

Your reference 5102/40-001  
Our reference 473/2016/OW  
Contact Officer Mark Dillon  
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**Ipswich City Council**

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Cardno (Qld) Pty Ltd  
[aaron.gilboy@cardno.com.au](mailto:aaron.gilboy@cardno.com.au)

3 March 2017

*SUSTAINABLE PLANNING ACT 2009*

*DEVELOPMENT APPLICATION DECISION NOTICE*

*Application Details*

Application No: 473/2016/OW

Real Property Description: Lot 17 SP 271657

Property Location: 1-35 Augusta Parkway, BROOKWATER QLD 4300

Decision Date: 3 March 2017

Decision: This application is approved subject to the conditions listed below

Decision Authority: Principal Development Engineer

1. Decision Details:

Development	Approval Type	Decision	Relevant Period
Earthworks, Roadworks, Traffic Signals, Stormwater Drainage and Street Landscaping - Road 11 Springfield Central	Development Permit	Approved subject to the conditions set out in Attachment A – Assessment Manager Conditions and Attachment D - Referral Agency Response including conditions	Two (2) years

## 2. Approved Documents

SPECIFICATIONS/SUPPORTING MATERIAL				
Document / Plan Number	Description & Revision No.	Prepared By	Date	Amendments Required
510240-001-CI-1006	Erosion and Sediment Control Notes and Details Rev. A	Cardno (Qld) Pty Ltd	20/11/2015	For Information Only. Final details are subject to Condition 14
510240-001-CI-1500 to 1502	Sewer Reticulation Rev. A	Cardno (Qld) Pty Ltd	20/11/2015	For Information Only. Drawings are subject to separate QUU approval.
510240-001-CI-1600 to 1602	Water Reticulation Rev. A	Cardno (Qld) Pty Ltd	20/11/2015	For Information Only. Drawings are subject to separate QUU approval.
510240-001-CI-SK100	Intersection Layout – Sheet 1 Rev. 1	Cardno (Qld) Pty Ltd	02/22/2016	
510240-001-CI-SK01	Intersection Layout – Sheet 2 Rev. 0	Cardno (Qld) Pty Ltd	02/11/2016	
510240-001-CI-SK101	Intersection layout – Sheet 3 Rev. 1	Cardno (Qld) Pty Ltd	02/11/2016	
5102/40-001	Certificate of Design	Cardno (Qld) Pty Ltd	27/01/2016	
5102/40-006	Erosion and Sediment Control Plan – Town Centre North – Road 11 Version 2	Cardno (Qld) Pty Ltd	24/11/2016	
510240	Road 11 – Springfield Land Corporation Stormwater Design Safety Audit (ICC Approval Reference 473/2016/OW)	Cardno (Qld) Pty Ltd	18/11/2015	

## 3. Approved Plans

- (a) The approved plans for this development approval are:
- (i) the plans referred to in the table of approved plans (including any amendments that are required to be made to those plans); and
  - (ii) where the amended versions of the plans referred to in the table of approved plans have been approved by the assessment manager, the amended versions of those plans.
- (b) The approved plans are attached to this decision notice at Attachment C.

