

VML:MB
Vicki Lukritz
3810 6221

9 August 2018

Sir/Madam

Notice is hereby given that a Meeting of the **PLANNING DEVELOPMENT AND HERITAGE COMMITTEE** is to be held in the **Council Chambers** on the 2nd Floor of the Council Administration Building, 45 Roderick Street, Ipswich commencing at **9.30 am or 10 minutes after the conclusion of the Health, Security and Community Safety Committee, whichever is the earlier** on **Tuesday, 14 August 2018**.

<u>MEMBERS OF THE PLANNING, DEVELOPMENT AND HERITAGE COMMITTEE</u>	
Councillor Morrison (Chairperson) Councillor Tully (Deputy Chairperson)	Councillor Wendt (Acting Mayor) Councillor Stoneman Councillor Pahlke

Yours faithfully

CHIEF EXECUTIVE OFFICER

PLANNING DEVELOPMENT AND HERITAGE COMMITTEE AGENDA
 9.30 am or 10 minutes after the conclusion of the Health, Security and
 Community Safety Committee, whichever is the earlier on **Tuesday,**
 14 August 2018
 Council Chambers

Item No.	Item Title	Officer
1	Heritage and Monuments Advisory Committee Meeting No. 206	SPM
2	Material Change of Use (Multiple Residential) 18 and 20 Wilkie Avenue, Redbank Plains	TC(Dev)Central
3	Material Change of Use – Community Use (Library) 15 Railway Street, Rosewood	TC(Dev) - West
4	Exercise of Delegations Report	APC
5	Court Action Status Report	APC
LATE ITEM 6	Adoption of Temporary Local Planning Instrument No. 2 of 2018 (Waste Activity Regulation) for the Ebenezer / Willowbank / Jeebropilly Waste Activity Area	SPM

** Item includes confidential papers

PLANNING, DEVELOPMENT AND HERITAGE COMMITTEE NO. 2018(08)

14 AUGUST 2018

AGENDA

1. **HERITAGE AND MONUMENTS ADVISORY COMMITTEE MEETING NO. 206**

With reference to a report by the Strategic Planning Manager dated 30 July 2018 attaching the minutes of the Heritage and Monuments Advisory Committee (meeting number 206) which was held on Thursday, 28 June 2018.

RECOMMENDATION

- A. That the report by the Strategic Planning Manager dated 30 July 2018 and the attached minutes be received and the contents noted.
 - B. That Council approve the continuation of Sally Hetherington's membership of the committee upon retirement from Council as an independent community representative.
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2. **MATERIAL CHANGE OF USE (MULTIPLE RESIDENTIAL) 18 AND 20 WILKIE AVENUE, REDBANK PLAINS**

With reference to a report by the Team Coordinator (Development) – Central, concerning a material change of use of premises for 18 and 20 Wilkie Avenue, Redbank Plains.

RECOMMENDATION

- A. That the applicant be advised that development application no. 7271/2017/MCU is approved in part subject to the conditions specified in Attachment A.
- B. That the applicant be given an infrastructure charges notice for the development.
- C. That a Statement of Reasons (notice about the decision in accordance with section 63(4) of the *Planning Act 2016*) be uploaded to Council's website.
- D. That the applicant be given the amended plans for the development as specified in part 3 of the decision notice and included in Attachment B.
- E. That a copy of this decision be forwarded to the Central SEQ Distributor-Retailer Authority and the Central SEQ Distributor-Retailer Authority be advised that an Infrastructure Charges Notice may be applicable for charges relating to water and wastewater pursuant to section 119(3)(b) of the *Planning Act 2016*.

Attn: The Chief Executive Officer
Queensland Urban Utilities
GPO Box 2765
BRISBANE QLD 4001

- F. That the submitters outlined in part 8 of the decision notice be given a decision notice for this application.

1. **Decision Details:**

Development	Approval Type	Decision	Currency Period
Material Change of Use - Multiple Residential – up to Nine (9) Townhouses	Development Permit	Approved subject to the conditions set out in Attachment A	6 years

2. **Conditions of Assessment Manager (Ipswich City Council)**

Refer to Attachment A for Assessment Manager conditions.

3. **Approved Plans Specifications and Drawings**

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

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

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

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Material change of use				
Project no. 60716, Drawing No. A-DA-02-01	Site Plan, Rev. B	AGArchitects	6/12/17	<p>Each building must be detached and split into single unit buildings to reduce the scale and bulk of the proposed development to match with the surrounding area.</p> <p>All structures and car parking areas must be located clear of the extent of inundation associated with the pre-development 1% AEP event generally in accordance with Condition 24– Urban Catchment Flowpath.</p> <p>Fencing is to be erected in accordance with Condition 14 – Fencing.</p> <p>The proposed development must not be a ‘Gated Community’, unless, in the written opinion of the assessment manager, the proposal complies with sections 2-4 of Implementation Guideline no. 22 – Gated Communities of the Ipswich Planning Scheme.</p>

Project no. 60716, Drawing No. A-DA-03-01	Elevations, Rev. B	AGArchitects	6/12/17	<p>Each building must be detached and split into single unit buildings to reduce the scale and bulk of the proposed development to match with the surrounding area.</p> <p>Each unit building must not at any location exceed 8.5m in height above natural ground level.</p>
Project no. 60716, Drawing No. A-DA-03-02	Elevations, Rev. B	AGArchitects	6/12/17	<p>Each building must be detached and split into single unit buildings to reduce the scale and bulk of the proposed development to match with the surrounding area.</p> <p>Each building must not at any location exceed 8.5m in height above natural ground level.</p>
Project no. 60716, Drawing No. A-DA-03-03	Elevations, Rev. B	AGArchitects	6/12/17	<p>Each building must be detached and split into single unit buildings to reduce the scale and bulk of the proposed development to match with the surrounding area.</p> <p>Each building must not at any location exceed 8.5m in height above natural ground level.</p>
Project no. 60716, Drawing No. A-DA-03-04	External Materials & Colour Palette, Rev. B	AGArchitects	6/12/17	<p>Each building must be detached and split into single unit buildings to reduce the scale and bulk of the proposed development to match with the surrounding area.</p> <p>Each building must not at any location exceed 8.5m in height above natural ground level.</p>

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

4. Referral Agencies

Not applicable to this decision.

5. Variation Approval

Not applicable to this decision.

6. Further Development Permits

Further development permits, as required by the *Planning Act 2016*, must be obtained before the development can be carried out in respect of any operational works, building works and plumbing works in relation to this approval prior to the commencement of works/use pursuant to the *Planning Act 2016*.

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

There were three (3) properly made submissions about the application received from the following submitters.

Name of principal submitter	Residential or business address	Electronic address (if provided)
1. J. Collins	12 Wilkie Avenue, Redbank Plains	thegrogfather1@hotmail.com
2. S & T. Brown	34 Philip Street, Redbank Plains	shanetanya@optusnet.com.au
3. D. Sexton	36 Philip Street, Redbank Plains	david.sexton@engeny.com.au

9. Currency period for the approval (section 85 of Planning Act 2016)

The currency period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the currency period is extended by the Assessment Manager pursuant to section 87 of the *Planning Act 2016*, this development approval lapses in accordance with section 85 of the *Planning Act 2016*.

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

Not applicable to this decision.

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

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

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

14. Submitting Change Representations to Request a Negotiated Decision Notice

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

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

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

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

15. Appeal Rights

Applicant's appeal rights

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

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

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

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

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

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

Submitter's appeal rights

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

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

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

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

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

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

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

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

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

Attachment A
Assessment Manager's Conditions
File No: 7271/2017/MCU
Location: 18 and 20 Wilkie Avenue, REDBANK PLAINS QLD 4301
Proposal: Material Change of Use - Multiple Residential – Up to Nine (9) Townhouses

<u>Assessment Manager (Ipswich City Council) Conditions</u> Conditions applicable to this approval under the Planning Act 2016		
No.	Condition	The time by which the condition must be met, implemented or complied with

1.	Basis of Approval	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i>.</p>	<p>From the commencement of the construction of the development and at all times thereafter.</p>
2.	Minor Alterations	
	<p>Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.</p>	<p>At all times after the approval is granted.</p>
3.	Development Plans	
	<p>The applicant must undertake and complete the development, including all associated works, generally in accordance with the approved plans outlined in part 3 and all conditions of this development permit.</p>	<p>Prior to the earliest of the following unless otherwise approved in writing by the assessment manager:</p> <ul style="list-style-type: none"> (a) the commencement of the use; (b) the issue of a Form 21 – 'Final Inspection Certificate for Building Works' for the development; or (c) the assessment manager signing any Building Format Plan for the development.

4.	Plan of Subdivision	
(a)	<p>The applicant must grant, free of cost to or compensation payable by Council, minimum 4.0m wide easements located centrally over stormwater drains (375mm diameter or greater) and overland flow paths, where located within private property.</p> <p>Easements over the alignment of stormwater paths must be of sufficient width to encompass the overland flow from a storm event with an AEP of 1%.</p>	Prior to the assessment manager signing the relevant subdivision plan.
(b)	<p>The applicant must grant, free of cost or compensation payable by Council, an easement over all land (excluding that contained within approved open space) that is within the pre-development inundation extent from a storm event with an AEP of 1%.</p>	Prior to the assessment manager signing the relevant subdivision plan.

5.	Locality References	
(a)	<p>The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to Council's satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following:</p> <ul style="list-style-type: none"> (i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name; (ii) be in lettering at least 50% of the size of the place/estate/development name; (iii) be in the same orientation as the place/estate/development name; and (iv) be in either title case or all in upper case. 	At all times after the approval is granted.
(b)	<p>The applicant must not at any time refer to the location of the site or the development, including the place or estate, as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).</p>	At all times after the approval is granted.

