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19897/2021/MCU:RG
Robert Gardiner
07 3810 7362

Griffith Group One Pty Ltd
C/- Place Design Group
Attn: Loic Morgan
loic.m@placedesigngroup.com

XX June 2022

Dear Loic

Re: Development Application – Approval
Application No: 19897/2021/MCU
Proposal: Material Change of Use - Community Use (Child Care Centre)
Property Location: 102 and 104 Pine Mountain Road, BRASSALL QLD 4305

I refer to the above development application which was decided on 16 June 2022.

Enclosed with this letter is the Decision Notice, including:

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

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

Yours faithfully

Mitchell Grant
DEVELOPMENT ASSESSMENT CENTRAL MANAGER

CC.
Urban Utilities
development@urbanutilities.com.au

Queensland Government State Assessment Referral Agency (SARA)
ipswichSARA@dsgmip.qld.gov.au

Our Reference 19897/2021/MCU:RG
Contact Officer Robert Gardiner
Telephone 07 3810 7362



XX June 2022

DECISION NOTICE APPROVAL

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

Applicant details

Applicant name: Griffith Group One Pty Ltd
C/- Place Design Group
Applicant contact details: loic.m@placedesigngroup.com

Application details

Application number: 19897/2021/MCU
Application type: Material Change of Use
Description of proposed development: Material Change of Use - Community Use (Child Care Centre)
Date application received: 17 December 2021

Site details

Property location: 102 and 104 Pine Mountain Road, BRASSALL QLD 4305
Real property description: Lot 10 on RP3267 and Lot 11 on RP862772

Decision

Date of decision: 16 June 2022
Decision Authority: Growth Infrastructure and Waste Committee

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*

*This development approval has been issued during the COVID-19 applicable event declared under 275F of the *Planning Act 2016*. The period for undertaking the approved development may be subject to a further extension of time under section 275R of the Planning Act.

This development approval has been issued during the Rainfall and Flooding applicable event declared under 275E of the Planning Act 2016. The period for undertaking the approved development may be subject to a further extension of time under section 275R of the Planning Act.

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

3. Approved Plans Specifications and Drawings

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

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

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

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Project No. 1149-16, Drawing No. A-DA-01.02	Proposed Site Plan, Revision 05	Elevation Architecture	25.05.2022	<ul style="list-style-type: none">Revised plans to be submitted removing double height void space and establishing a roof line consistent with the rest of the building.Refer to Condition 14(c).
Project No. 1149-16, Drawing No. A-DA-03.01	Floor Plan – Ground, Revision 07	Elevation Architecture	25.05.2022	<ul style="list-style-type: none">Refer to Condition 14(c)

Project No. 1149-16, Drawing No. A-DA-03.02	Floor Plan – First, Revision 05	Elevation Architecture	20.05.2022	<ul style="list-style-type: none"> Revised plans to be submitted removing double height void space and establishing a roof line consistent with the rest of the building.
Project No. 1149-16, Drawing No. A-DA-04.01	Roof Plan, Revision 02	Elevation Architecture	20.05.2022	<ul style="list-style-type: none"> Revised plans to be submitted removing double height void space and establishing a roof line consistent with the rest of the building.
Project No. 1149-16, Drawing No. A-DA-09.01	Elevations, Revision 8	Elevation Architecture	25.05.2022	<ul style="list-style-type: none"> Revised plans to be submitted removing double height void space and establishing a roof line consistent with the rest of the building. Signage not approved part as of 19897/2021/MCU. Acoustic fence to be 1.8m high consistent with adjoining section and Noise Impact Assessment.
Project No. 1149-16, Drawing No. A-DA-10.01	Sections, Revision 6	Elevation Architecture	25.05.2022	<ul style="list-style-type: none"> Revised plans to be submitted removing double height void space and establishing a roof line consistent with the rest of the building.
Project No. 1149-16, Drawing No. A-DA-22.01	Renders, Revision 2	Elevation Architecture	25.02.2022	<ul style="list-style-type: none"> Revised plans to be submitted removing double height void space and establishing a roof line consistent with the rest of the building. Signage not approved part as of 19897/2021/MCU.
Project No. 1149-16, Drawing No. A-DA-22.02	Renders, Revision 2	Elevation Architecture	25.02.2022	<ul style="list-style-type: none"> Revised plans to be submitted removing double height void space and establishing a roof line consistent with the rest of the building. Signage not approved part as of 19897/2021/MCU.

SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
1652_GRI06	Proposed Child Care Centre, 102 – 104 Pine Mountain Road, Brassall Traffic Report Revision A	Q Traffic Engineering Consultants	10.12.2021	N/A
1652_GRI06	Response to Council's Information Request – Traffic Matters	Q Traffic Engineering Consultants	25.02.2022	N/A
1652_GRI06	Response to Council's Further Advice – Traffic Matters	Q Traffic Engineering Consultants	18.05.2022	N/A
2003238-V2	Noise Impact Report	MWA Environment	15.12.2022	N/A
9309	Stormwater Management Plan - Brassall Childcare Centre, Revision C	MPN Consulting	24.05.2022	N/A
211-033	Landscape Concept Plan, Revision F	LAUDink	25.05.2022	N/A

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

4. Referral Agencies

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Queensland Government State Assessment Referral Agency (SARA)	Concurrence	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1— Material change of use on premises near a state transport corridor	Ipswich SARA Office Post: PO BOX 129, IPSWICH QLD 4305 Email: IpswichSARA@dsdm ip.qld.gov.au Ph: 07 3432 2413

Refer to Attachment C for Referral Agency conditions.

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 use pursuant to the *Planning Act 2016*.

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

There were 22 properly made submissions about the application received from the following submitters.

Name of principal submitter	Residential or business address	Electronic address (if provided)
Samantha Purnell	21 Powers Road, MUIRLEA QLD 4306	purnellsamantha26@gmail.com
Margie Grams	6 McKell Street, BRASSALL QLD 4305	pixie678@hotmail.com
Michele Jurd	17 Oprah Court, BRASSALL QLD 4305	shelleyjurd@icloud.com
Sarah Nekic	159 Pine Mountain Road, BRASSALL QLD 4305	Sarah.Nekic@gmail.com
Timothy Everding	22 Gregory Street, WULKURAKA QLD 4305	tim.everding@outlook.com
Tiarna Golding	52 Fernvale Road, BRASSALL QLD 4305	tiarnagolden.artist@gmail.com
Andrea Page	119 Poplar Street, WALLOON QLD 4306	andrea_daniel@inet.net.au

Brassall Child Care Centre	4 Clem Street, BRASSALL QLD 4305	bccin1@bigpond.com
Sonia Heaton	118 Holdsworth Road, NORTH IPSWICH QLD 4305	sonniej68@gmail.com
Erin Maloney	6 Chester Street, BRASSALL QLD 4305	questogirl@yahoo.com.au
Julie-Ann Trethowan	5 Jimbour Court, BRASSALL QLD 4305	julesndeant@gmail.com
Andrew Murray	6 Jura Street, BRASSALL QLD 4305	andyeels01@gmail.com
Andrew Pitts	6 Chester Street, BRASSALL QLD 4305	andrewpitts1975@yahoo.com.au
David and Katharine Costin	6 Clem Street, BRASSALL QLD 4305	dcostau@gmail.com
Natalie Anderson	19 Chester Street, BRASSALL QLD 4305	lnat1@bigpond.com
Lyndon Anderson	19 Chester Street, BRASSALL QLD 4305	lnat1@bigpond.com
Allen and Kerrie Creasey	14 Clem Street, BRASSALL QLD 4305	kjlaw@live.com.au
Purdy Super Property Pty Ltd	PO Box 4003, SPRINGFIELD QLD 4300	sharon@thepurdys.com.au
Peter and Joan Margaret Healy	2 Chester Steet, BRASSALL QLD 4305	jopey36@gmail.com
Amanda Wheelhouse	10 Rarma Street, BRASSALL QLD 4305	wheelyjames@hotmail.com
Trudie Watts	11 Paten Street, NORTH IPSWICH QLD 4305	trud184@yahoo.com.au
Guy Glasson	103 Pine Mountain Road, BRASSALL QLD 4305	guy@thatguypt.com

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*.

This development approval has been issued during the COVID-19 applicable event declared under 275F of the *Planning Act 2016*. The period for undertaking the approved development may be subject to a further extension of time under section 275R of the *Planning Act*.

This development approval has been issued during the Rainfall and Flooding applicable event declared under 275E of the *Planning Act 2016*. The period for undertaking the approved development may be subject to a further extension of time under section 275R of the *Planning Act*.

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

Not applicable to this decision.