APPROVED PLANS				
Plan No	Description & Revision No.	Prepared By	Date	Amendments Required
Drawing series No. 510240-001-CI-	Road 11 Detail Design	Cardno (Qld) Pty Ltd		
1000	Cover Sheet Rev. A		20/11/2015	
	GENERAL			
1001	Locality and Drawing Schedule Rev. A		20/011/2015	
1002	Existing Features Plan Rev. A		20/11/2015	
1003	Control Plan Rev. A		20/11/2015	
1004	Bulk Earthworks & Erosion Control Plan Sheet 1 Rev. A		20/11/2015	
1005	Bulk Earthworks & Erosion Sediment Control Plan Sheet 2 Rev. B		12/07/2016	Erosion and Sediment Control Details are subject to Condition 14
	ROADWORKS and DRAINAGE			
1100	Notes and Details Rev. A		20/11/2015	
1101	Layout Plan Sheet 1 Rev. A		20/11/2015	
1102	Layout Plan Sheet 2 Rev. B		12/07/2016	
1103	Typical Cross sections Rev. A		20/11/2015	
1104	Road 11 Longitudinal Section Rev. A		20/11/2015	
1105	Eden Station Drive Longitudinal Section Rev. A		2011/2015	
1106 to 1108	Road 1 Cross Sections Sheets 1 to 3 Rev. A		20/11/2015	
1109	Eden Station Drive Cross Sections Rev. A		20/11/2015	
1110	Pavement Plan Sheet 1 Rev. A		20/11/2015	
1111	Pavement Plan Sheet 2 Rev. B		12/07/2016	
	AUXILIARY ROADWORKS			
1200 & 1201	Setout Plan Sheets 1 & 2 Rev. A		20/11/2015	
1202	Setout Plan Sheet 3 Rev. B		12/07/2016	
1203	Signs and Linemarking Plan Sheet 1 Rev. A		20/11/2015	
1204	Signs and Linemarking Plan Sheet 2 Rev. B		12/07/2016	
	STORMWATER DRAINAGE			
1300 & 1301	Longitudinal Section Sheets 1 & 2 Rev. B		12/07/2016	
1302	Stormwater Structures Rev. A		20/11/2015	
	GENERAL SERVICES			
1400	Layout Plan Sheet 1 Rev. B		24/11/2016	
1401	Layout Plan Sheet 2 Rev. C		24/11/2016	

	DESIGN INFORMATION			
1900	Catchment Plan Rev. A		20/11/2015	
1901	Stormwater Calculation Table Sheet 1 Rev. B		12/07/2016	
1902	Stormwater Calculation Table Sheet 2 Rev. A		20/11/2015	
	LANDSCAPE			
510240-100	Cover Sheet Rev. A		08/01/2016	
510240-101	Drawing List and Context Plan Rev. A		08/01/2016	
510240-102	Schedules Rev. B		25/11/2016	
510240-103	Landscape Plan Rev. B		25/11/2016	
510240-104	Landscape Plan Rev. B		25/11/2016	
510240-105	Landscape Details Rev. B			
	TRAFFIC SIGNALS			
510240-CI-301	Traffic Signal Installation – Interim Eden Station Drive / Road 11 Pits and Conduits Rev. A		June 2016	Subject to separate approval. See Condition 8(d)
510240-CI-302	Traffic Signal installation – Interim Eden Station Drive / Road 11 Operations and Electrical Rev. A		June 2016	Subject to separate approval. See Condition 8(d)
510240-CI-303	Traffic Signal Installation Road 11/ New Road Pits and Conduits Rev. A		June 2016	Subject to separate approval. See Condition 8(d)

#### 4. Referral Agencies

Referral Agency	Type of Referral
State Assessment and Referral Agency  SEQ West Region (Ipswich) Level 4, 117 Brisbane Street Ipswich PO Box 129 Ipswich QLD 4305 Tel: 07 34322400 Email: <a href="mailto:IpswichSARA@dsdip.qld.gov.au">IpswichSARA@dsdip.qld.gov.au</a> MyDAS online referrals: <a href="http://www.dsdip.qld.gov.au/development-applications/mydas">www.dsdip.qld.gov.au/development-applications/mydas</a>	Concurrence

#### 6. Conditions of Assessment Manager (Ipswich City Council)

Refer Attachment A

#### 7. When Approval Lapses

The relevant period for this approval is outlined above in “Decision Details” part 1 of this decision notice, starting the day the approval takes effect. This development approval lapses in accordance with section 341 of the *Sustainable Planning Act 2009*.

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

8. Appeal Rights

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

Yours faithfully

Peter Harbeck  
PRINCIPAL DEVELOPMENT ENGINEER

CC: Department of Infrastructure, Local Government and Planning  
[ipswichSARA@dilgp.qld.gov.au](mailto:ipswichSARA@dilgp.qld.gov.au)

Encl:

- Assessment Manager Conditions and Advice (Attachment A)
- *Sustainable Planning Act 2009* extract on appeal rights (Attachment B)
- Approved Plans
- Referral Agency Response/SARA

**Attachment A**  
**Assessment Manager (Ipswich City Council) Conditions**  
*Conditions applicable to this approval under Sustainable Planning Act:*

