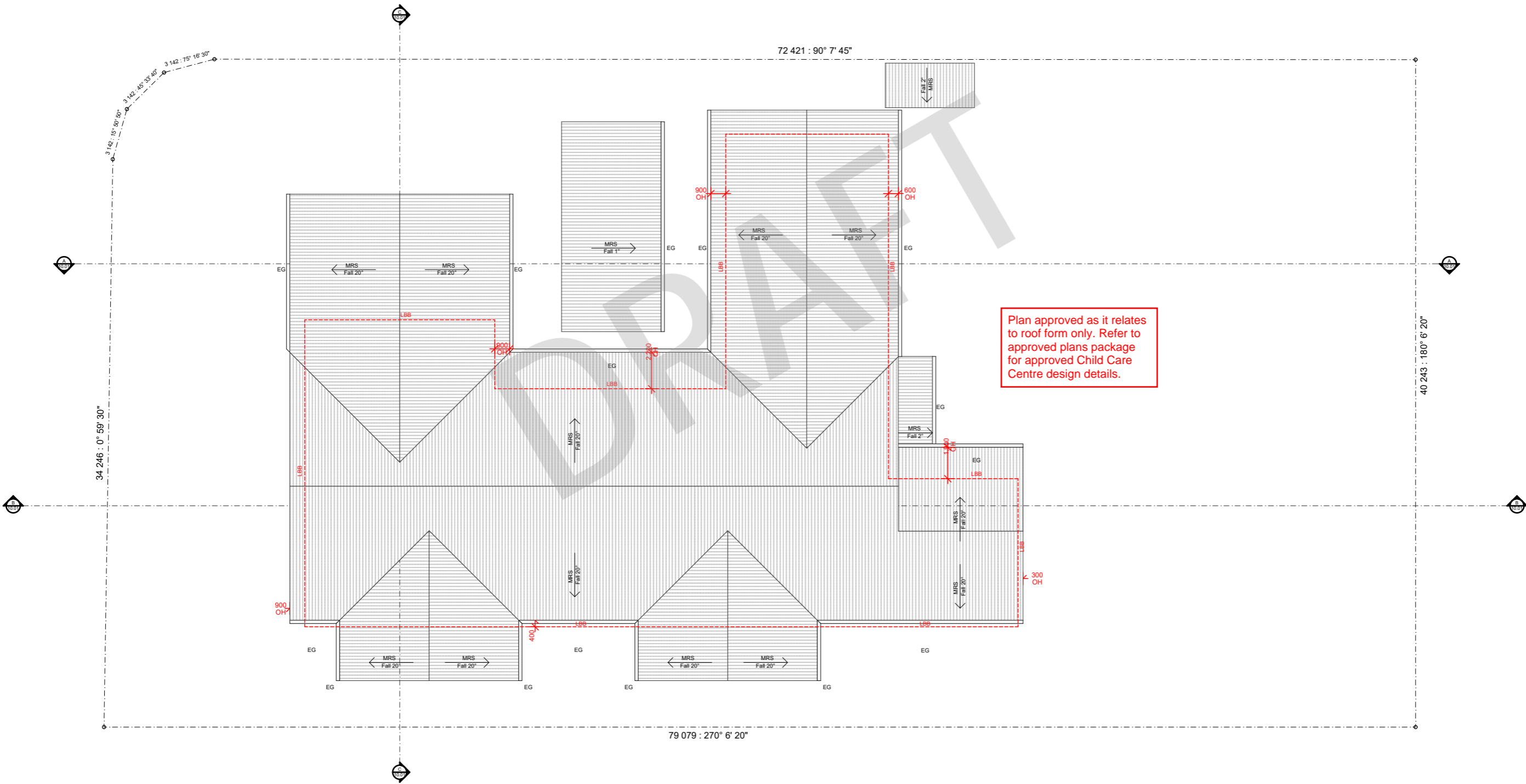
FENCE TYPES

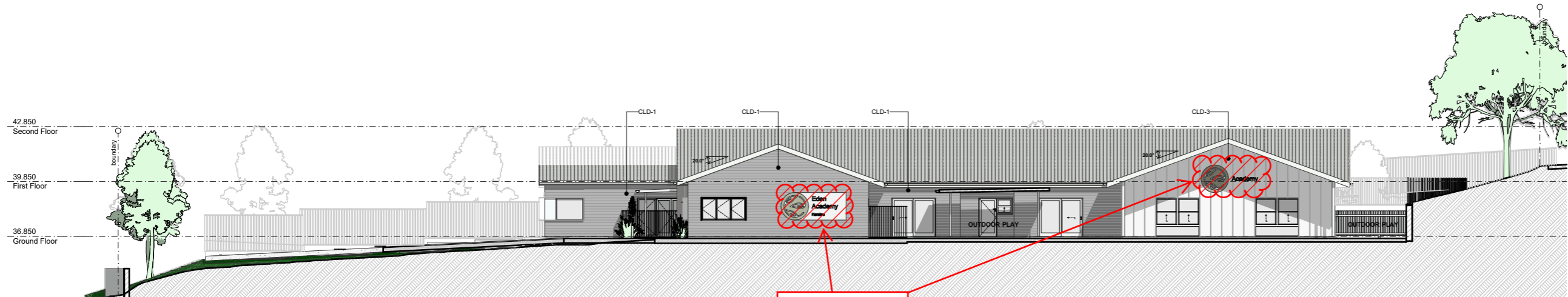
FEN-1	1.0m Flat Steel Fence
FEN-2	1.5m Flat Steel Fence
BAL-1	1.5m Batten FC Balustrade
BAL-2	1.5m Flat Steel Balustrade