6.	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.
7.	Particular Use	
	The applicant must not use any of the structures associated with the development, inclusive of car parking and any associated outdoor areas on the premises, for any alternative use, unless, in the written opinion of the assessment manager, such use is ancillary and incidental to the approved use of the premises. Specifically, the development must not be used as a boarding house, temporary accommodation, institutional residential or any other unapproved use.	From the commencement of the construction of the development and at all times thereafter.
8.	Demolition of Buildings	
	The applicant must remove all existing buildings or other structures on the land and disconnect all relevant services.	Prior to the commencement of the use/works.
9.	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.
10.	Laundering and Storage Facilities	
(a)	The applicant must provide each unit with individual laundry and clothes drying facilities.	From the commencement of the use and at all times thereafter.
(b)	The applicant must provide each unit with a lockable storage area with a minimum usable floor area of 3m ² . This area may be provided as part of a garage (but must be exclusive of the laundry area).	From the commencement of the use and at all times thereafter.
11.	Letter Boxes	
	The applicant must provide one letter box for each unit, plus one letter box for use by the body corporate or management. All letter boxes must form an integral part of the design of the premises/development and must be located on the road frontage boundary to which the premises/development has been allocated its street address.	From the commencement of the use and at all times thereafter.

12.	Visual Privacy	
(a)	The applicant must protect the private open spaces and living rooms of adjacent dwelling units from direct overlooking by dwelling unit layout, screening devices, distance or landscaping. Windows of one dwelling must not be located opposite the windows of another dwelling unless direct views are controlled by screening devices, or by sufficient distance or height to discourage overlooking.	From the commencement of the use and at all times thereafter.
(b)	The applicant must construct screening devices along all windows that directly overlook any adjacent premises.	From the commencement of the use and at all times thereafter.

13.	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 roads; or (ii) Is appropriately screened (and ventilated) from view from Wilkie Avenue and adjoining premises	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must, where screening is required pursuant to (a) above, 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 approval of a development permit for building works.
(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.

14.	Fencing	
(a)	Unless otherwise approved in writing by the assessment manager, the applicant must either construct no fencing, or post and three strand wire fence only along the rear property boundary. Side boundaries within the extent of inundation associated with the pre-development 1% AEP event for the urban catchment flowpath, must also either not be fenced or must only be fenced with post and three strand wire fences.	From the commencement of the use and at all times thereafter.
(b)	The applicant must provide a 1.8m high privacy fence along the side boundaries (outside the extent of inundation associated with the pre-development 1% AEP event for the urban catchment flowpath). The	From the commencement of the use and at all times thereafter.

	applicant must taper the height of the side fences to a minimum of 1.2m, 6m from the front boundary to the point where the front and side boundaries meet.	
(c)	The applicant must provide a 1.8m timber privacy fence between the private recreation spaces of each dwelling, where such fencing will not impede stormwater flow.	From the commencement of the use and at all times thereafter.
(d)	The applicant must ensure any front fences or walls do not exceed a maximum height of 1.2m.	From the commencement of the use and at all times thereafter.

15.	Landscaping	
(a)	The applicant must submit, for written approval by the assessment manager, landscape plans in accordance with section 12.6.4 (24) of the Residential Code of the <i>Ipswich Planning Scheme</i> utilising only native, non-invasive, plant species such as those referenced in the Ipswich City Council's Vegetation Communities Rehabilitation Guide 4 Open Forests and Woodlands.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must provide landscaping works in accordance with the approved landscape plans.	Prior to the commencement of the use and at all times thereafter.
(c)	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.	Gates	
	The proposed development must not be a 'Gated Community', unless, in the written opinion of the assessment manager, the proposal complies with sections 2-4 of Implementation Guideline no. 22 – Gated Communities of the <i>Ipswich Planning Scheme</i> .	From the commencement of the use and at all times thereafter.

17.	Car Parking – Use and Maintenance	
(a)	The applicant must provide a minimum of 2 car parking spaces per unit, including 1 car parking space per unit for bona fide visitors.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must ensure all parking areas are: <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 residents and associated visitors at all times (unless otherwise indicated on the approved plans); 	From the commencement of the use and at all times thereafter.

	<p>(iv) Appropriately signposted at the entry/entries to the car park (eg "Resident and Visitor Parking Only"). Each car park must also be identified for its purpose (i.e. 'Resident Parking' or 'Visitor Parking'); and</p> <p>(v) Maintained in perpetuity.</p>	
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18.	Access, Parking and Manoeuvring Areas	
(a)	The applicant must construct all parking, access and manoeuvring areas of concrete or equivalent materials approved by the assessment manager.	Prior to 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. All parking bays must contain the two-line pattern arrangement in accordance with AS 2890.	Prior to the commencement of the use and at all times thereafter.
(c)	The applicant must make provision for all vehicles to enter and exit the site in forward gear.	Prior to the commencement of the use and at all times thereafter.
(d)	<p>The applicant must construct a concrete layback and driveway slab for the rear portion of the development in accordance with the following:</p> <p>(i) At the location shown on the approved plan;</p> <p>(ii) Minimum 6.2m wide.</p> <p>(iii) In accordance with Council Standard Drawing SR. 13.</p>	Prior to the commencement of the use and at all times thereafter.
(e)	<p>The applicant must construct a concrete layback and driveway slab for Units 1/2 and 3/4 in accordance with the following:</p> <p>(i) At the locations shown on the approved plans;</p> <p>(ii) Minimum 5.5m wide.</p> <p>(iii) Generally in accordance with Council Standard Drawing SR. 12.</p>	Prior to the commencement of the use and at all times thereafter.

19.	Utility Services	
(a)	The applicant must connect the development to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication (cable service) utilities.	Prior to the commencement of the use.
(b)	The applicant must provide to the assessment manager written evidence (e.g. connection certificate) from each	Prior to the commencement of the use.

	particular service provider stating that the development has been connected to applicable utility service or has a current supply agreement.	
(c)	The applicant must provide telecommunications to subject building(s), lead-in conduits and equipment space in a suitable location within the building(s), to suit carrier of choice.	Prior to the commencement of the use.

20.	Firefighting services in developments accessed by common private title	
(a)	The applicant must provide an operational firefighting service for the development, which is designed and constructed in accordance with the <i>State Planning Policy</i> and <i>AS 2419.1 – 2005 Fire hydrant installations</i> .	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must provide RPEQ certification stating that the firefighting service is designed and constructed in accordance with required standards.	Prior to the commencement of the use and at all times thereafter.
(c)	The applicant must ensure that the Community Management Statement (CMS) for the development includes the operation and maintenance requirements of the firefighting service.	Prior to the commencement of the use and at all times thereafter.

21.	Waste Storage and Collection	
(a)	The applicant must provide an adequate refuse collection service for the development.	From the commencement of the use and at all times thereafter.
(b)	The applicant must provide a dedicated screened waste storage area that accommodates the waste containers.	From the commencement of the use and at all times thereafter.
(c)	The applicant must ensure the area on which the bin(s) is stored is screened, level, concreted and constructed in conjunction with the driveway surface with no intervening step, ledge, kerb or other obstruction.	From the commencement of the use and at all times thereafter.
(d)	The applicant must ensure that all waste bins for Units 5-9 are serviced on the site from the location shown on the approved plan with no street side collection.	From the commencement of the use and at all times thereafter.
(e)	The applicant must remove the proposed individual bins within the recreation areas of Units 5-9. Additional bulk bins (if applicable) may be located within the bin enclosure located within the northern property boundary as nominated on the plans detailed in part 3 of this development permit.	Prior to the commencement of the use.

22.	Roadworks	
	The applicant must remove the existing driveways and replace with kerb and channel, to match the adjoining profile, and reinstate the verge, to match the adjoining levels.	Prior to the commencement of the use.

23.	Stormwater Management	
(a)	<p>The applicant must provide all necessary internal and external stormwater drainage to service the development. Such drainage works (except for building gutters and downpipes) must be designed such that the overall drainage system caters for a storm event with an AEP of 1%.</p> <p>In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that flow which is represented by the difference between the predicted flow from the storm event with an AEP of 1% and the capacity of the pipe system.</p>	Prior to the commencement of the use.
(b)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level III.	Prior to the commencement of the use.
(c)	<p>The applicant must submit, for approval by the assessment manager, an amended site based stormwater management plan, prepared and certified by a suitably qualified RPEQ, with detailed hydraulic calculations for all storm events up to and including the 1% AEP event, in accordance with QUDM, Council's Implementation Guideline 24 - Stormwater Management and Council's Planning Scheme Policy 3 - General Works. This report must identify, but not be limited to, proposed management/mitigation devices and strategies to ensure no adverse impacts at the nominated lawful point(s) of discharge and upon downstream properties. Where the applicant proposes to proceed without mitigation, the assessment must consider the individual and cumulative development impacts of such an outcome across the catchment.</p>	In conjunction with the lodgement of the application for operational works.
(d)	The applicant must implement the management strategies approved as part of the stormwater management plan required by (c) above.	Prior to the commencement of the use.
(e)	The applicant must upgrade the existing kerb inlet pits, along the site frontage, to be in accordance with Council's current Standard Drawing SD.04.	Prior to the commencement of the use.
(f)	The applicant must discharge stormwater runoff from all impervious areas to the Urban Catchment Flow Path easement required by Condition 4(b) – Plan of Subdivision.	Prior to the commencement of the use.
(g)	The applicant must provide screen or external barriers / fencing in accordance with the approved safety audit recommendations.	Prior to the commencement of the use.
(h)	The applicant must provide a capacity assessment for 900mm drainage pipe along the western boundary,	In conjunction with the lodgement of the application for

	based upon the contributing, external catchment.	operational works.
(i)	Based upon the capacity assessment require by (h) above, the applicant must provide an overland flow path designed to cater for that flow which is represented by the difference between the predicted flow from the storm event with an AEP of 1% and the capacity of the pipe system. The overland flowpath must ensure that no flow redirection occurs onto adjoining properties and that all proposed units maintain a minimum 500mm freeboard.	Prior to the commencement of the use.