**Conditions of Approval**

No.	Condition	The time by which the condition must be met, implemented or complied with
1.	<b>Basis of Approval</b>	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in Schedule 3 – Definitions of the <i>Sustainable Planning Act 2009</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Sustainable Planning Act 2009</i>.</p>	From the commencement of the construction of the development and at all times thereafter.
2.	<b>Minor Alterations</b>	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.
3.	<b>Development Plans &amp; Supporting Material</b>	
	The applicant must undertake the development generally in accordance with the approved material and plans outlined in parts 2 and 3 of this development permit.	From the commencement of the construction of the development and at all times thereafter.
4.	<b>Hours of Construction</b>	
	Unless otherwise approved in writing by the assessment manager construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 - General Works Part 5, Section 5.1.3</i> .	At all times during construction activities and until works are accepted off maintenance.
5.	<b>Construction Standard and Requirements</b>	
(a)	The applicant must comply with the requirements of <i>Planning Scheme Policy 3 – General Works, Implementation Guidelines 24 – Stormwater Management</i> and <i>28 – Dispersive Soil Management</i> of the <i>Ipswich Planning Scheme</i> when undertaking all public (municipal) works and earthworks (including earth retaining structures).	At all times during construction activities and until works are accepted off maintenance.

(b)	The applicant must construct all works in accordance with the recommendations of the submitted DSMP and E&SCP.	At all times during construction activities and until works are accepted off maintenance.
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6.	<b>Construction Pre-requisites</b>	
(a)	<p>The applicant must comply with pre-start meeting and construction pre-requisite requirements, including provision of relevant bonds and amended drawings, as detailed in Council's <i>Planning Scheme Policy 3 - General Works Part 5</i>.</p> <p>In addition to the required contact details list the applicant is required to complete the "Response to Pre-start Information – Nomination of Responsibilities Form". The required contact details file is to include contact names, email addresses, business and after hours telephone numbers for the Developer, Supervising Engineer and nominated Principal Contractor.</p>	Prior to commencement of any construction.
(b)	The applicant must take due regard of all existing services when undertaking works associated with this development.	At all times during construction activities and until works are accepted off maintenance.
(c)	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.	At all times during construction activities and until works are accepted off maintenance.
(d)	<p>The applicant must install sign/s which display the business and after hours contact phone numbers of the applicant, supervising/consulting engineer and contractor as well as the relevant operational works application number in accordance with the following:</p> <ul style="list-style-type: none"> <li>(i) Dimensions not less than 900mm high and 1200mm wide;</li> <li>(ii) Minimum 300mm above the ground;</li> <li>(iii) Within 1500mm of the property boundary of the development site;</li> <li>(iv) At every location where the development site fronts on to a formed road;</li> <li>(v) Made of weatherproof and durable materials;</li> <li>(vi) All details displayed with a minimum lettering height of 40mm and in bold text (approximately 147 point Arial bold font).</li> </ul>	Prior to commencement of any construction and until works are accepted on maintenance.

7.	<b>Streetscape Construction Standards</b>	
(a)	The applicant must ensure that the streetscape plans and specifications comply with PSP3, <i>Ipswich Streetscape Design Guideline</i> (or latest version) and relevant Ipswich City Council's Standards Drawings.	At all times

(b)	The applicant must ensure that all landscape materials, including but not limited to, soils, mulch, gravel and potted or ex-ground plants are free from <i>Cyperus esculentus</i> and <i>Cyperus rotundus</i> (commonly known as 'Nut Grass').	At all times
(c)	The applicant must ensure that any existing Nut Grass present on site must be treated with foliar spraying of Halosulfuron-methyl or equivalent to achieve 100% eradication.	Prior to On-maintenance acceptance.
(d)	For all Public (Municipal) Planting works, streetscape, landscape, revegetation or rehabilitation, a minimum 12-week establishment period is required starting from the successful Practical Completion inspection date. This establishment period must be exclusive and in addition to the relevant maintenance periods as required under <i>Planning Scheme Policy 3 – General Works</i>	Prior to On Maintenance acceptance.
(e)	Tree species having invasive roots or large mature canopy are generally not suitable for street tree planting. The applicant must comply with Council's conditions associated with their approval.	At all times