BAL-3	2.1m Acoustic Linea Balustrade



ROOF LEGEND

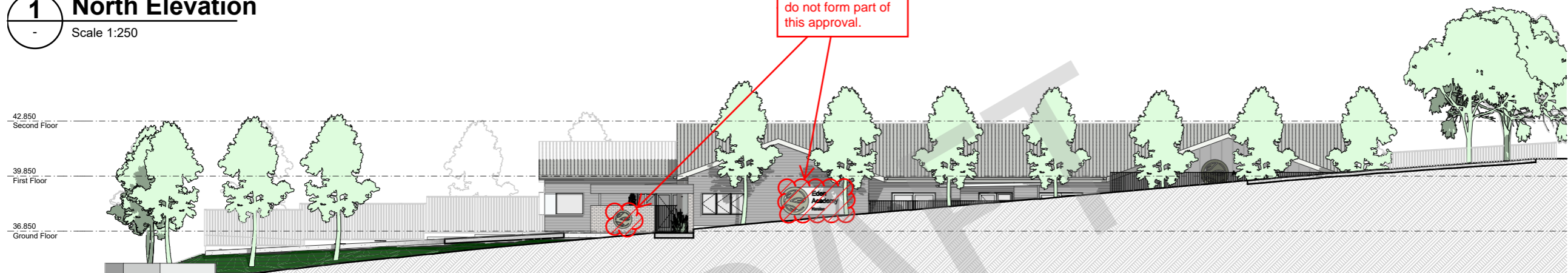
- DP Downpipe
- EG Eaves Gutter
- LBB Line of Building Below
- OH Overhang
- MRS Metal Roof Sheet