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

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

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

14. Submitting Change Representations to Request a Negotiated Decision Notice

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

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

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

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

15. Appeal Rights

Applicant's appeal rights

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

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

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

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

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

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

Submitter's appeal rights

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

- the decision to give a development approval; or
- the decision to give an approval for a change application; or
- a provision of a development approval; or
- a failure to include a provision in the development approval.

An appeal may be made to the extent that the decision or matter relates to, as applicable:

- any part of the development application or change application that required impact assessment; or
- a variation request.

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

An appeal may be made to the Planning and Environment Court. An appeal is started by lodging a notice of appeal with the registrar of the Planning and Environment Court. The notice of appeal must be in the approved form, succinctly state the grounds of the appeal and be accompanied by the required fee.

An appellant to the Planning and Environment Court must give a copy of the notice of appeal, within 2 business days after the appeal is started, to the persons identified in section 230(3) of the *Planning Act 2016*. A person who is appealing to the Planning and Environment Court must comply with the rules of the court that apply to the appeal.

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

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

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Attachment A
Assessment Manager's Conditions
File No: 19897/2021/MCU
Location: 102 and 104 Pine Mountain Road, BRASSALL QLD 4305
Proposal: Material Change of Use - Community Use (Child Care Centre)

Assessment Manager (Ipswich City Council) Conditions
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
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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 of Monday to Friday, 6:00am to 7:00pm.	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure service vehicles only access the premise Monday to Friday between 7:00am and 6:00pm.	From the commencement of the use and at all times thereafter.
(c)	The applicant must ensure refuse collection vehicles only access the premises Monday to Friday between	From the commencement of the use and at all times thereafter.

	9:00am and 3:00pm.	
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6.	Enrolment Numbers	
	The applicant must ensure the maximum enrolment numbers for the Child Care Centre does not exceed 86 enrolments unless otherwise approved in writing by the assessment manager.	From the commencement of the use and at all times thereafter.

7.	Amalgamation of Lots	
	The applicant must, by subdivision plan, amalgamate all lots the subject of this approval into one lot.	Prior to the commencement of the use.

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 the dedicated road/railway reserve; or (ii) is appropriately screened (and ventilated) from view from the Pine Mountain Road and North High 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 (i.e. security or flood lighting) must be designed, constructed, located and maintained to the satisfaction of the assessment manager so as not to cause nuisance to the occupants of nearby properties or passing traffic. All lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous light to be directed or reflected upwards.	Prior to the commencement of the use and at all times thereafter.

10.	Building Finishes	
(a)	The applicant must submit, for the written approval of the assessment manager, the final colour scheme and materials schedule for the building.	Prior to commencement of the use.
(b)	The applicant must ensure the building is constructed	Prior to commencement of the

	in accordance with the approved final colour scheme and material schedule as required by Condition 9(a) above.	use and at all times thereafter.
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11.	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.

12.	Car Parking – Use and Maintenance	
(a)	The applicant must provide a minimum of 25 car parking spaces for the development.	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. (v) Maintained in perpetuity. 	Prior to the commencement of the use and at all times thereafter.

13.	Access, Parking and Manoeuvring Areas	
(a)	The applicant must construct all parking, access and manoeuvring areas of concrete, bitumen or equivalent materials 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)	<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 6.2m wide; (iii) In accordance with Council Standard Drawing 	From the commencement of the use and at all times thereafter.

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14.	Roadworks	
(a)	The applicant must provide a detailed design for the frontage street roadworks, including 1.5m wide concrete footpath along the Fahy Street frontage in accordance with Section 1.1.4(5) of <i>Planning Scheme Policy 3</i> and Council Standard Drawing SR.19.	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 as required by Condition 13(a) above.	Prior to commencement of the use.
(c)	The applicant must provide a three chord truncation on the Pine Mountain Road/Fahy Street corner.	Prior to commencement of the use.

15.	Landscaping and Fencing	
(a)	The applicant must submit, for written approval by the assessment manager, landscape plans (including fencing details) in accordance with the concept landscape plan outlines in part 3 of this development permit, 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 applicant must submit revised fencing plans incorporating the design requirements of Condition 20 – Acoustic Design and Management below.	In conjunction with the lodgement of the application for operational works (landscaping).
(c)	The applicant must design any external fencing/screening that address a road, public place or adjoining property such that external façades are directed/orientated towards the road, public place or adjoining property.	In conjunction with the lodgement of the application for operational works (landscaping).
(d)	The applicant must provide landscaping works in accordance with the landscaping plans approved for Condition 15(a) above.	Prior to the commencement of the use and at all times thereafter.
(e)	The applicant must submit to the assessment manager a Certificate of Compliance for Landscape Works completed by a qualified landscape designer stating the works have been completed in accordance with requirements of the approved landscape plan.	Prior to the commencement of the use.