8.	<b>Roadworks, Stormwater Drainage and Matters to be Addressed During Construction</b>	
(a)	<p>The applicant must obtain written approval from the assessment manager to open newly constructed roads to vehicle or pedestrian traffic. It is noted that attention to the following will be required prior to the opening of the road :-</p> <ul style="list-style-type: none"> <li>• Registration of Plan of Survey creating the new road reserve.</li> <li>• Street lighting to be operational.</li> <li>• All works completed to an acceptable standard.</li> <li>• Traffic signals have been approved to commission in association with road opening.</li> </ul>	Prior to the assessment manager signing the subdivision plan.
(b)	The applicant must commission street lighting. The street lighting is to be provided to Rate 3 and is to be in accordance with electrical reticulation and street lighting design drawings approved under cover of a separate Operational Works application.	Prior to the acceptance of the road works 'on maintenance' and prior to opening of the road to pedestrian and vehicular traffic.
(c)	<p>The following matters are to be addressed :-</p> <ol style="list-style-type: none"> <li>I. Sags in concrete footpaths are to be provided with suitable drainage relief i.e. 300mm wide concrete strip between back of kerb / headstone and edge of concrete footpath at the lowest point in the concrete footpath.</li> <li>II. Dowelled or "keyed" joints are to be provided to all joints between concrete footpaths, kerb ramps, etc.</li> </ol>	During construction and prior to acceptance of the works "on maintenance"

	<p>III. All kerb ramps as shown on the design drawings are indicative only and the final form and location must be in accordance with Council's standard drawing SR.18. The location of kerb ramps at the two signalised intersections must be co-ordinated with the traffic signals design.</p> <p>IV. The final form of stormwater drainage outlets shall be subject to onsite discussion and approval with Council Officers. Council reserves the right to require additional outlet works if required.</p> <p>V. Relocation / modification of any existing signage and / or line marking will include street name signage at the existing intersection with Southern Cross Circuit.</p> <p>VI. Tactile Ground Surface Indicators (TGSI's) are to be installed to all new kerb ramps and to any existing kerb ramps within the scope of the works. All TGSI's shall be made from stainless steel and shall be of a contrasting colour and comply with the relevant Australian Standards.</p> <p>VII. All road pavement line marking shall be augmented by Raised Retro-reflective Pavement Markers (RRPM's) in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>VIII. All electrical, telecommunication, water and sewer fitting access boxes / manholes etc. located within the road verge at surface level are to be provided with a non-slip finish and are not to create a tripping hazard.</p> <p>IX. Concrete infill Class B covers and surrounds are required for sewer structures where located within or partially within a concrete footpath and the concrete is to have a non-slip finish for both components.</p> <p>X. Road Edge Guide Posts to be installed to road shoulders in Eden Station drive in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).</p> <p>XI. Bicycle entry / exit ramps are to be provided at both intersections on all legs where applicable. Hold rails are to be provided for entry ramps.</p>	
(d)	<p>The applicant must provide and commission traffic signals as required by the Area Development Plan (ADP App. No. 2727/2015/ADP) and the Concurrence Agency Conditions. The traffic signals design for both intersections are to be submitted to Council for further separate approval under this Decision Notice. The Eden Station Drive / Road 11 traffic signal drawings are to</p>	<p>Prior to commencement of works.</p>

	reflect the comments previously provided to Cardno by Council. The civil drawings are to be amended if required by changes caused by the traffic signals designs.	
(e)	<p>The following general matters apply to the traffic signals construction and commissioning :-</p> <p>The applicant must organise the mandatory witness point inspections as required by DTMR's Technical Specification 'MRTS93 Traffic Signals' with the relevant Council Officer. Furthermore, the applicant must demonstrate that all hold points as required by DTMR's Technical Specification 'MRTS93 Traffic Signals' have been observed by the certifying electrical RPEQ engineer.</p> <p>The applicant must submit Certification from a RPEQ Engineer (Electrical) demonstrating compliance with the approved traffic signal plan prior to the commissioning of the traffic signals.</p> <p>Council reserves the right to have an independent review by an experienced traffic signal consultant employed by Council. The fee to engage the consultant shall be paid to Council by the developer. The traffic signals must not be commissioned without Council's prior approval. All works identified during the review for rectification or completion shall be undertaken to the satisfaction of the assessment manager prior to commissioning of the signals;</p> <p>The installation of the traffic signals shall only be undertaken by a contractor accredited by DTMR for traffic signal installation;</p> <p>The traffic signals shall be installed in accordance with relevant standards within the Department of Transport and Main Roads <i>Standard Drawings Road Manual – Part 15 Traffic Signals</i>. The use of rectangular loops at intersections as per <i>Standard Drawings 1424 &amp; 1425 should be noted</i>;</p> <p>It is to be confirmed if power points and associated cables etc. are required in the traffic controller to power hardware to connect the intersection signals to STREAMS. The connection of the traffic signals to the STREAMS traffic signal network must be undertaken prior to commissioning.</p> <p>This must include the acquisition and installation of a</p>	