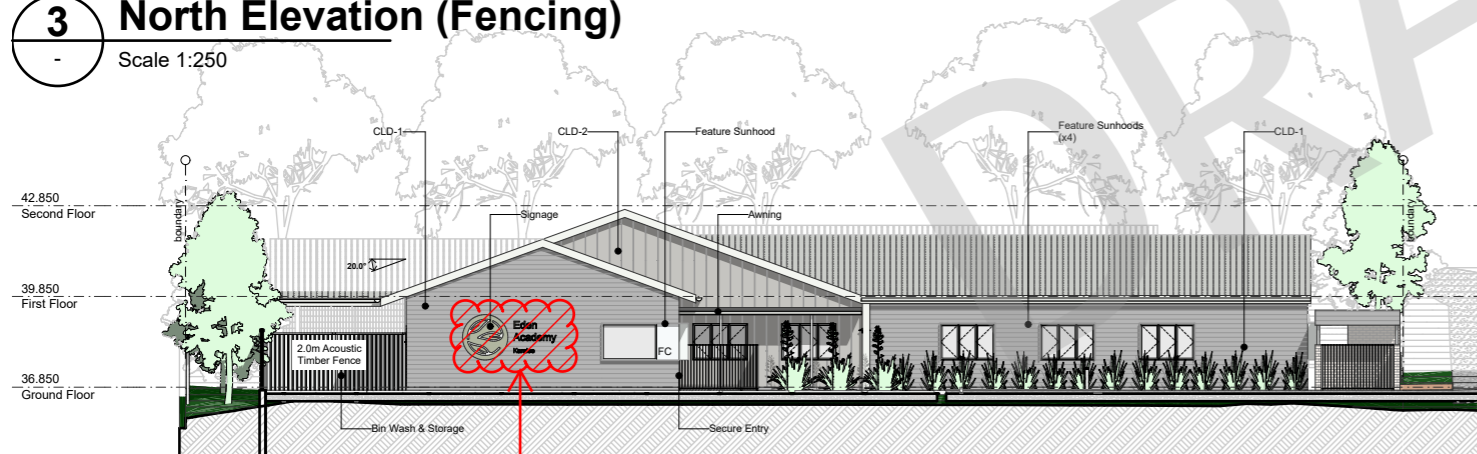
1 North Elevation

Scale 1:250



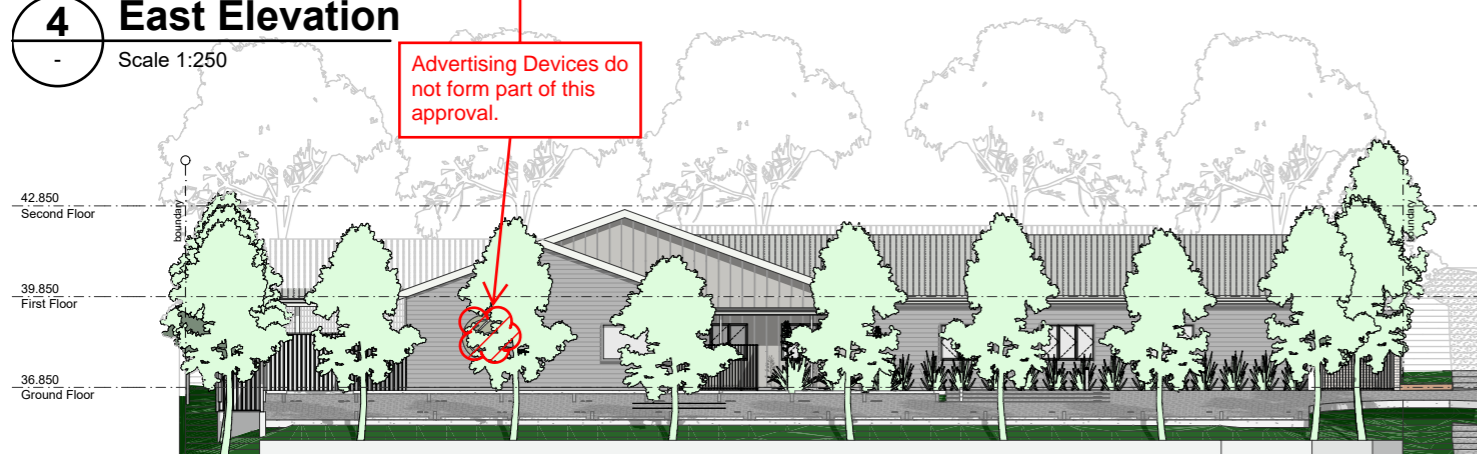
3 North Elevation (Fencing)

Scale 1:250



4 East Elevation

Scale 1:250



5 East Elevation (Fencing)

Scale 1:250

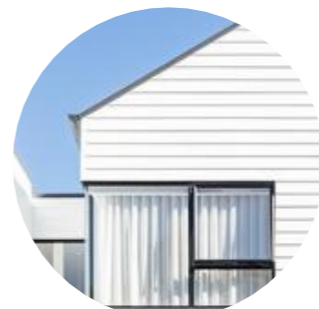
ELEVATION / SECTION LEGEND

CLD-1	Cladding Type 1
CLD-2	Cladding Type 2
CLD-3	Cladding Type 3
DF	Drinking Fountain
DP	Downpipe
EG	Eaves Gutter
MRS	Metal Roof Sheeting - Custom Orb
RW	RW

FENCE TYPES

FEN-1	1.0m Flat Steel Fence
FEN-2	1.5m Flat Steel Fence
ATF	2.0m Acoustic Timber Fence

The applicant must provide landscaping and fencing in accordance with Condition 21 and 25.