16.	Streetscape Landscaping	
	The applicant must undertake streetscape landscaping in accordance with Council's Ipswich Streetscape Design Guideline 2013.	Prior to the commencement of use.

17.	Utility Services	
(a)	The applicant must connect the development to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication utilities.	Prior to commencement of the use.

	Where proposed allotments front existing overhead electricity or telecommunication service, these allotments may connect direct to such service subject to the approval and requirements of the service provider.	
(b)	<p>The applicant must provide written evidence (e.g. connection certificates) from each service provider stating either that the development has been connected to applicable utility service or has a current supply agreement.</p> <p>Where an electricity property pole has been installed, the applicant must provide certification of accordance with AS/NZS 3000 and the Queensland Electricity Connection Manual.</p>	Prior to commencement of the use.

18.	Stormwater Quantity Management	
(a)	The applicant must discharge stormwater runoff from all impervious areas to Council Stormwater infrastructure in Pine Mountain Road.	From the commencement of the use and at all times thereafter.
(c)	The applicant must design stormwater quantity management infrastructure for the proposed development generally in accordance with the Stormwater Management Plan, Revision C, submitted by MPN Consulting, titled "Stormwater Management Plan Brassall Childcare Centre 102-104 Pine Mountain Road, Brassall", and dated 24 May 2022.	Prior to or 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 16(b) above.	Prior to the commencement of the use.

19.	Stormwater Quality	
(a)	The applicant must ensure that all stormwater discharging from sealed carpark and trafficable surfaces is treated through a gross pollutant trap capable of removing hydrocarbon in addition to other gross pollutants.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must submit to the assessment manager for approval treatment flow rate details of the proposed gross pollutant traps to be installed that comply with Condition 19(a) above and how these devices can cater conveyance of pipe design event.	In conjunction with the lodgement of the first application for operational works.
(c)	The applicant must submit to the assessment manager for approval details of the location and type of gross pollutant traps to be installed.	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 supply agreement between the applicant and the stormwater filtration system supplier for the maintenance of the SPEL-treatment device(s).	Prior to the commencement of the use.

21.	Acoustic Design and Management	
(a)	The applicant must implement acoustic barriers in accordance with the approved Noise Impact Assessment recommendations (MWA Environment, 21187 – 15/12/2022) listed in Part 3 of this approval.	From the commencement of the use 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) 1.8m high (above the level of the adjacent car parking/outdoor play areas), gap free and constructed of materials with a minimum surface density of 12.5 kg/m² along the carpark and complete northern and western property boundary as nominated on the approved plans;</p> <p>(ii) Include three (3) or more of the following features:</p> <ul style="list-style-type: none"> • Incorporated landscaping; • Urban design treatments/articulation; • Varied Textures (i.e. timber, fibre cement, reinforced glass or brick, acrylic perspex or laminated glass); • Community Art/Murals. <p>(iii) At any opening, i.e. pedestrian entrance, has some means of blocking line of sight from source to receiver such that the effectiveness of the barrier is not reduced.</p>	Prior to the commencement of the use.
(c)	The applicant must ensure the following treatments are incorporated into the development: -	From the commencement of the use and at all times thereafter.

	<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) All internal activity rooms are to be air-conditioned, with windows and doors to be closed at all times; (iv) No elevated play equipment is to be located adjacent or above the acoustic barrier or along residential boundaries; (v) Driveway and carpark areas are finished with surface coating to prevent tyre squeal (uncoated concrete or bitumen surface is acceptable); (vi) All metal grilles, metal plates or similar infrastructure that is subject to vehicular traffic is secured to prevent rattling and environmental nuisance; and (vii) Mechanical plant and equipment is installed in accordance with the Environmental Protection Act 1994. 	
(d)	The applicant must provide a certificate of compliance from an independent and suitably qualified acoustic consultant demonstrating that Conditions 21(a), (b) and (c) above have been met.	Prior to the commencement of the use.

22.	Putrescible Waste	
(a)	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 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.
(c)	<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 road way; (iii) Appropriately shaded and screened to minimise 	From the commencement of the use and at all times thereafter.