24.	Urban Catchment Flow Path	
	The applicant must submit to the assessment manager for approval, amended plans relocating all structures, car parking spaces and infrastructure associated with the development to be wholly clear of the extent of inundation associated with the pre-development 1% AEP event.	Prior to the lodgement of the application for operational works.

25.	Earthworks	
	The applicant must design all earthworks (including earth retaining structures) 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.

26.	Sediment & Erosion Management - Construction & Operational Phases	
	The applicant must provide for all unpaved and disturbed areas sufficient grass or equivalent cover to prevent both rill and sheet erosion.	From the commencement of the use and at all times thereafter.

27.	Design	
(a)	The applicant must design all works in accordance with <i>Planning Scheme Policy 3 - General Works and Implementation Guidelines 24 and 28 of the Ipswich Planning Scheme</i> .	In conjunction with lodgement of operational works application or amended drawings.
(b)	<ol style="list-style-type: none"> 1. The applicant must submit to the assessment manager a safety audit certified by a RPEQ for drainage infrastructure (inlet and outlet structures, retention or detention basin etc). The safety audit must provide recommendations on the need for safety fencing and inlet and outlet screens and must be prepared in accordance with AS/NZS ISO 31000:2009 'Risk Management – Principles and Guidelines' and QUDM. 2. The applicant must provide any screen or external barriers/fencing in accordance with the recommendations of the approved safety audit. 	In conjunction with lodgement of operational works application or amended drawings.

(c)	The applicant must submit to the assessment manager a Dispersive Soil Management Plan (DSMP), prepared by a suitably qualified person in accordance with Council's Implementation Guideline 28 – Dispersive Soil Management of the <i>Ipswich Planning Scheme</i> .	In conjunction with lodgement of operational works application or amended drawings.
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28.	Design Certifications	
	The applicant must submit to the assessment manager RPEQ design certification(s) stating that all works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	In conjunction with an application for operational works.

29.	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.	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.	

2.	Portable Long Service Leave
	<p>Where the works are valued at \$150,000.00 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. This applies to building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i>.</p> <p>If such evidence is not received by the time of issuing the decision notice, Council may only issue a preliminary approval, notifying the applicant that the application is approved, but not permitting commencement of Operational Works.</p> <p>All statutory timeframes applying under the <i>Planning Act 2016</i> for appeals and expiry of the approvals continue in force after issuing of the Decision Notice containing the Preliminary Approval.</p> <p>If a Preliminary Approval is issued in the absence of evidence of payment of the QLeave Levy, a subsequent Development Permit will have to be issued by Council upon receipt of evidence of payment. This will require a new application and fees will apply.</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 6855.</p>
3.	Community Management Scheme
	<p>If the applicant wishes to install facilities that will permit the development to be reconfigured in the future under a Community Management Scheme, the following matters relating to water and electricity should be addressed:-</p>
(a)	<p>Water - Separate connections to QUU's water mains may be required and the systems should not be interconnected.</p>
(b)	<p>Electricity - Separate connections to the proposed units to the electricity reticulation system are required. This may require the extension of the underground electricity reticulation.</p>
4.	Local Government Regulation 2012
	<p>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.</p>
5.	Section 73 of the Planning Act 2016
	<p>Pursuant to <i>section 73 of the 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.</p>

6.	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)	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 RPEQ.
(d)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.
(e)	PSP 3 – Council Planning Scheme Policy 3
(f)	QUDM – The <i>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)

7.	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.

8.	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.

9.	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.

10.	Telecommunication Conduit Infrastructure
	The installation of telecommunication conduit and infrastructure is to be in accordance with the Communications Alliance publication titled <i>Fibre Ready Pit and Pipe Specifications for Real Estate Development Projects (Reference G645:2011)</i> 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’.
11.	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 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> . Please contact the Ipswich City Council office for further information via email: council@ipswich.qld.gov.au or telephone (07) 3810 6666.
12.	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.

INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice is issued by Council and relates to charges for the purposes of local government trunk infrastructure networks (transport, public parks and community facilities).

Application No: 7271/2017/MCU

Real Property Description: Lot 104 on RP123981 and Lot 103 on RP123981

Property Location: 18 and 20 Wilkie Avenue, REDBANK PLAINS QLD 4301

Development Approval Details: In accordance with Development Approval 7271/2017/MCU

Relevant Infrastructure Charges Resolution: Ipswich City Council Adopted Infrastructure Charges Resolution (No. 1) 2018

Levied Charge:

Does the maximum adopted charge apply: No

Does an Offset or Refund apply: No

Levied Charge Calculation:

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
Multiple Dwelling	\$9,427.00 Transport	<u>Development Demand</u>	0% factor of charges relief	\$65,791.00*
	\$8,337.00 Public Parks	9 x 3 bedroom dwelling units 9 x \$18,748.00 = \$168,732.00		\$58,036.00*
	\$984.00 Community Facilities	<u>Demand Credit</u>		\$6,850.00*
		2 x 3 bedroom dwelling 2 x \$19,027.57= \$38,055.14		\$130,677.00*
		<u>Additional Demand</u>		Total
		168,732.00 - \$38,055.14		
<p>*Contributions are based on 9 x 3 or more bedroom dwelling units. These contributions are to be recalculated at the time of approval of amended plans of development (if applicable).</p>				

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

Details of Payment

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

It is advised that credit cards, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques. The payee must quote the development application reference number when making payment.

Due date for payment Payment of the levied charges is required when the change happens unless otherwise stated in an infrastructure agreement.

Automatic increases of levied charge: The levied charges outlined in this notice will be automatically increased, from the date of the charges notice to the date of the payment, by the lesser of the following amounts—

- (i) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid;
- (ii) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day it is paid.

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

General Information

GST: GST does not apply to payments or contributions made by developers to Government which relate/s to an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the *Planning Act 2016*.

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

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

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

Where:

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

AC is the applied adopted charge for the development.

AD is the additional demand for the development.

LCR is the levied charge relief for the development.

D is the discount for the prescribed financial contribution.

Offsets and refunds No offset or refund applies to this infrastructure charge notice unless otherwise specified in an infrastructure agreement.

Appeals: Pursuant to chapter 6, part 1 and schedule 1 of the *Planning Act 2016* a person may appeal against an infrastructure charges notice.

When this notice stops having effect: In accordance with section 119(11) of the *Planning Act 2016*, this notice stops having effect to the extent the development approval stops having effect.
Water and Wastewater Charges This notice does not include water and wastewater charges. A charge notice for the distributor retailer networks charges will be provided separately by Queensland Urban Utilities.

ATTACHMENT 1 – INFRASTRUCTURE CHARGES CALCULATION METHODOLOGY

Table 1: Applied Adopted Charge Residential (MCU – Multiple Residential)

	Redbank Plains	
Network	Charge Area	Charge
Transport	19	\$9,427.00
Public Parks	E4	\$8,337.00
Community Facilities	E4	\$984.00
Local Government Trunk Infrastructure Network Charge (LNC)	N/A	\$18,748.00
Water Supply	21	\$2,271.00
Sewerage	51	\$3,399.00
Distributor Retailer Trunk Infrastructure Network Charge (DNC)	N/A	\$5,670.00
Total Trunk Infrastructure Network Charge (Total NC)		\$24,418.00
Maximum Adopted Charge		\$28,335.90
Adopted Charge (AC)		<u>\$18,748.00</u> [#]
Notes	The Total NC is less than the Maximum Adopted Charge and therefore the charge is applied in accordance with the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2018.	

[#] The AC is LNC/Total NC x MAC

Table 2: Applied Adopted Charge Residential (RAL with Lots > 450m²)

	Redbank Plains		
Network	Charge Area	Charge	(Proportion of MAC)
Transport	19	\$10,942.00	\$9,525.97
Public Parks	E4	\$9,762.00	\$8498.68
Community Facilities	E4	\$1,152.00	\$1,002.92
Local Government Trunk Infrastructure Network Charge (LNC)	N/A	\$21,856.00	\$19,027.57
Water Supply	21	\$4,282.00	\$3,727.86
Sewerage	51	\$6,410.00	\$5,580.47
Distributor Retailer Trunk Infrastructure Network Charge (DNC)	N/A	\$10,692.00	\$8,853.33
Total Trunk Infrastructure Network Charge (Total NC)		\$32,548.00	\$28,335.90
Maximum Adopted Charge		\$28,335.90	
Adopted Charge (AC)		\$19,027.57[#]	
Notes	The Total NC is greater than the Maximum Adopted Charge and therefore the Maximum Adopted Charge applies.		

The AC is LNC/Total NC x MAC

3. MATERIAL CHANGE OF USE – COMMUNITY USE (LIBRARY) 15 RAILWAY STREET, ROSEWOOD

With reference to a report by the Team Coordinator (Development) – West, concerning a material change of use of premises for 15 Railway Street Rosewood.

RECOMMENDATION

- A. That the applicant be advised that development application no. 2624/2018/MCU is approved in full subject to the conditions specified in Attachment A.
- B. That the applicant be given an infrastructure charges notice for the development.
- C. That a Statement of Reasons (notice about the decision in accordance with section 63(4) of the *Planning Act 2016*) be uploaded to Council's website.
- D. That the applicant be given approved plans for the development as specified in part 3 of the decision notice and included in Attachment B.
- E. That a copy of this decision be forwarded to the referral agency as outlined in the decision notice and a copy of the referral agency responses be given to the applicant as included in Attachment C.

