



STATEMENT OF REASONS

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

APPLICANT DETAILS

Applicant name: Resiprop Pty Ltd

APPLICATION DETAILS

Application number: 4739/2019/CA

Application type: Material Change of Use and Reconfiguring a Lot

Approval sought: Combined Approval (Material Change of Use - Preliminary Approval, and Reconfiguring a Lot - Development Permit)

Description of proposed development:

- Preliminary Approval including a Variation Request to vary the effect of the Ipswich Planning Scheme in accordance with section 50(3) of the Planning Act 2016 {in accordance with the Concept Plan (Future Urban Zone to Residential Low Density (RL2) Zone) and Site Plan (Changes to Building Setbacks)} over Lot 555 M33493
- Reconfiguring a Lot - One (1) Lot into Twelve (12) Lots and New Road

Level of Assessment: Impact

SITE DETAILS

Street address: 197 Taylors Road, WALLOON QLD 4306
213 Taylors Road, WALLOON QLD 4306 (in part)

Real property description: Lot 555 M 33493,
Lot 329 CH 31264 (in part)

DECISION

Date of decision: [TBC]

Decision: Approved in full with conditions

Decision Authority: Full Council

1. Reasons for the Decision:

The reasons for this decision are:

- The application was properly made and followed the Development Assessment Rules in effect.
- The application was assessed against the applicable Assessment Benchmarks.
- The assessment manager, after carrying out the assessment, found that the development complied with the relevant Assessment Benchmarks applicable to the development.

- The development was not prohibited development under a categorising instrument or local categorising instrument.

2. **Assessment Benchmarks**

The following are the assessment benchmarks applying for this development:

Categorising Instrument	Assessment Benchmarks
Planning Regulation 2017, Schedule 10	Part 3, division 3 – Clearing native vegetation Part 18 – Urban Design
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	Desired Environmental Outcomes and Performance Indicators (Part 3) Urban Areas Code (Part 4) Development Constraints Overlays Code (Part 11, division 4) Vegetation Management Code (Part 12, division 4) Reconfiguring a Lot Code (Part 12, division 5) Residential Code (Part 12, division 6) Earthworks Code (Part 12, division 15) Planning Scheme Building Matters Code (Part 12, division 16) Local Government Infrastructure Plan (Part 13) Planning Scheme Policy 3 General Works Planning Scheme Policy 5 Infrastructure Implementation Guideline No. 2 Applications for the Development of a Dwelling or other Residential Uses on Land Affected by the Development Constraints Overlays Code of the Planning Scheme Implementation Guideline No. 13 Provision of Electricity, Driveways and Crossovers, Footpaths, Kerb and Channel Implementation Guideline No. 14 Sewer Extensions/Connections to Service New Developments Implementation Guideline No. 24 Stormwater Management Area Implementation Guideline

3. **Compliance with Benchmarks**

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

4. **Relevant matters for development subject to impact assessment**

Not applicable.