CLD-1
FC Linea Weatherboard
Cladding



CLD-2
FC Axon
Cladding



CLD-3
FC Board and Batten
Cladding



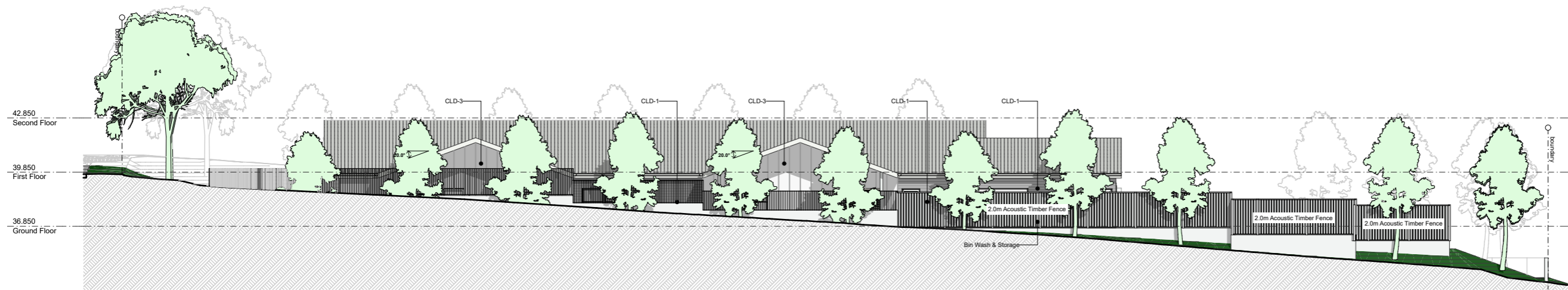
MRS
Colorbond
Roof Sheet in Basalt



Feature Brick Paving
To identify gatehouse
and pedestrian facilities



Feature Window Hood
To identify main entry.



ELEVATION / SECTION LEGEND

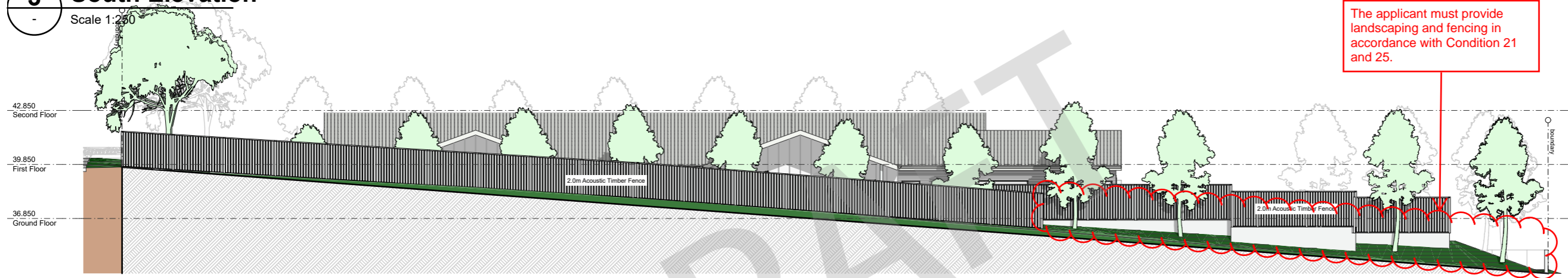
CLD-1	Cladding Type 1
CLD-2	Cladding Type 2
CLD-3	Cladding Type 3
DF	Drinking Fountain
DP	Downpipe
EG	Eaves Gutter
MRS	Metal Roof Sheeting - Custom Orb
RW	RW

FENCE TYPES

FEN-1	1.0m Flat Steel Fence
FEN-2	1.5m Flat Steel Fence
ATF	2.0m Acoustic Timber Fence

3 South Elevation

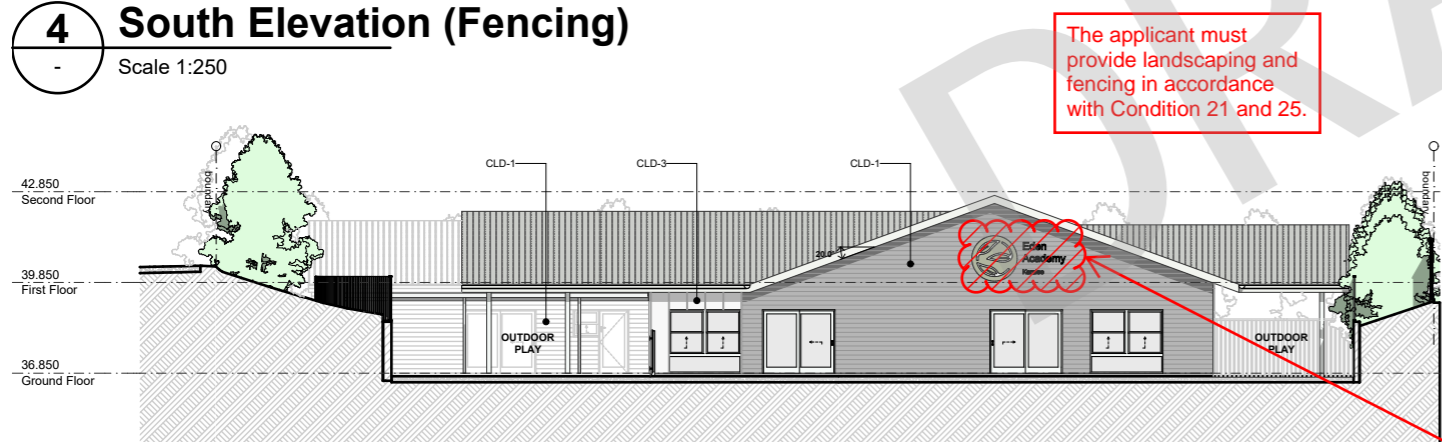
Scale 1:250



The applicant must provide landscaping and fencing in accordance with Condition 21 and 25.