- F. That a copy of this decision be forwarded to the Central SEQ Distributor-Retailer Authority and the Central SEQ Distributor-Retailer Authority be advised that an Infrastructure Charges Notice may be applicable for charges relating to water and wastewater pursuant to section 119(3)(b) of the *Planning Act 2016*.

Attn: The Chief Executive Officer
Queensland Urban Utilities
GPO Box 2765
BRISBANE QLD 4001

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Material change of use - community use (library)	Development Permit	Approved in full subject to the conditions set out in Attachment A	Six (6) years

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

3. Approved Plans Specifications and Drawings

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

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

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

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: All				
17006 – A00.05	Perspective 1 – revision 9	Architectus	4 April 2018	N/A
17006 – A00.06	Perspective 2 – revision 8	Architectus	4 April 2018	N/A
17006 – A00.07	Perspective 3 – revision 6	Architectus	4 April 2018	N/A
17006 – A01.01	Overall site plan – revision 21	Architectus	4 April 2018	N/A
17006 – A02.01	Ground level general arrangement plan – revision 33	Architectus	4 April 2018	N/A
17006 – A02.02	Mezzanine level general arrangement plan – revision 28	Architectus	4 April 2018	N/A
17006 – A02.04	Roof level general arrangement – revision 6	Architectus	4 April 2018	N/A
17006 – A03.01	Elevations general arrangement – revision 11	Architectus	4 April 2018	N/A
17006 – A03.02	Elevations general arrangement – revision 9	Architectus	4 April 2018	N/A
17006 – A04.01	Sections general arrangement – revision 18	Architectus	4 April 2018	N/A
17006 – A04.01	Sections general arrangement – revision 5	Architectus	4 April 2018	N/A
17006 – A04.03	Sections general arrangement – revision 3	Architectus	4 April 2018	N/A

SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
17037	Engineering Report and Stormwater Management Plan-Revision 'C'	VT Consulting Engineers	18 May 2018	N/A

4. Referral Agencies

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Department of State Development, Manufacturing, Infrastructure and Planning	Concurrence	All or part of the premises are within 25m of a State transport corridor	Ipswich SARA Office Post: PO BOX 129, IPSWICH QLD 4305 Email: IpswichSARA@dsgm 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 works/use pursuant to the *Planning Act 2016*.

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

Not applicable to this decision.

9. Currency period for the approval (section 85 of Planning Act 2016)

The currency period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the currency period is extended by the Assessment Manager pursuant to section 87 of the *Planning Act 2016*, this development approval lapses in accordance with section 85 of the *Planning Act 2016*.

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

Not applicable to this decision.

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

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

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

14. Submitting Change Representations to Request a Negotiated Decision Notice

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

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

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

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

15. **Appeal Rights**

Applicant's appeal rights

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

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

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

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

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

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

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

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

Attachment A
Assessment Manager's Conditions
File No: 2624/2018/MCU
Location: 15 Railway Street, ROSEWOOD QLD 4340
Proposal: Material change of use - community use (library)

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

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.	Locality References	
(a)	<p>The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to Council's satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following:</p> <p>(i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the</p>	At all times after the approval is granted.

	<p>place/estate/development name;</p> <p>(ii) be in lettering at least 50% of the size of the place/estate/development name;</p> <p>(iii) be in the same orientation as the place/estate/development name; and</p> <p>(iv) be in either title case or all in upper case.</p>	
(b)	The applicant must not at any time refer to the location of the site or the development, including the place or estate, as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).	At all times after the approval is granted.

5.	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.

6.	Hours of Operation	
	<p>The applicant must not conduct work or business from the premises outside of the following hours :</p> <p style="text-align: center;">Monday to Sunday 6:00am to 10:00pm</p> <p>Work or business must not be conducted from the premises on public holidays, unless otherwise agreed in writing by the assessment manager.</p>	From the commencement of the use and at all times thereafter.

7.	Visual Treatment of Plant and Equipment	
(a)	<p>The applicant must ensure all plant and equipment (inclusive of tanks, air conditioning units, compressors, generators, ducting, ventilation and the like):</p> <p>(iii) is <u>not</u> located between any building and the dedicated road/railway reserve; or</p> <p>(iv) is appropriately screened (and ventilated) from view from adjoining premises</p>	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.

8.	Lighting	
	Lighting used to illuminate any areas of the premises (ie security or flood lighting) must be designed, constructed, located and maintained to the satisfaction of the assessment manager so as not to cause nuisance to the occupants of nearby properties or passing traffic. All lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous light to be directed or reflected upwards.	Prior to the commencement of the use and at all times thereafter.

9.	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.

10.	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)	The applicant must ensure all parking areas are: <ul style="list-style-type: none"> (i) Kept exclusively for parking for the development; (ii) Used exclusively for parking for the development; (iii) Accessible to both staff and customers during any approved hours of operation (unless otherwise indicated on the approved plans); (iv) Appropriately signposted at the entry/entries to the car park (eg "Staff and Customer Parking") in accordance with AS1742; and 	Prior to the commencement of the use and at all times thereafter.

	(v) Maintained in perpetuity.	
(c)	Provision must be made for parking spaces for persons with a disability in accordance with the Parking Code (Part 12, division 9) of the <i>Ipswich Planning Scheme</i> .	Prior to the commencement of the use and at all times thereafter.

11.	Bicycle Parking Facilities	
	The applicant must provide bicycle parking and end-of-trip facilities in accordance with Austroads Guide to Traffic Management Part 11: Parking (Table C2 6). These facilities should be designed and constructed in accordance with AS2890.3-1993 Bicycle parking facilities.	Prior to the commencement of the use and at all times thereafter.

12.	Painting	
	The applicant must ensure the exterior of all new buildings erected on the site are painted using: <ul style="list-style-type: none"> i) Heritage colour schemes, or (i) Warm earth tones 	From the commencement of the use and at all times thereafter.

13.	Building Materials	
	The applicant must construct the external cladding and roof of the building/s of materials similar in appearance and specification to those used in the construction of pre 1946 character buildings on adjacent premises.	From the commencement of the use and at all times thereafter.

14.	Street Furniture	
	The applicant must, where street furniture/seating is proposed, provide 'church pew' style seating of a similar appearance to those currently found in front of existing businesses	From the commencement of the use and at all times thereafter.

15.	Awnings and Pedestrian Shelters	
(a)	The applicant must provide awnings for pedestrian shelter across the full frontage to John Street. Such awnings must be consistent with adjacent awnings, particularly in relation to height and fascia depth.	From the commencement of the use and at all times thereafter.
(b)	The awnings as required by (a) above must be designed to: <ul style="list-style-type: none"> i) Compliment historic style awnings (post supported); and ii) Not break the continuity of the edge fascia 	From the commencement of the use and at all times thereafter.

16.	Internal Landscaping and Streetscape Works	
(a)	The applicant must submit, for written approval by the assessment manager, landscape plans (including fencing details) in accordance with section 12.9.4 (32) of the Parking Code of the <i>Ipswich Planning Scheme</i> 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.
(b)	The landscape plans required by (a) above must also demonstrate that all streetscape landscaping, including new or upgraded footpaths, are to be provided in accordance with Council's Ipswich Streetscape Design Guideline 2013.	In conjunction with the lodgement of the application for operational works.
(c)	The applicant must widen the existing footpath for the entire verge width along the Railway Street frontage and upgrade the existing footpath along John Street to ensure compliance with Council's Ipswich Streetscape Design Guideline 2013.	Prior to the commencement of the use.
(d)	The applicant must design external fencing such that timber palings are positioned on the external façade of the fence (directed towards the road or public place).	In conjunction with the lodgement of the application for operational works.
(e)	The applicant must provide landscaping, fencing and streetscape works in accordance with the approved landscape plans.	Prior to the commencement of the use and at all times thereafter.
(f)	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.

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

18.	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)	The applicant must make provision for all vehicles to enter and exit the site in forward gear.	From the commencement of the use and at all times thereafter.

(d)	<p>The applicant must construct two concrete laybacks and driveway slabs 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 from Railway Street; (ii) 5.8m for western driveway and 3.0m wide for eastern driveway; and (iii) In accordance with Council Standard Drawing SR.13. 	From the commencement of the use and at all times thereafter.
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19. Stormwater Quantity		
(a)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level IV.	Prior to the commencement of the use.
(b)	The applicant must discharge stormwater runoff from all impervious areas to the existing stormwater infrastructure located within Railway Street.	From the commencement of the use and at all times thereafter.
(c)	The applicant must provide stormwater quantity management generally in accordance with Engineering Report and Stormwater Management Plan-Revision 'C' prepared by VT Consulting Engineers dated 18 May 2018.	Prior to the commencement of the use.
(d)	Detailed stormwater design and calculations must be submitted for Council approval.	In conjunction with the lodgement of the application for operational works

20. Stormwater Quality		
(a)	<p>(i) The applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 <i>General Works</i> of the <i>Ipswich Planning Scheme</i> prior to stormwater runoff discharging from the site.</p> <p>Or</p> <p>(ii) The applicant must pay a monetary offset contribution to the assessment manager in lieu of the provision of stormwater quality treatment infrastructure for the development in accordance with section 3.2.3 of Implementation Guideline 24 Stormwater Management of the <i>Ipswich Planning Scheme</i>.</p>	Prior to the commencement of the use.