	<p>field processor and network termination unit (modem) and connection to the telecommunications network.</p> <p>These works will be undertaken by Council at the developer's expense. A minimum of twelve (12) weeks is required for these works to be completed prior to commissioning of the signals;</p> <p>The following general comments are to be complied with :-</p> <ul style="list-style-type: none"> <li>• Round pits for cabling can be used in Place of Type 7 pits in accordance with DTMR standard drawings;</li> <li>• All hardware installed shall have current DTMR type approval at the time of commissioning;</li> <li>• Signal controllers are to be only type ATSC4;</li> <li>• Overhead or mast arm lanterns shall be 300mm LED in all cases;</li> <li>• The traffic signal controller shall use the latest version of Standard Traffic software;</li> <li>• An ICC site ID sticker is to be installed within the new controller cabinets. The stickers are to be obtained from Council.</li> <li>• As Constructed plans showing any changes to the signal design resulting during construction are to be provided to Council in both CAD and PDF format prior to commissioning. An electronic copy of the "personality" file is to be provided if requested;</li> <li>• Details of the electrical contractor engaged to maintain the traffic signals during the maintenance period are to be provided to the assessment manager.</li> </ul>	
(f)	The applicant must inspect all stormwater drainage (new and existing downstream if affected by the works) including inter-allotment drainage (if applicable) by closed circuit television (CCTV).	CCTV Survey to be undertaken prior to "on maintenance" inspection. Resulting Report and DVD to be submitted with the usual engineering certification documentation.
(g)	All stormwater drainage systems are to be flushed clean.	Prior to "on maintenance" inspection.
(h)	Council reserves the right to require changes to the signage and line marking details should errors or omissions be noted during final inspections. In particular the final form of the Eden Station Drive intersection shall be subject to the delivery of the fourth leg of the intersection.	Prior to opening of the new road.
(i)	Council reserves the right to request further investigation in respect to the QUDM safety audit requirements should the final configuration of	Prior to "on maintenance".

	stormwater drainage inlets, outlet structures and basins appear to represent a perceived hazard or liability issue.	
(j)	A copy of the water supply agreement with QUU is to be provided to the assessment manager. To be submitted with engineering certification documentation.	To be submitted with engineering certification documentation
(k)	The nominated Principal Contractor is to apply for and obtain the required Traffic Permits from Ipswich City Council and Ipswich Police.	Prior to undertaking any works within existing road reserves.
(l)	The applicant must ensure that all works within the proposed works area do not impact upon the root zone and health of the two (2) large signature 'Fig Trees' indicated on Area Development Plan (App. No. 2727/2015/ADP) drawing numbered 510240-001-CI-SK010 Rev. 1.	At all times during construction.

9.	Amendments & Further Submissions	
	The applicant must incorporate or comply with the following amendments and clarifications:	Prior to Pre-start Meeting (in accordance with Condition 6) or as otherwise stated below.
(a)	<p>Amended drawings detailing the following are to be provided :-</p> <ul style="list-style-type: none"> <li>- Advance Intersection and Intersection Directional signage at the Eden Station Drive intersection, include destinations to be consistent with existing signage in the area and facility signage for the railway station etc.</li> <li>- "No Stopping" areas are to be augmented by a yellow line marked edge line.</li> <li>- Bicycle ramps are to be line marked similar to existing examples at the railway station and to other recently documented Cardno projects.</li> </ul>	
(b)	The street landscaping drawings are to be amended in accordance with the comments shown in red by Council on the original drawings.	