4 South Elevation (Fencing)

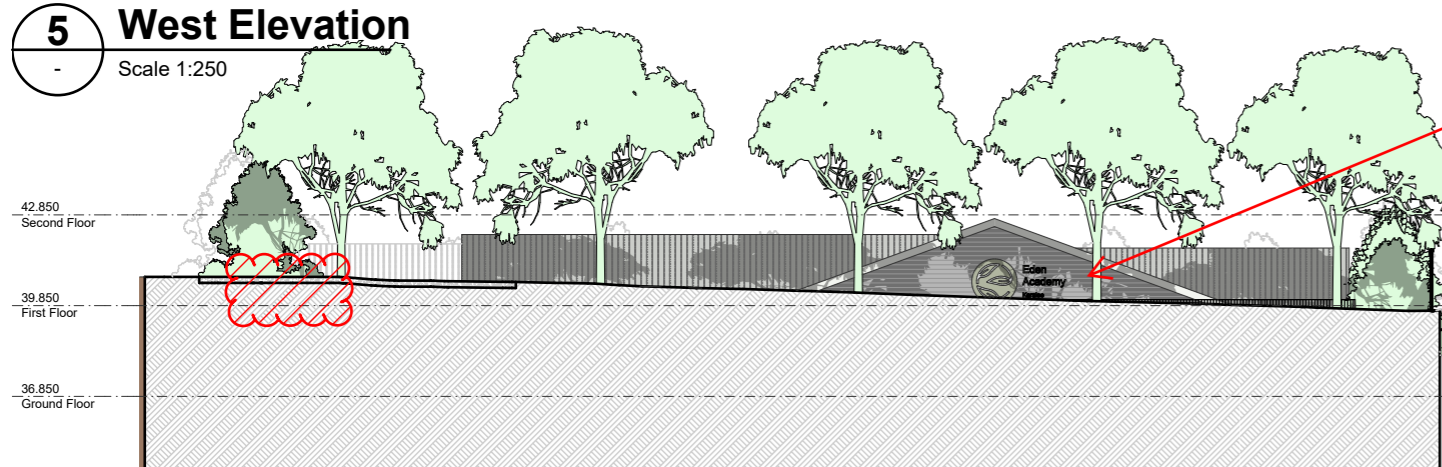
Scale 1:250



The applicant must provide landscaping and fencing in accordance with Condition 21 and 25.

5 West Elevation

Scale 1:250



Advertising Devices do not form part of this approval.

6 West Elevation (Fencing)

Scale 1:250



CLD-1
FC Linea Weatherboard
Cladding



CLD-2
FC Axon
Cladding



CLD-3
FC Board and Batten
Cladding



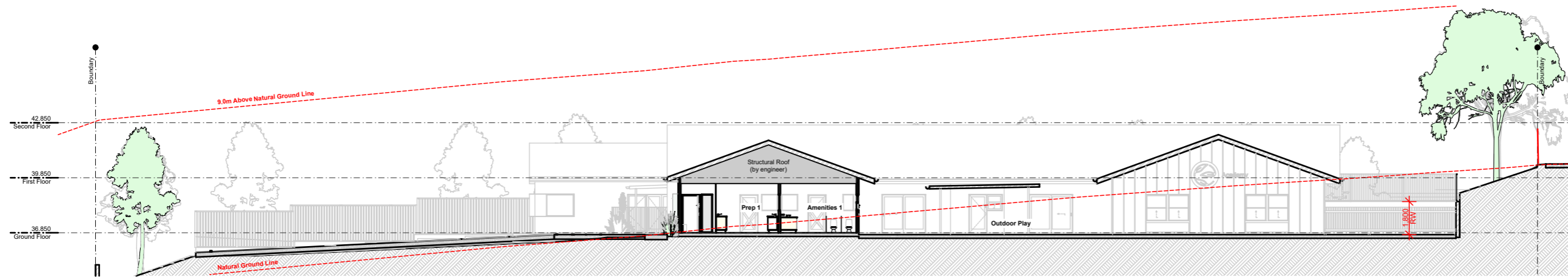
MRS
Colorbond
Roof Sheet in Basalt



Feature Brick Paving
To identify gatehouse
and pedestrian facilities



Feature Window Hood
To identify main entry.