21.	Earthworks	
	The applicant must design all earthworks (including earth retaining structures) 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.
22.	Sediment & Erosion Management - Construction & Operational Phases	
	The applicant must provide for all unpaved and disturbed areas sufficient grass or equivalent cover to prevent both rill and sheet erosion.	From the commencement of the use and at all times thereafter.
23.	Design	
	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 lodgement of operational works application or amended drawings.
24.	Design Certifications	
	The applicant must submit to the assessment manager RPEQ design certification(s) stating that all civil and associated works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	In conjunction with an application for operational works.
25.	Waste Storage and Collection	
(a)	The applicant must provide an adequate refuse collection service for the development.	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure all waste bins are serviced on the site with no street side collection.	From the commencement of the use and at all times thereafter.
(c)	The applicant must provide a dedicated screened waste storage area that accommodates the waste containers.	From the commencement of the use and at all times thereafter.
(d)	The applicant must ensure all wash down waters from bin cleansing performed on the site is appropriately treated and discharged to sewer subject to a Trade Waste approval. No wash down waters are permitted to flow to a roadway, gutter, stormwater drain or waterway. Alternatively, the applicant may engage the services of a refuse bin cleaning company.	From the commencement of the use and at all times thereafter.
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 the commencement of the 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 the commencement of the 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 the commencement of the use.
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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.	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.

2.	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.

3.	Portable Long Service Leave
	Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i> .
	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 6855.

4.	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.

5.	Section 73 of the Planning Act 2016
	Pursuant to <i>section 73 of the 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.

6.	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)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.
(c)	PSP 3 – Council Planning Scheme Policy 3
(d)	QUDM – The <i>Queensland Urban Drainage Manual (2007 Edition)</i> , produced by the Queensland Department of Environment and Natural Resources
(e)	DSDIP – Department of State Development, Infrastructure and Planning
(f)	MUTCD - The Manual of Uniform Traffic Control Devices, published by DTMR
(g)	DTMR - Department of Transport and Main Roads
(h)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(i)	AHD - Australian Height Datum (m)
(j)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(k)	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.

7.	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.

8.	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.

9.	Proximity of Earthworks to Adjoining Property
	<p>Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed 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.</p>
10.	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 6855.</p>
11.	Telecommunication Conduit Infrastructure
	<p>The installation of telecommunication conduit and infrastructure is to be in accordance with the Communications Alliance publication titled <i>Fibre Ready Pit and Pipe Specifications for Real Estate Development Projects (Reference G645:2011)</i> or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on 'Fibre in new developments'.</p>
12.	Road Corridor Permit
	<p>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>.</p> <p>Please contact the Department of Transport and Main Roads Metropolitan office for further information via email: Metropolitan_Corridor_Management@tmr.qld.gov.au or telephone (07) 3066 6759.</p>

13.	Road Permit Application
	<p>The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the <i>Local Government Act 2009</i> prior to undertaking any physical works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the <i>Local Government Act 2009</i> and constitute a separate process to seeking a Development Permit issued under the <i>Planning Act 2016</i>.</p> <p>Please contact the Ipswich City Council office for further information via email: council@ipswich.qld.gov.au or telephone (07) 3810 6666.</p>

14.	Engineering Analysis
	<p>A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by Council. Neither Council nor council engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant's RPEQ engineer.</p>

INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice is issued by Council and relates to charges for the purposes of local government trunk infrastructure networks (transport, public parks and community facilities).

Application No:	2624/2018/MCU
Real Property Description:	Lot 126 SP 145185
Property Location:	15 Railway Street, ROSEWOOD QLD 4340
Development Approval Details:	In accordance with Development Approval 2624/2018/MCU
Relevant Infrastructure Charges Resolution:	Ipswich City Council Adopted Infrastructure Charges Resolution (No. 2) 2018
Levied Charge:	\$2,514.00
Does the maximum adopted charge apply:	No
Does an Offset or Refund apply:	No

Levied Charge Calculation:

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
Community Use	Transport: \$34.17	<u>Development Demand</u>	75%	Transport: \$10,056.35 - 75% (charge relief) = \$2,514.09
Commercial (Retail - Shop)	Transport: \$44.12	Community use: 1,186m ² GFA \$34.17 x 1,186m ² = \$40,525.62 <u>Deemed Credit</u> 3000m ² per hectare for Commercial (Retail - Shop) 0.2302ha x 0.3 (30%) = 690.6m ² 690.6m ² x \$44.12 = \$30,469.27	Percentage of levied charge relief pursuant to schedule 6 of the Adopted Infrastructure charges resolution (No. 2) 2018 for prescribed district community development	Total Charge: \$2,514.00

		<u>Additional Demand</u>		
		\$40,525.62 - \$30,469.27 = \$10,056.35		

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

Details of Payment

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

It is advised that credit cards, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques. The payee must quote the development application reference number when making payment.

Due date for payment Payment of the levied charges is required when the change happens unless otherwise stated in an infrastructure agreement.

Automatic increases of levied charge: The levied charges outlined in this notice will be automatically increased, from the date of the charges notice to the date of the payment, by the lesser of the following amounts—

- (i) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid;
- (ii) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day it is paid.

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

General Information

GST: GST does not apply to payments or contributions made by developers to Government which relate/s to an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the *Planning Act 2016*.

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

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

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

Where:

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

AC is the applied adopted charge for the development.

AD is the additional demand for the development.

LCR is the levied charge relief for the development.

D is the discount for the prescribed financial contribution.

Offsets and refunds No offset or refund applies to this infrastructure charge notice unless otherwise specified in an infrastructure agreement.

Appeals: Pursuant to chapter 6, part 1 and schedule 1 of the *Planning Act 2016* a person may appeal against an infrastructure charges notice.

When this notice stops having effect: In accordance with section 119(11) of the *Planning Act 2016*, this notice stops having effect to the extent the development approval stops having effect.
Water and Wastewater Charges This notice does not include water and wastewater charges. A charge notice for the distributor retailer networks charges will be provided separately by Queensland Urban Utilities.

ATTACHMENT 1 – INFRASTRUCTURE CHARGES CALCULATION METHODOLOGY

Table 1: Applied Adopted Charge Non Residential Use (Community use - library) - Demand

	Rosewood	
Network	Charge Area	Charge (m ² GFA)
Transport	53	\$34.17
Local Government Trunk Infrastructure Network Charge (LNC)		\$34.17
Water Supply	27	\$8.97
Sewerage	54	\$11.40
Distributor Retailer Trunk Infrastructure Network Charge (DNC)	N/A	\$20.37
Total Trunk Infrastructure Network Charge (Total NC)		\$54.54
Maximum Adopted Charge		\$71.75
Adopted Charge (AC)		<u>\$34.17*</u>
Notes	<i>The Total NC is less than the Maximum Adopted Charge and therefore the charge is applied in accordance with the Ipswich Adopted Infrastructure Charges Resolution (No. 2) 2018.</i>	

The AC is LNC/Total NC x MAC

Table 2: Applied Adopted Charge Non Residential Use (Commercial (retail – shop) - Credit

	Rosewood	
Network	Charge Area	Charge (m ² GFA)
Transport	53	\$44.12
Local Government Trunk Infrastructure Network Charge (LNC)		\$44.12
Water Supply	27	\$22.42
Sewerage	54	\$28.50
Distributor Retailer Trunk Infrastructure Network Charge (DNC)	N/A	\$50.92
Total Trunk Infrastructure Network Charge (Total NC)		\$95.04
Maximum Adopted Charge		\$184.45
Adopted Charge (AC)		<u>\$44.12*</u>
Notes	<i>The Total NC is less than the Maximum Adopted Charge and therefore the charge is applied in accordance with the Ipswich Adopted Infrastructure Charges Resolution (No. 2) 2018.</i>	

The AC is LNC/Total NC x MAC

4. EXERCISE OF DELEGATIONS REPORT

With reference to a report by the Administration and Project Coordinator dated 1 August 2018 concerning applications determined by delegated authority.

RECOMMENDATION

That the report be received and the contents noted.

5. COURT ACTION STATUS REPORT

With reference to a report by the Administration and Project Coordinator dated 1 August 2018 concerning the status of outstanding court actions.

RECOMMENDATION

That the report be received and the contents noted.

6. ADOPTION OF TEMPORARY LOCAL PLANNING INSTRUMENT NO. 2 OF 2018 (WASTE ACTIVITY REGULATION) FOR THE EBENEZER / WILLOWBANK / JEEBROPILLY WASTE ACTIVITY AREA

With reference to a report by the Strategic Planning Manager dated 10 August 2018 concerning the formal adoption of Temporary Local Planning Instrument No. 2 of 2018 (Waste Activity Regulation) to facilitate further regulation of waste activity uses in the Ebenezer / Willowbank / Jeebropilly Waste Activity Area.

RECOMMENDATION

- A. That Council resolve to adopt Temporary Local Planning Instrument No. 2 of 2018 (Waste Activity Regulation) as detailed in Attachment C to the report by the Strategic Planning Manager dated 10 August 2018, with an effective day of 29 May 2018 in accordance with the provisions of section 23 of the *Planning Act 2016* and Minister's Guidelines and Rules.
- B. That the Strategic Planning Manager be requested to attend to the relevant matters associated with the implementation of the temporary local planning instrument, including:
1. amending the relevant documents and Council databases;
 2. placement of public notices of the temporary local planning instrument; and
 3. forwarding notification of the adoption of the temporary local planning instrument to the Chief Executive of the Department of State Development, Manufacturing, Infrastructure and Planning pursuant to the provisions of the *Planning Act 2016* and the Minister's Guidelines and Rules.

** Item includes confidential papers

and any other items as considered necessary.