10.	Stormwater Quality	
	The applicant must comply with the requirements of Condition 16 of the ADP i.e. achieve water quality objectives or pay a monetary offset.	Prior to the assessment manager signing the subdivision plan.

11.	Fauna Management	
(a)	The applicant must engage a spotter catcher licensed under the <i>Nature Conservation Act 1992</i> by the Department of Environment and Heritage Protection, to assess the site, supervise any vegetation removal and ensure that any native fauna ( <i>including native bees</i> ) has been identified, relocated and discouraged from returning prior to habitat disturbance.	Prior to the commencement of any vegetation clearing works.

(b)	The applicant must provide to the assessment manager the name and contact details for the spotter catcher mentioned at (a) above engaged by the applicant to carry out the works.	A minimum of seven (7) days prior to commencement of vegetation clearing works.
(c)	<p>The applicant must submit to the assessment manager a report prepared by the appointed spotter catcher mentioned at (a) above detailing the following items:</p> <ul style="list-style-type: none"> <li>(i) Catalogue of native fauna identified pre and post vegetation clearing works including species taken from hollows;</li> <li>(ii) Documented preventative and remedial actions put in place to ensure no harm to the species;</li> <li>(iii) <i>Confirmation of compliance with sequential clearing requirements of koala habitat trees in accordance with the Nature Conservation Act 1992;</i></li> <li>(iv) Confirmation no vegetation clearing works occurred without supervision from the spotter catcher; and</li> <li>(v) Detail a log of all species taken to a vet, wildlife hospital or equivalent for treatment as a consequence of injury following clearing works.</li> </ul>	Within fourteen (14) days of the completion of any stage of vegetation clearing works and prior to commencement of any vegetation clearing works for the subsequent stage.

12.	<b>Rehabilitation</b>	
	The applicant must undertake rehabilitation / revegetation works in to all areas affected by the works beyond the road reserve boundary. All pervious areas of the verge are to be turfed and / or vegetated in accordance with the approved street landscaping drawings noted in Condition 6. Areas beyond the road reserve are to be revegetated and in a stable condition.	Prior to the assessment manager signing the relevant subdivision plan.

13.	<b>Disposal of Cleared Vegetation</b>	
	The applicant must dispose of cleared vegetation in accordance with Council's <i>Planning Scheme Policy 3 – General Works</i> .	From the commencement of works and at all times thereafter.

14.	<b>Sediment And Erosion Management</b>	
(a)	The applicant must prepare an RPEQ or CPESC endorsed E&SCP.	Prior to the commencement of any construction, and at all times during the construction (including vegetation clearing) and operational (maintenance) phases of the development.
(b)	The applicant must provide sediment and erosion control management (which includes deposition by both water and air) measures and facilities in accordance with a currently endorsed E&SCP.	Prior to the commencement of any construction, and at all times during the construction (including vegetation clearing) and operational (maintenance) phases of the development.

(c)	The applicant must not undertake any works, including implementation works concerning erosion and sediment control unless there is a corresponding currently endorsed E&SCP.	At all times.
(d)	All "on road" (including verge) sediment control devices are to be removed.	Prior to opening of the road to traffic and prior to the joint "on maintenance" inspection.

15.	<b>Municipal Works Completion Requirements</b>	
(a)	The applicant must provide all quality assurance documentation, as-constructed information, engineering and environment certifications and any associated documentation required in accordance with <i>Planning Scheme Policy 3 – General Works</i> of the <i>Ipswich Planning Scheme</i> .	Prior to the assessment manager signing the subdivision plan.
(b)	The applicant must submit written clearance(s) to the assessment manager for all works on land under separate ownership stating that the works have been completed to the owner's satisfaction.	Prior to the assessment manager signing the subdivision plan.
(c)	The applicant must submit relevant survey point data 'as constructed' information to Council detailing the landform modification.	Prior to the assessment manager signing the subdivision plan.

### Referral Agency Conditions

The Referral Agencies applicable to this development are detailed in the table below. The attached Referral Agency response forms part of this Decision Notice.