ELEVATION / SECTION LEGEND

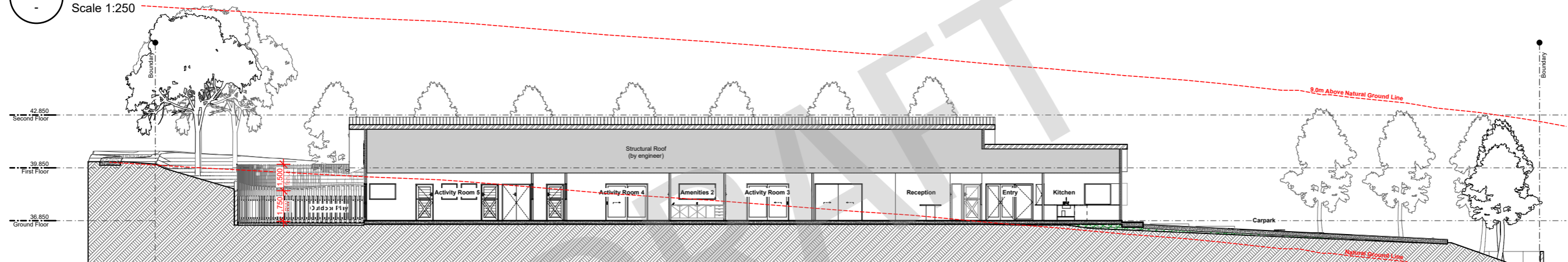
- CLD-1 Cladding Type 1
- CLD-2 Cladding Type 2
- CLD-3 Cladding Type 3
- DF Drinking Fountain
- DP Downpipe
- EG Eaves Gutter
- MRS Metal Roof Sheetting - Custom Orb
- RW RW

FENCE TYPES

- FEN-1 1.0m Flat Steel Fence
- FEN-2 1.5m Flat Steel Fence
- ATF 2.0m Acoustic Timber Fence

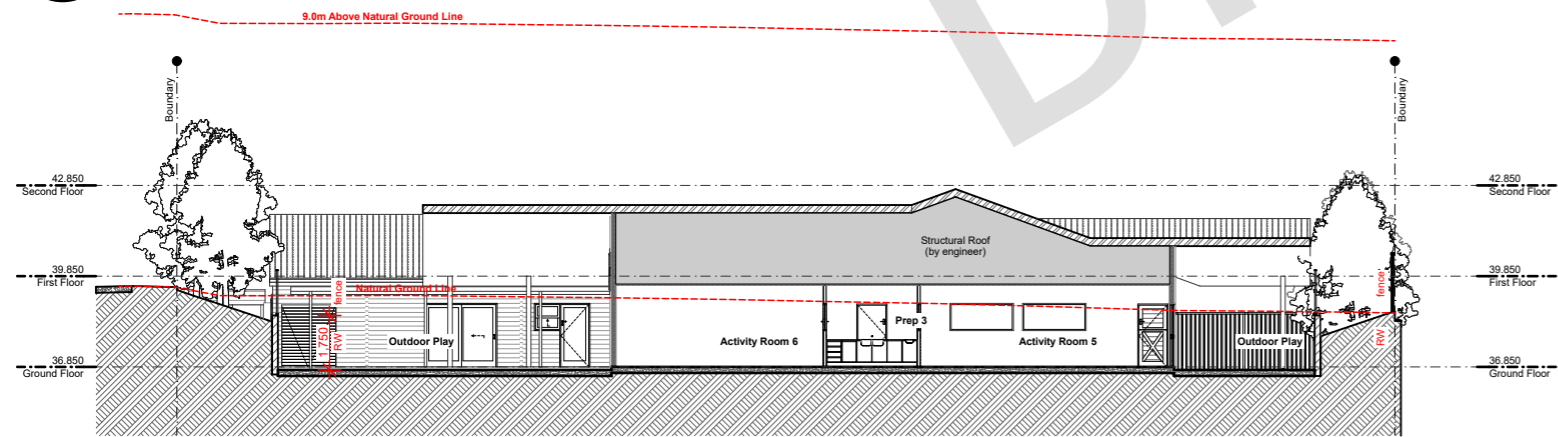
2 A Section A

Scale 1:250



3 B Section A

Scale 1:250



4 C Section A

Scale 1:250

The applicant must provide landscaping and fencing in accordance with Condition 21 and 25.



CLD-1
FC Linea Weatherboard
Cladding



CLD-2
FC Axon
Cladding



CLD-3
FC Board and Batten
Cladding



MRS
Colorbond
Roof Sheet in Basalt



Feature Brick Paving
To identify gatehouse
and pedestrian facilities



Feature Window Hood
To identify main entry.



Cnr Elaine Street & Arthur Summervilles Road Perspective

The applicant must provide landscaping and fencing in accordance with Condition 21 and 25.