NVB:TJ
H: Planning\Heritage Committees\HMAC\Jun 2018\Memo June 18

**Planning, Development and Heritage
Committee**

Mtg Date: 14.08.2018 OAR: YES

Authorisation: Brett Davey

30 July 2018

MEMORANDUM

TO: ACTING CITY PLANNER

FROM: STRATEGIC PLANNING MANAGER

RE: HERITAGE AND MONUMENTS ADVISORY COMMITTEE MEETING NO. 206


INTRODUCTION:

This is a report by the Strategic Planning Manager dated 30 July 2018 attaching the minutes of the Heritage and Monuments Advisory Committee (meeting number 206) which was held on Thursday, 28 June 2018.

Attention is drawn to the following item from the minutes of the Ipswich Heritage and Monuments Advisory Committee.

Item 8 Viva Cribb Bursary and Picture Ipswich – request from Sally Hetherington to remain on the committee as an independent community representative.

ATTACHMENT:

Name of Attachment	Attachments
Heritage and Monuments Advisory Committee (meeting number 206)	 Attachment A

RECOMMENDATIONS:

- A. That the report by the Strategic Planning Manager dated 30 July 2018 and the attached minutes be received and the contents noted.
- B. That Council approve the continuation of Sally Hetherington's membership of the committee upon retirement from Council as an independent community representative.

Nick Vass-Bowen
STRATEGIC PLANNING MANAGER

I concur with the recommendations contained in this report.

Brett Davey
ACTING CITY PLANNER

Heritage and Monuments Advisory Committee Minutes

Meeting Number	206
Date	Thursday, 28 June 2018
Start Time	9.00 a.m.
Venue	Claremont Room, Ipswich City Council
Attendees	Cr David Morrison – Chair Cr Kerry Silver - Deputy Chair Michelle Abkin – Library Community Relations Officer ICC Graham Carter – Engineering Heritage Australia/Queensland Irma Deas – Ipswich Genealogical Society Kevin Keys – National Servicemen’s Association Jane Kingston – Ipswich Hospital Museum Melanie Rush – National Trust of QLD, Ipswich and West Moreton Branch Ray Watherston – RSL Railway Sub-Branch Sally Hetherington – Library Digital Archivist, ICC Tanya Jen – Team Coordinator (Cultural Heritage), ICC Jo-Ann Porter – Strategic Planning Branch, ICC
Apologies	Cr Kylie Stoneman Cr David Pahlke Joy Boughen – Rosewood Scrub Historical Society Kay Jones – National Trust of QLD, Ipswich and West Moreton Branch Daniel Keenan – Principal Officer (Urban Design and Heritage Conservation), ICC Ken Sbeghen – Ipswich Historical Society Robert Shiels – Railway Workshops Museum Dr Celmara Pocock – University of Southern Queensland - Toowoomba

Discussion items:

Item/Item number	Discussion and conclusions
1. Welcome	Chairman welcomed committee members and opened the meeting. Apologies were read.
2. Confirmation of Minutes of Previous Meeting	The minutes of the previous Heritage and Monuments Advisory Committee meeting number 205 were accepted as a true and accurate record. Moved by Melanie Rush. Seconded by Jane Kingston. The motion was carried.
3. Heritage Adviser Service	Heritage Adviser Interview notes were circulated to members. Photographs of the Soldiers Memorial Hall showing fire damage to the southern wall (external) were tabled. The Strategic Planning Branch was advised on 18 June 2018 that a fire in a receptacle damaged the wall. Photos were sent to Heritage Adviser who noted that the damage appeared to be minor. He provided a contact number for a brick specialist and commented that this could be an opportune time to consider removing the paint from the original face brickwork.

<p>4. Department of Environment and Science Notifications</p>	<p>The following Exemption Certificates were received by the Department of Environment and Science for:</p> <ul style="list-style-type: none"> • United Welsh Church – 6 Thomas Street, Blackstone: repair of rotted boards on front portico panels. • Ipswich Central Mission – Limestone Street, Ipswich: partial demolition and installation of new amenities and access ramps. • Ipswich Court House - 75 East Street, Ipswich: building works. Complete replacement of all roof line gutters plus addition of 2 additional drops from high gutters. Clean and repaint of roof. • Ipswich Jets (former Hotel Cecil) – 15 Lowry Street, North Ipswich: external Colour Scheme (heritage paint colour scheme).
<p>5. Macfarlane Memorial, Queens Park</p>	<p>Carried over.</p>
<p>6. Indigenous Australian Soldier War Memorial – Queens Park</p>	<p>Carried over.</p>
<p>7. Plaque for Trees – Box Flat Memorial</p>	<p>No further information at this stage.</p>
<p>8. Viva Cribb Bursary and Picture Ipswich update</p>	<p><i>Viva Cribb Bursary</i> The 2018 Viva Cribb bursary closed on the 28 May 2018. Two winners have been chosen by the judges but the official announcement has not occurred.</p> <p><i>Picture Ipswich</i> A changeover of computer systems has caused delays so no further pictures have been added to the site. The issue is expected to be solved in the next few weeks.</p> <p>As the current Library Digital Archivist is retiring on 2 July 2018, a new representative from the library (Michelle Abkin) was introduced and welcomed to the Committee. The Chairman thanked Sally Hetherington for her contribution to the Committee and for her work with the Ipswich City Council for 25 years. Sally requested to remain on the Committee as an independent member of the community. This request was supported by the Committee.</p> <p><i>Recommendation: That Sally Hetherington be approved to remain on the Committee as an independent community representative.</i></p>
<p>9. Corporate Archives <i>The matter of a need for a Corporate Archival Room for artefacts is an ongoing issue for consideration in the design of the new Council building.</i></p>	<p>The Chairman sent an email to the Acting COO of Work, Parks and Recreation Department on 16 May 2018. A reply was received advising that this matter is listed for consideration as the building development progresses.</p> <p>A Committee member raised concern about the upcoming move of Ipswich Council to a new office building in the mall and that at this time artefacts may be uncovered. A formal archival process should be followed for cataloguing and storing artefacts.</p> <p><i>Action: Chairman to email CEO – this should be discussed with the Executive Team.</i></p>

10. USQ/Ipswich City Council Partnership Opportunities	Carried over.
11. Committee Members updates	<p>Committee Members provided updates, detailed information provided at the end of this report.</p> <ul style="list-style-type: none"> • RSL: currently working on a memorial at the Railway Workshops Museum. They have obtained suitable photos from the Canberra Museum. • National Serviceman’s Associations: nothing to add at this time. • Ipswich Genealogical Society: a movie called ‘The Childeater’ was recently filmed at Cooneana and at other local sites. This is an Australian made short film due for release this year. • National Trust: ‘Rockton’ will be one of the three homes open to the public during the Great Houses of Ipswich event in September. Total visitors at the recent Great Houses event was 3624, half of the visitors came from outside of Ipswich. The National Trust is holding morning tea every 2 months with a guest speaker. On 17 June at the Barry Jones Auditorium at 9.30am the guest speaker was Shane Earle, Director of Queensland Heritage Restorations. The next topic will be ‘Brick Restoration’. The National Trust State Conference will be held in Ipswich on the 17-18 November. • Picture Ipswich: recently received a significant amount of photographs and glass plates from Angela Geertsma, through the efforts of Melanie Rush. These items are from the Taylor family (Ben and Laura Taylor who were prominent photographers in Ipswich during the 1890s to 1920s) and the Haenke family. Wil Haenke was a prominent architect in Ipswich in the early to mid-1900s. This collection includes digital copies of plans (the originals of which are housed at the Fryer Library). Another collection being scanned is the Bostock Collection including photos of early Ipswich and the indigenous people who lived here at the time. Picture Ipswich continues to ensure that our history is being protected.
12. Correspondence	Email dated 29 April 2018 sent to Chairman from Lois Stratford regarding Heritage Value of Ipswich. Complements on the good work sent to Ipswich City Council for the number of old and beautiful Queenslanders left in their original state in Ipswich.
13. General Business	The Historic Houses of Australia Association will be touring Brisbane and Ipswich from 23-30 July. On 27 July they will visit Ipswich to visit our historic houses and buildings. The bus tour includes visits to Ipswich Little Theatre, Nerima Gardens, Lakemba, Brighton Cottage, Rockton and St Brigid’s Church (Rosewood).
Meeting Close	The meeting closed at 10.00 a.m.

Heritage and Monuments Advisory Committee – Members update, June 2018

Organisation	Update
<p>Engineers Australia – Engineering Heritage Queensland – Graham Carter</p>	<ul style="list-style-type: none"> • Heritage Recognition Program. Nineteen sites for the EHA Marker Program are at various stages of development and continue to be progressed including the Interpretation Panels for three sites. The latest addition to the program is the William Street Edison Tube Recovery (reported last meeting). Sites included in the Ipswich LGA are the Ipswich Railway Workshops and Scotts of Ipswich. • Technical Program. A presentation on Volunteer Restoration of Small Gauge Railway Stock at Woodford Railway Museum was held on 23 May. Presentations on The William Street Edison Tube Recovery (12 November), The Rockhampton Railway Roundhouse and Lased Dimensions of Heritage Buildings (dates tba) are forthcoming. • Publication Program. Work on Eminent Queensland Engineers Vol. III, items for EHA periodicals and the Ipswich Heritage Walk/Drive Booklet are continuing. Following the success of the Story Bridge brochure, a brochure on the Walter Taylor Bridge is receiving consideration. • The National Board of Engineering Heritage Australia's 100 years Celebration. The Centenary Year book tracing Australia's engineering heritage will be released by the end of the year with contributions from EHQ. All the papers produced for the book will be available on the EHA web-site • Notable Event. The first mounted sample of the Edison Tubes recovered from William Street, Brisbane has been completed and presented by EHQ to the Royal Queensland Historical Society on 9 May. Work is proceeding on the remaining samples including one proposed for Parliament House. • Study. EHQ recently examined The American Society of Civil Engineers criteria for the international recognition of heritage landmarks and considered sites in Queensland which could qualify for nomination. In addition, the concept of "intangible heritage" included in the Engineering Heritage Charter which recognises the breakthrough ideas behind the design of the heritage item was examined. • Archives Program. This program is continuing. • Biographies and Oral History Program. Further video and audio recordings are being considered.
<p>Ipswich Genealogical Society – Irma Deas</p>	<ul style="list-style-type: none"> • The Open Day at the Welsh Church and the Gathering of the Clans in Limestone Park on June 10th, were both successful days. • The society are waiting to hear from Challenge Employment & Training as there is still some work to be completed. • The Society has applied for a Community Benefit Fund Grant from Cleanaway, and should have a response in early July. The Grant is to cover the cost of connection of power for lights and fans etc to Brigg House, and the installation of air-conditioning. • Heritage Day and the celebration of 150 years since Cooneana was settled, will be held at the Heritage Centre on Sunday 26 August 2018.