#### Referral Agencies Applicable to Development:

Referral Agency	Type of Referral	Date of Response
State Assessment and Referral Agency SEQ West Region (Ipswich) Level 4, 117 Brisbane Street Ipswich PO Box 129 Ipswich QLD 4305 Tel: 07 34322400 Email: <a href="mailto:IpswichSARA@dsdip.qld.gov.au">IpswichSARA@dsdip.qld.gov.au</a> MyDAS online referrals: <a href="http://www.dsdip.qld.gov.au/development-applications/mydas">www.dsdip.qld.gov.au/development-applications/mydas</a>	Concurrence	17 February 2017

### Advice

*The following advices are offered for your information only  
and should not be viewed as mandatory conditions of this approval.*

### Assessment Manager (Ipswich City Council)

SPECIAL ADVICES	
1.	<p>Acronyms and Terms</p> <p>Acronyms and terms used in this notice have the following meanings:</p>
(a)	RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required.
(b)	QUU – Queensland Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i> .
(c)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by a suitably qualified and experienced professional (RPEQ or Soil Scientist).
(d)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ or CPESC.
(e)	PSP 3 – Council Planning Scheme Policy 3
(f)	QUDM – The <i>Queensland Urban Drainage Manual (2007 Edition)</i> , produced by the Queensland Department of Environment and Natural Resources
(g)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR
(h)	DTMR - Department of Transport and Main Roads
(i)	DEHP – Department of Environment and Heritage Protection
(j)	DNRM – Department of Natural Resources and Mines
(k)	DSDIP – Department of State Development, Infrastructure and Planning
(l)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(m)	AHD - Australian Height Datum (m)
(n)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(o)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.
(p)	CPESC – Certified Practitioner in Erosion and Sediment Control.
2.	<p>Operational Works Drawings</p> <p>Council has reviewed the operational works drawings in relation to the proposed works, to ensure that the design conforms to the engineering conditions of the development permit 2727/2015/ADP dated 8 August 2016. A detailed check of the calculations and drawings has not been undertaken, as they must be certified by a RPEQ. Council reserves the right to require further amendments and/or additions at a later date should design errors or omissions become apparent in regard to the works relevant to this operational works approval.</p>
3.	<p>Bonds</p> <p>In relation to any bonds required in accordance with <i>Planning Scheme Policy 3</i> the relevant Bond and Licence Deeds must be completed and submitted (as hard copies) to Council at the appropriate times. The Bond, Licence Deed and conditions of security payment can be found online at <a href="http://www.ipswichplanning.com.au/development-planning/development-">http://www.ipswichplanning.com.au/development-planning/development-</a></p>

	<a href="#">planning-information</a> . Council's preference is for bonds to be submitted by way of a Bank Guarantee.
4.	Fire Ants
(a)	In accordance with the <i>Plant Protection Act 1989</i> and the <i>Plant Protection Regulation 2002</i> , a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i> ) and to eradicate it from the State.
(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. Biosecurity Queensland must be notified of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence. The Fire Ant Restricted Area as well as general information can be viewed on the Department of Agriculture and Fisheries website <a href="http://www.daf.qld.gov.au/fireants">www.daf.qld.gov.au/fireants</a> .
(c)	The land over which you have made a development application is within a suburb known to have Fire Ants and as such is within a "Restricted Area". 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 the Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.
5.	QUU Network Access Permits
	QUU operate a Network Access Permit scheme which ensures that the Control Centre and the Customer Contact Centre understand planned activities being conducted on the network. To carry out work on or near QUU assets, it is required that a valid Network Access Permit is obtained. To find out more information and links to obtaining a Network Access Permit, please visit <a href="https://www.urbanutilities.com.au/network-upgrades/working-on-our-network/network-access-permits">https://www.urbanutilities.com.au/network-upgrades/working-on-our-network/network-access-permits</a>
6.	Contaminated Land
	The applicant must ensure all land to be dedicated to Council is not listed on either the Contaminated Land Register or the Environmental Management Register prior to dedication. In this regard the applicant must be responsible for all works associated with the removal of any land to be dedicated to Council from these registers. The applicant must provide details to Council demonstrating that the requirements of this condition have been met in conjunction with the lodgement of the application to sign the plan of subdivision.
7.	Koala Protection
	The Commonwealth has listed the Koala populations in Queensland, New South Wales and the Australian Capital Territory as 'vulnerable' under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act), accordingly Koalas in Queensland are protected under national environment law. Refer to the Australian Government – Department of Sustainability, Environment, Water, Population and Communities ( <a href="mailto:epbc.referrals@environment.gov.au">epbc.referrals@environment.gov.au</a> or phone: 1800 803 772) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.