Entry Perspective

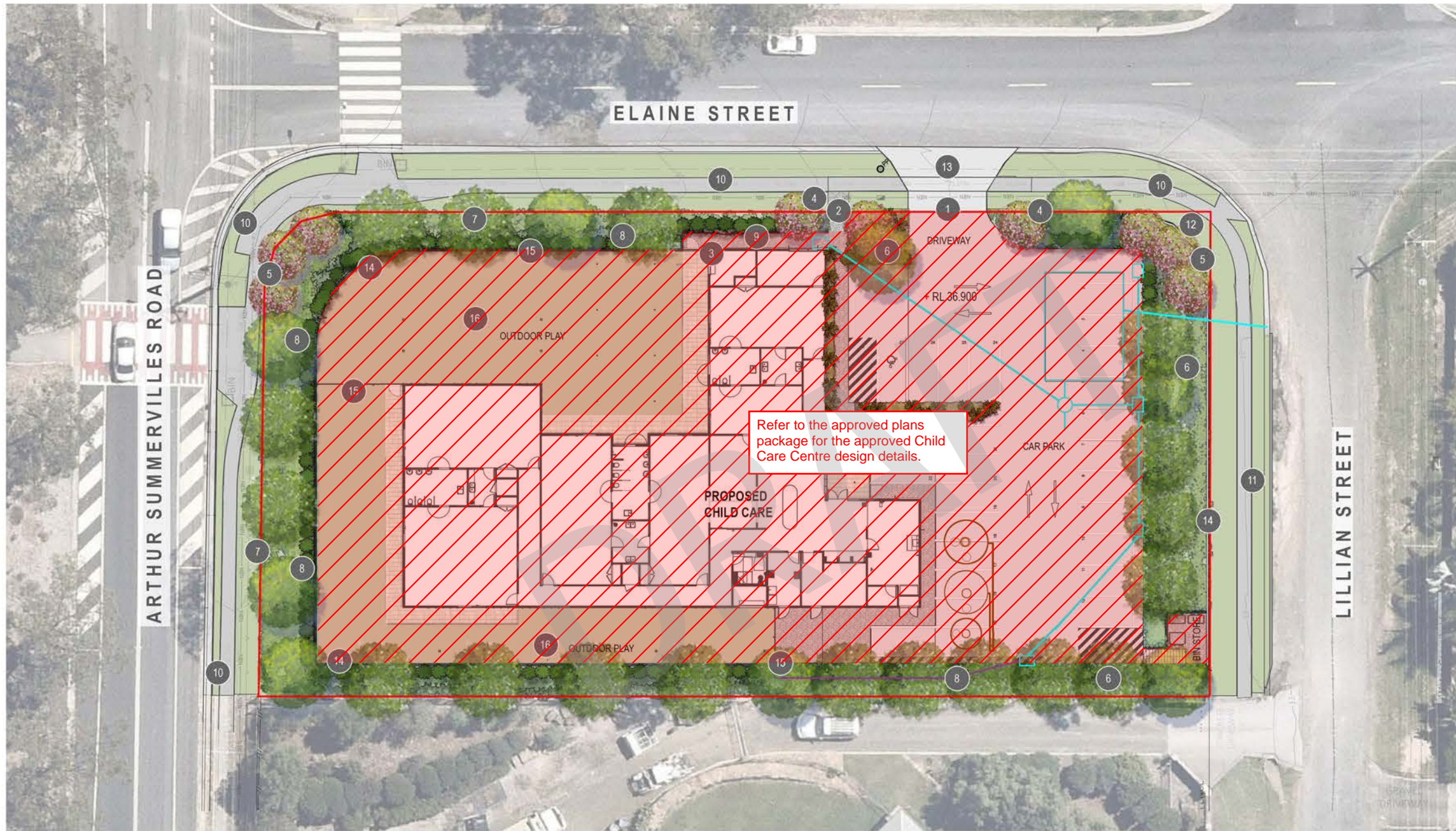


Carpark Entry Perspective

Advertising Devices do not form part of this approval.