Ipswich Historical Society – Ken Sbeghan	<ul style="list-style-type: none"> • Planning events for 2018, including 150 year anniversary of initial construction of Cooneana Homestead. • Providing resources for student Griffith University PhD student, preparing thesis on Ipswich & Redbank Woollen Mills. • Anzac display now completed & opening ceremony held. • Metalworking craft group now established at Cooneana. • Developing cataloguing software.
Ipswich Hospital Museum – Jane Kingston	<ul style="list-style-type: none"> • Busy planning and choosing items for the next exhibition opening in October. • Progressing through the activities in the self-audit/review of the museum with Museums and Galleries Qld. • Group visits by Blue Care Community, Probus Group Forest Lake and Professional Ladies Group.
National Trust QLD – Ipswich and West Moreton Branch – Kay Jones and Melanie Rush	<ul style="list-style-type: none"> • On Saturday 15 September 2018, three privately owned homes will open their doors to visitors as part of the Great Houses of Ipswich Program.
Rosewood Scrub Historical Society – Joy Boughen	<ul style="list-style-type: none"> • The next meeting of the Rosewood Scrub Historical Society will be held on 17 June 2018. • Councillor Pahlke is promoting two of the society's books – Rosewood Then and Now – A story through time; and Winning the Coal compiled by Bob Hampson and Wendy Gratton.
Workshops Rail Museum – Rob Shiels	Carried over.
National Serviceman's Association (Nashos) – Kevin Keys	Update provided at the Meeting.
RSL – Ray Watherston	Update provided at the Meeting.

Planning, Development and Heritage Committee	
Mtg Date: 14 August 2018	OAR: YES
Authorisation: John Adams	

BD: MG
A4920785

30 July 2018

MEMORANDUM

TO: ACTING CITY PLANNER

FROM: TEAM COORDINATOR (DEVELOPMENT) – CENTRAL

RE: MATERIAL CHANGE OF USE (MULTIPLE RESIDENTIAL)
18 AND 20 WILKIE AVENUE, REDBANK PLAINS

SITE ADDRESS: 18 and 20 Wilkie Avenue, REDBANK PLAINS
QLD 4301

APPLICATION TYPE: Material Change of Use

PROPOSAL: Multiple Residential - Nine (9) Townhouses

ZONE: Residential Low Density (Sub Area RL02)

OVERLAYS: OV5 (Urban catchment flowpath), OV7A
(Building height restriction area 90m and
Outer horizontal surface RL 176.5)

APPLICANT: Mr D Taylor and Mr B Mann

OWNER: Mr B Mann and Mrs S Kaur

EXISTING OR PROPOSED TRADING NAMES: N/A

APPLICATION NO: 7271/2017/MCU

DIVISION: 9

ADJOINING DIVISION: N/A

AREA: 6,070m²

REFERRAL AGENCIES: N/A

EXISTING USE: 2 single residential dwellings

PREVIOUS RELATED APPROVALS: N/A

DATE RECEIVED: 29 September 2017

DECISION PERIOD START DATE: 6 February 2018

DECISION PART DUE DATE: 11 July 2018

SITE LOCATION:



Figure 1: Site location

PROPOSAL PLANS (WITH AMENDMENTS):

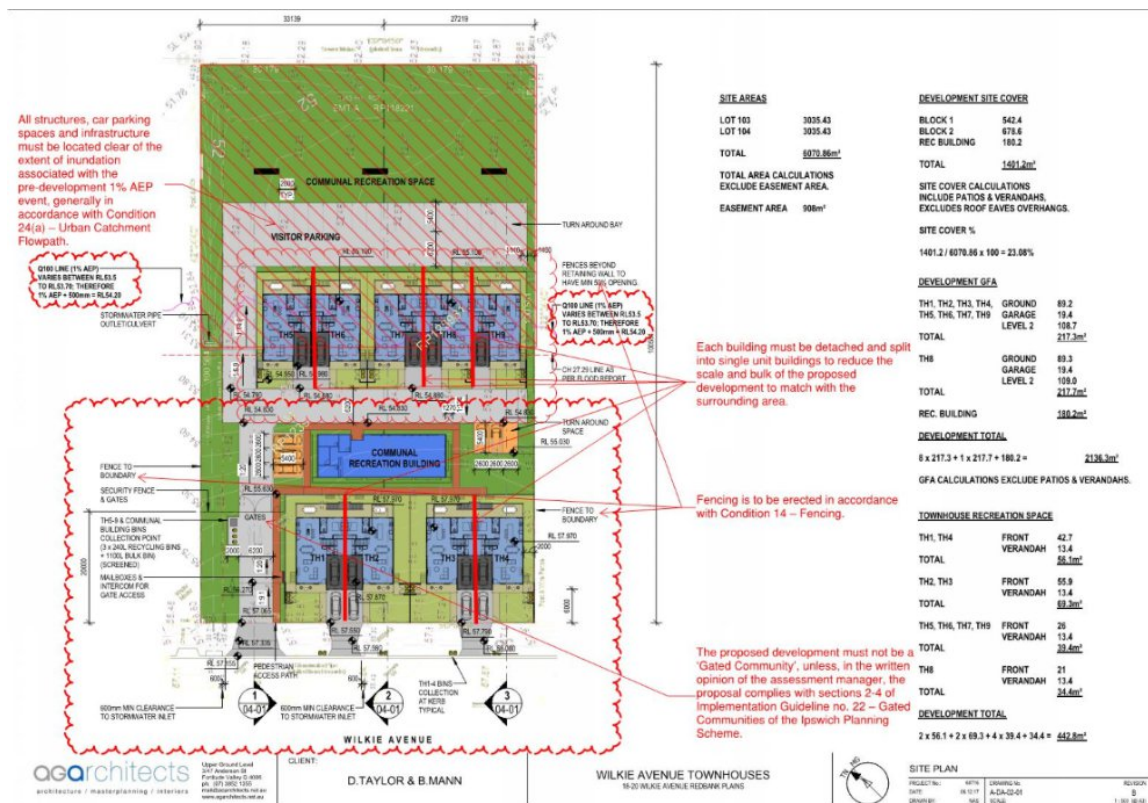


Figure 2: Site plan

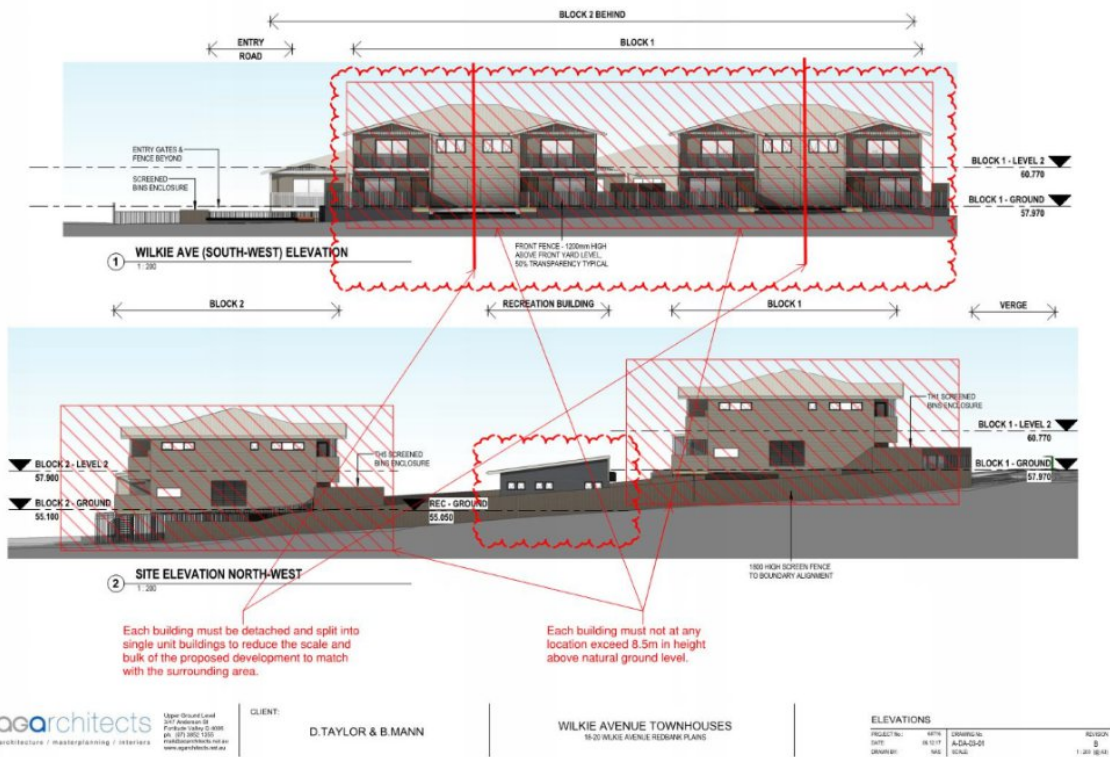


Figure 3: Elevations plan (south-west and north-west)