8.	Hazardous Substances
	Where dangerous goods are stored on site, compliance with the Queensland <i>Work Health and Safety (WHS) Act 2011</i> is required. Enquiries regarding the storage of dangerous goods can be made by contacting Workplace Health and Safety Queensland on 1300 369 915.

A copy of this decision be forwarded to the following referral agencies:

Referral Agency	Type of Referral
State Assessment and Referral Agency  SEQ West Region (Ipswich) Level 4, 117 Brisbane Street Ipswich PO Box 129 Ipswich QLD 4305 Tel: 07 34322400 Email: <a href="mailto:IpswichSARA@dsdip.qld.gov.au">IpswichSARA@dsdip.qld.gov.au</a> MyDAS online referrals: <a href="http://www.dsdip.qld.gov.au/development-applications/mydas">www.dsdip.qld.gov.au/development-applications/mydas</a>	Concurrence

## Attachment B

### Appeal Rights

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

#### Chapter 6, Part 8 Division 1

Division 1 Changing decision notices and approvals during applicant's appeal period

##### 360 Application of div 1

This division applies only during the applicant's appeal period.

##### 361 Applicant may make representations about decision

- (1) The applicant may make written representations to the assessment manager about—
  - (a) a matter stated in the decision notice, other than a refusal or a matter about which a concurrence agency told the assessment manager under section 287(1) or (5); or
  - (b) the standard conditions applying to a deemed approval.
- (2) However, the applicant cannot make representations under subsection (1)(a) about a condition attached to an approval under the direction of the Minister.

##### 362 Assessment manager to consider representations

The assessment manager must consider any representations made to the assessment manager under section 361.

##### 363 Decision about representations

- (1) If the assessment manager agrees with any of the representations about a decision notice or a deemed approval, the assessment manager must give a new decision notice (the *negotiated decision notice*) to—
  - (a) the applicant; and
  - (b) each principal submitter; and
  - (c) each referral agency; and
  - (d) if the assessment manager is not the local government and the development is in a local government area—the local government.
- (2) Before the assessment manager agrees to a change under this section, the assessment manager must consider the matters the assessment manager was required to consider in assessing the application, to the extent the matters are relevant.
- (3) Only 1 negotiated decision notice may be given.
- (4) The negotiated decision notice—
  - (a) must be given within 5 business days after the day the assessment manager agrees with the representations; and
  - (b) must comply with section 335; and
  - (c) must state the nature of the changes; and
  - (d) replaces—
    - (i) the decision notice previously given; or
    - (ii) if a decision notice was not previously given and the negotiated decision notice relates to a deemed approval—the standard conditions applying to the deemed approval.
- (5) If the assessment manager does not agree with any of the representations, the assessment manager must, within 5 business days after the day the assessment manager decides not to agree with any of the representations, give written notice to the applicant stating the decision about the representations.

##### 366 Applicant may suspend applicant's appeal period

- (1) If the applicant needs more time to make the representations, the applicant may, by written notice given to the assessment manager, suspend the applicant's appeal period.
- (2) The applicant may act under subsection (1) only once.
- (3) If the representations are not made within 20 business days after the day written notice was given to the assessment manager, the balance of the applicant's appeal period restarts.
- (4) If the representations are made within 20 business days after the day written notice was given to the assessment manager—

- (a) if the applicant gives the assessment manager a notice withdrawing the notice under subsection (1)—the balance of the applicant's appeal period restarts the day after the assessment manager receives the notice of withdrawal; or
- (b) if the assessment manager gives the applicant a notice under section 363(5)—the balance of the applicant's appeal period restarts the day after the applicant receives the notice; or
- (c) if the assessment manager gives the applicant a negotiated decision notice—the applicant's appeal period starts again the day after the applicant receives the negotiated decision notice.

## Chapter 7, Part 1, Division 8

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

#### 461 Appeals by applicants

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

#### 462 Appeals by submitters—general

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

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

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

**464 Appeals by advice agency submitters**

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

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

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

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

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

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

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