5. **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>Loss of food production land and bio-diversity.</p> <ul style="list-style-type: none"> ▪ Increase of impermeable surfaces leading to flooding. ▪ Cumulative effect of further development in the area shall worsen flooding in the Walloon area. 	<ul style="list-style-type: none"> ▪ The development site is located within the Urban Footprint of the ShapingSEQ Regional Plan. Further, the site is within the Future Urban Zone (Sub Area FU4: Walloon/Thagoona) of Ipswich Planning Scheme. The FU4 Sub Area includes Walloon/Thagoona Land Use Concept Master Plan which identifies the subject site for Residential Low Density purposes. ▪ The development (reconfiguration of a lot) is predominantly over 197 Taylors Road, Walloon, which is about 8,000m² in area and currently has very limited ecological values. The larger parcel being 213 Taylors Road, Walloon, with an area of about 57ha holds ecological values which have been dealt with as part of the preliminary approval (Preliminary Approval No. 2570/2006/CA) over this site. The subject proposal is generally consistent with the Preliminary Approval and/or has been conditioned where necessary to achieve compliance. <p>The submitted Engineering Services Report indicates that the proposed lots are flood free for pre/post development scenarios and shall have no or negligible adverse flooding impacts upstream/downstream. Further, conditions have been included which require the development to comply with Implementation Guideline 24: Stormwater Management, QUDM, and Planning Scheme Policy 3, relating to stormwater and flood management.</p>
Destruction of rural road verge vegetation.	Vegetation located on gazetted roads are not controlled under the Planning Scheme. Further, the road/s that provide access to the development site are already constructed, and the given the scale of the proposed development these roads shall not require major upgrade works.
Suitability of proposed street trees and landscaping plants	The development has been conditioned to provide landscaping in accordance with the Ipswich Planning Scheme requirements and utilising only native, non-invasive, plant species.
Protect existing vegetation particularly along creeks, gullies and waterways.	The development (reconfiguration of a lot) is predominantly over 197 Taylors Road, Walloon which does not contain creeks, gullies or waterways. The larger parcel being 213 Taylors Road, Walloon, contains a waterway which have been dealt with as part of preliminary approval application (Preliminary Approval No. 2570/2006/CA) over this site. The subject proposal is generally consistent with the Preliminary Approval and/or has been conditioned

	where necessary to achieve compliance.
Increased traffic on the rural roads will increase the number of wildlife deaths on the roads.	The development site and its immediate surroundings including gazetted road/s that provide access to the development site are located within the Urban Footprint of the ShapingSEQ Regional Plan. Further, the development site and its immediate surroundings are within Ipswich Planning Scheme Walloon/Thagoona Land Use Concept Master Plan which identifies the subject site and its immediate surroundings for residential development purposes.
<ul style="list-style-type: none"> ▪ Lack of water. ▪ Lack of infrastructure like schools, hospitals etc to support the increase in the number of people that developments bring. 	The development site is the Future Urban Zone (Sub Area FU4: Walloon/Thagoona) of Ipswich Planning Scheme. The FU4 Sub Area includes Walloon/Thagoona Land Use Concept Master Plan which identifies infrastructure like road networks, water and sewer networks, schools etc that are to be provided by government agencies and/or developers as development progress in the area.
Lack of suitable waste water disposal system.	The development has been conditioned to connect to necessary sewer infrastructure.
Adverse impacts of dust from Mt Marrow.	The development site is outside the OV2 Key Resource Area Development Constraints Overlay area (which includes the Mt Marrow quarry) of the Ipswich Planning Scheme.
Lack of proper community engagement.	The applicant's ' <i>Public Notification Notice of Compliance</i> ' indicates that public notification has been carried out in accordance with <i>Planning Act 2016</i> requirements.
Additional housing developments in Walloon area has no benefit to local residents.	The development site is located within the Urban Footprint of the ShapingSEQ Regional Plan. Further, the site is within the Future Urban Zone (Sub Area FU4: Walloon/Thagoona) of Ipswich Planning Scheme. As developments progress it is expected that additional services and infrastructure will be delivered as necessary which also benefits the general locality surrounding the development site.
Leads to adverse social impacts upon residents	Social behaviours/impacts are not regulated by the Planning Scheme.
Adverse impacts of noise from activities from Amberley RAAF Base	The development site is outside the current OV7C 2006 Australian Noise Exposure Forecast (ANEF) Contours Development Constraints Overlay area of the Ipswich Planning Scheme.
Loss of food production land and bio-diversity.	<ul style="list-style-type: none"> ▪ The development site is located within the Urban Footprint of the ShapingSEQ Regional Plan. Further, the site is within the Future Urban Zone (Sub Area FU4: Walloon/Thagoona) of Ipswich Planning Scheme. The FU4 Sub Area includes Walloon/Thagoona Land Use Concept Master Plan which identifies the subject site for Residential Low Density purposes.

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