Elaine Street Perspective



PLAN
SCALE 1:200

ANNOTATION NOTES

- 1 SITE ENTRY / EXIT
- 2 PEDESTRIAN ENTRY
- 3 GATED PEDESTRIAN ACCESS FROM CHILD'S OUTDOOR PLAY SPACE TO ELAINE STREET
- 4 SITE ENTRY TO BE DEFINED BY FEATURE SHADE TREES SYZ lue, MAINTAINED WITH 1800mm CLEAR TRUNK TO ENSURE OPEN SIGHTLINESS. TREE TO BE UNDERPLANTED WITH SHRUBS GAU lin, WES JG AND GROUNDCOVERS LIR EG AND STA byz
- 5 SITE CORNER TO FEATURE SYZ lue, UNDERPLANTED WITH WES JG AND GROUNDCOVERS STA byz
- 6 LARGE TREES LOP con & MEL leu PLANTED AT TIGHT CENTERS TO SHADE AND BUFFER CAR PARK / BIN STALL FROM LILLIAN STREET AND ADJACENT PROPERTY. TREES TO BE UNDERPLANTED WITH SHRUBS SYZ EL, WES JG WES ZEN. GROUNDCOVERS LOM KB, LOM SHA AND GAZ rig USED TO PLANT OUT BALANCE OF AREA

- 7 LARGE TREES LOP con & MEL leu TO PROPERTY BOUNDARY. TREES TO BUFFER CHILD CARE FROM STREET FRONTAGES. TREES TO ALSO PROVIDE ADDITIONAL AMENITY TO EXISTING FOOTPATHS. TREES TO BE UNDERPLANTED WITH SHRUBS SYZ EL, WES JG WES ZEN. GROUNDCOVERS LOM KB, LOM SHA AND GAZ rig USED TO PLANT OUT BALANCE OF AREA
- 8 PLANTING TO SWALE TO INCLUDE LOM hys, LOM TAN, LOM KAT & LOM lon. PLANT SPECIES SELECTED FROM WATER SENSITIVE URBAN DESIGN - TECHNICAL DESIGN GUIDELINES FOR SOUTH EAST QUEENSLAND
- 9 PLANTING TO EMERGENCY EGRESS & SECURE ENTRY TO FEATURE SHRUBS GUA lin, LAV den AND WES JG. SHRUBS TO BE UNDERPLANTED WITH BRA mul
- 10 EXISTING FOOTPATH AND VERGE TO BE RETAINED - MAKE GOOD ANY DAMAGE DURING CONSTRUCTION
- 11 NEW FOOTPATH, KERB AND CHANEL TO LILLIAN STREET, REFER TO CIVIL ENGINEERS DRAWINGS FOR DETAILS

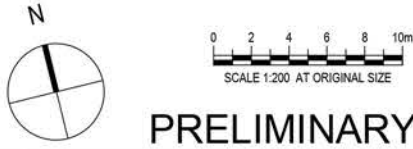
- 12 TURF TO CORNER ADJACENT AREA WHERE EXISTING FOOTPATH CROSSES INTO PROPERTY
- 13 REFER TO CIVIL ENGINEERS DRAWINGS FOR DRIVEWAY CROSS OVER DETAILS
- 14 REFER TO CIVIL ENGINEERS DRAWINGS FOR RETAINING WALL DETAILS
- 15 REFER TO ARCHITECTS DRAWINGS FOR ALL FENCE TYPE DETAILS
- 16 PLAY SPACE TO BE DESIGNED BY OTHERS

NOTES

1. REFER TO DRAWING SK010 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES

Refer to the approved plans package for the approved Child Care Centre design details. This plan is approved as it relates to landscaping only subject to the requirements outlined in Condition 25.

- LEGEND
- PROPOSED FEATURE TREES
 - PROPOSED SHADE TREES
 - PROPOSED SHRUB AND LOW LEVEL PLANTING
 - PROPOSED GROUNDCOVER PLANTING
 - PROPOSED BUFFER PLANTING
 - TURF
 - PEDESTRIAN PRIORITY PATHWAY
 - PAVED AREA - REFER ARCHITECTS DRAWINGS FOR DETAILS
 - CONCRETE AREA - REFER CIVIL ENGINEERS DRAWINGS FOR DETAILS
 - PROPERTY BOUNDARY
 - PROPOSED STORMWATER - REFER CIVIL ENGINEERS DRAWINGS FOR DETAILS
 - PROPOSED SWALE - REFER CIVIL ENGINEERS DRAWINGS FOR DETAILS
 - PROPOSED LOCATION OF SEPTIC HOLDING TANKS - REFER CIVIL ENGINEERS DRAWINGS FOR DETAILS
 - BUILDING LINE OVER
 - EXISTING POWER POLE



PRELIMINARY			
D	REVISED ISSUE	KVG	10.06.21
C	REVISED ISSUE	KVG	12.05.21
rev	description	drawn	date
GRIFFITH GROUP ONE PTY LTD 54-56 ARTHUR SUMMERVILLE DRIVE, KARALEE LANDSCAPE CONCEPT PLAN GROUND FLOOR PLAN			

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scale 1:200 for A1 job no. 2102-012
date JUN 2021 rev no. D

approved E. NICHOLAOU* SK001