	<p>odour;</p> <p>(iv) Emptied at least every forty-eight hours; and</p> <p>(v) Maintained so as not to pose a health or environmental nuisance; and</p> <p>(vi) Refuse is serviced onsite.</p>	
(d)	<p>The applicant must ensure all wash down waters from bin cleansing performed on the site is either:</p> <p>(i) Appropriately treated and discharged to sewer subject to a Trade Waste approval; or</p> <p>(ii) The services of a refuse bin cleaning company are engaged.</p>	From the commencement of the use and at all times thereafter.

23.	Earthworks	
(a)	The applicant must submit a dilapidation report completed by a suitably qualified RPEQ that includes recommendations on how the retaining wall structure will be constructed on the property boundary without impacting the existing structures on the adjoining lot (106 Pine Mountain Road, Brassall).	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must design all earthworks in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works and during construction.
(c)	The applicant must construct all earthworks generally in accordance with Conditions 23(a) and (b) above.	Prior to the commencement of the use.

24.	Design Standards	
	The applicant must design all works in accordance with <i>Planning Scheme Policy 3 - General Works</i> and Implementation Guidelines 24 and 28 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.

25.	Design Certifications	
(a)	The applicant must submit to the assessment manager RPEQ (structural) certification stating that all cut/fill batters and retaining structures associated with proposed earthworks, access driveways and building structures have been designed in accordance with the recommendations of the dilapidation report as required by Condition 23(a) – Earthworks above.	In conjunction with the lodgement of the application for operational works.
(b)	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	In conjunction with the lodgement of the application for operational works.

	standards and this approval.	
(c)	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 stormwater report, prepared by MPN Consulting, titled Stormwater Management Plan Brassall Childcare Centre 102-104 Pine Mountain Road, Brassall, Revision C and dated 24 May 2022.	In conjunction with the lodgement of the application for operational works.

26.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to commencement of use.
(b)	The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to commencement of use.
(c)	The applicant must reinstate all disturbed verge and open space areas with turf (including provision of topsoil to minimum depth of 50mm).	Prior to commencement of use.

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)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by RPEQ.
(c)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.
(d)	PSP 3 – Council Planning Scheme Policy 3
(e)	QUDM – The <i>Queensland Urban Drainage Manual</i> , produced by the Queensland Department of Environment and Natural Resources
(f)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR
(g)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(h)	AHD - Australian Height Datum (m)
(i)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(j)	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
	Any bonding sought to be approved in relation to development will be considered in accordance with Planning Scheme Policy 3 of the <i>Ipswich Planning Scheme</i> . The Bond, Licence Deed 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.
3.	Operational Works Submission
	The applicant must submit to the assessment manager all engineering drawings in accordance with the requirements of <i>Ipswich Planning Scheme 2 – Information Local Government May Request</i> . For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and specifications must take precedence.
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
	<p>Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (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>.</p> <p>If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i>, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6844.</p>
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 Corridor Permit
	The applicant is advised to seek approval from the Department of Transport and Main Roads under Sections 33 and 62 of the <i>Transport Infrastructure Act 1994</i> prior to undertaking any physical works within or adjacent to the boundary of the State-controlled road. These approvals are issued under the <i>Transport Infrastructure Act 1994</i> and constitute a separate process to seeking a Development Permit issued under the <i>Planning Act 2016</i> .
8.	Road Permit Application
	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

	<p>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>
9.	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.
10.	Report Assessment
	The applicant is advised that should Council require the submission of an amended report prior to the lodgement and/or in conjunction with any Operational Works development application, a fee will apply in accordance with the current Council Fees and Charges.
11.	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.
12.	Trade Waste
	Waste water directed to sewer must only be carried out in compliance with an approved Trade Waste Permit for the site. All associated water treatment equipment (if any) must be covered by the permit, where released to sewer. Enquiries regarding Trade Waste requirements can be made by contacting Urban Utilities on telephone number 13 26 57.
13.	Advertising Signage
	Unless any advertising devices associated with the proposed use meets the exempt criteria set out in Schedule 9 of the <i>Ipswich Planning Scheme 2006</i> , such signage would require submission to Council of a code assessable development application for operational works – placing an advertising device on premises. For further information please contact the Planning and Development Department on (07) 3810 6888.
14.	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.
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15.	Local Government Regulation 2012
	This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i> . This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.

16.	Section 73 of the <i>Planning Act 2016</i>
	Pursuant to Section 73 of the <i>Planning Act 2016</i> , a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.