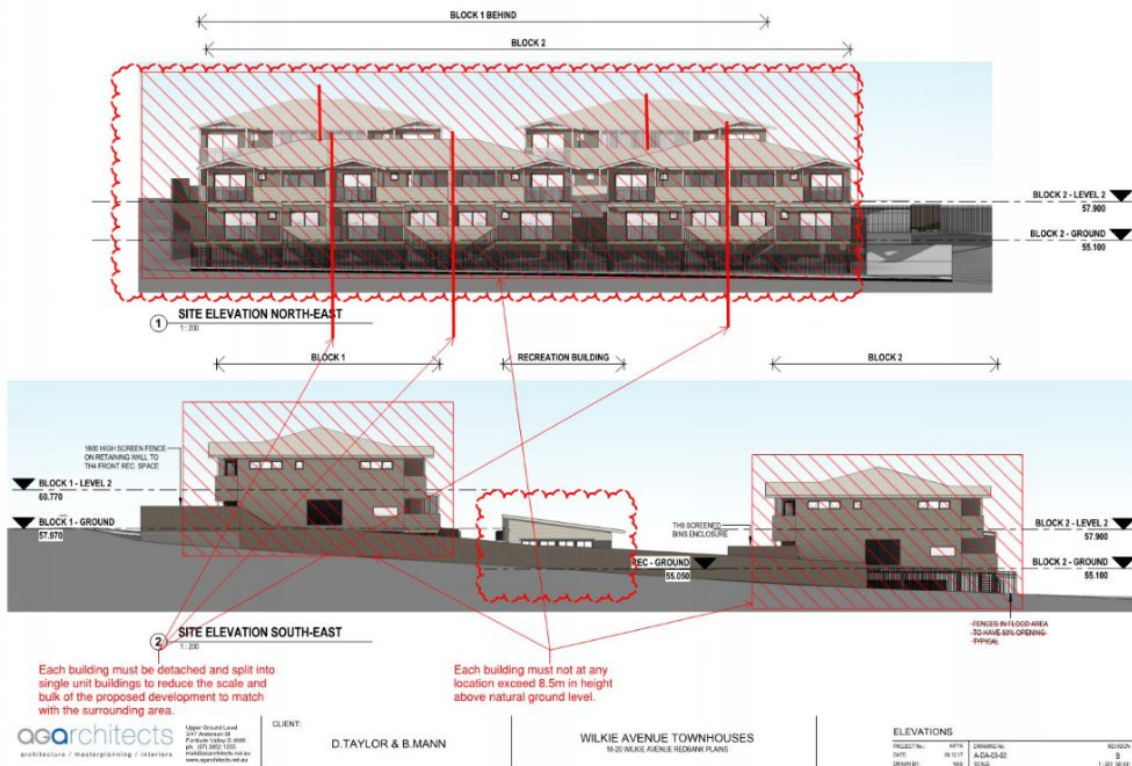


Figure 4: Elevations plan (north-east and south-east)

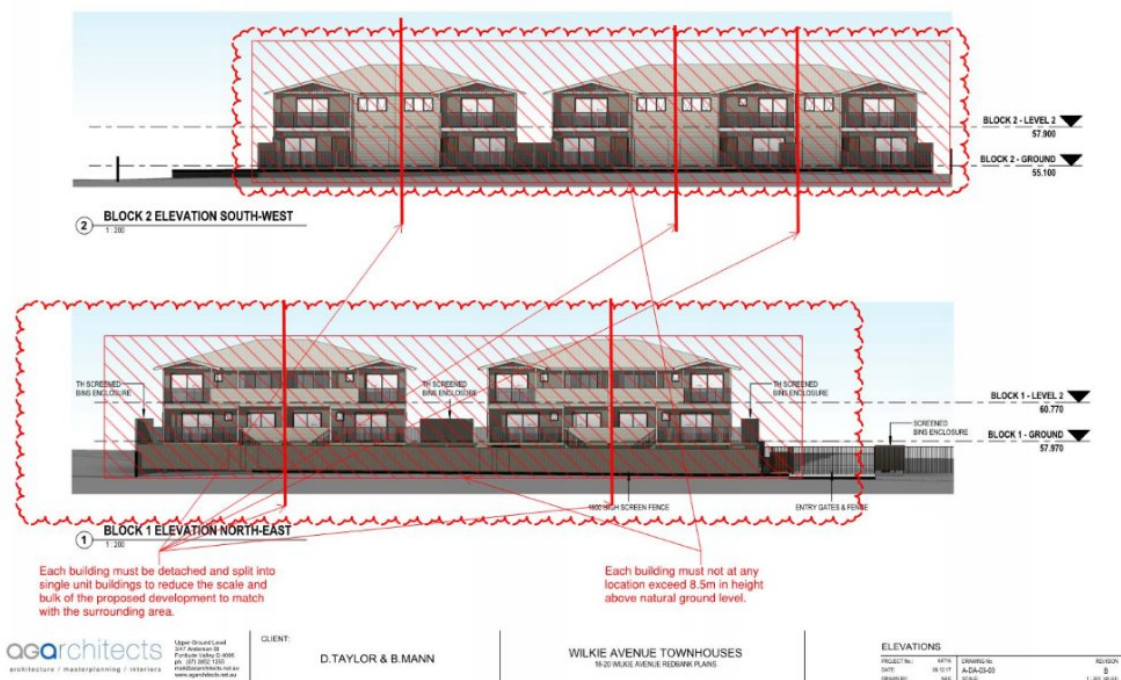


Figure 5: Elevations plan (south-west and north-east)

PROPOSAL:

The applicant proposes a material change of use (multiple residential – nine (9) units) over land situated within the Residential Low Density Zone (Sub Area RL2) on land located at 18 and 20 Wilkie Avenue, Redbank Plains. The proposal includes four (4) residential buildings (double storey), three (3) with two (2) units (measuring 17.4m (l) x 15m (w)), one (1) with three (3) units (measuring 26.3m (l) x 15m(w)); and one (1) recreation building (single storey, (23.2m (l) x 7.7m (w)). The units have a front property setback of 6.0m; and side boundary setbacks of 17.2m (north) and 2.2m (south). The proposed dwelling density is approximately 14.83 dwellings per hectare.

Each proposed unit includes four (4) bedrooms, four (4) ensuites and an additional bathroom (toilet and sink only), kitchen, dining, laundry, two (2) sitting areas; and a single garage. The development provides for visitor car parking within driveways in tandem with each garage and 25 car parking spaces near the recreation building and behind the rear units.

It is considered that the proposal with respect to form, bulk and overall height is inconsistent with sections of the Residential Low Density Zone Code and the Residential Code, and is not consistent with the surrounding area. While it is noted that the surrounding locality (Wilkie Avenue and Phillip Street) includes a mix of single and double storey dwellings, it is considered that the proposal is distinctly dissimilar to other residential dwellings with respect to the overall height, bulk, form and presence within the street. Accordingly, the recommendation includes amendments to the development to ensure compliance with the Residential Low Density Zone Code and the Residential Code. Specifically, the recommended amendments require each building to be detached and split into single unit buildings and that the overall height of each unit does not

exceed 8.5m in height above natural ground level. It is acknowledged that this change is likely to result in a reduction in the total number of units that can fit on the site and as such, it is recommended that the development details approve **up to** nine (9) units, dependent on these matters being resolved.

The site is partially impacted by an urban catchment flowpath and as such, the applicant provided a stormwater report with the lodgement of the development application. The initial development was proposed to be located within the extent of inundation for a 1% AEP extent associated with the urban catchment flowpath. Council issued an information request to the applicant and further advice notice requesting the applicant remove all structures from within the extent of the flowpath. The applicant changed the proposal in response to these requests, and now propose to undertake earthworks (filling) to create a level pad for building construction and retaining structures along the interface of the 1% AEP extent associated with the urban catchment flowpath, in order to locate habitable floor levels a minimum of 500mm above the area affected by stormwater flow. The proposal appears to include excavation within the extent of inundation, which may be for a borrow pit to provide for additional storage within the extent of inundation, however this is not discussed in the report. It is considered that if the pit is not filled, there is risk of wet sump and it will become an area harbouring mosquitoes, which would have a negative impact on adjoining premises. The report includes pre/post development output maps for a 1% AEP event and a comparison for the water surface level for all events; and while the surface level impacts are contained predominantly on-site, there are some outputs that identify minor impacts on external properties. The report fails to provide outputs for all other events and does not identify a depth velocity hazard for the proposed development for all events as required by the planning scheme. However, Council's Wilkie Avenue Catchment Flood Study and Flood Risk Management Study, prepared by Engeny identifies that the site is located in an area of High to Extreme Hazard, and the report also undertakes a climate change sensitivity analysis stating that levels in the channel are expected to increase by an average of 120mm. In addition, the applicant does not propose to mitigate flows as a result of the development.

In this instance, it is considered that the proposal to undertake earthworks and locate a retaining wall within the flowpath is unacceptable. The proposal will likely create a precedent for other development to encroach within the extent of the inundation and without mitigation of the development. The cumulative effects of development encroaching into the flowpath will be the channelization of the overland flowpath. The reduction in bank/flow widths will increase flow velocities and depths, resulting in higher hazards and reductions in warning times and immunity for downstream properties and infrastructure. As such, recommended conditions require that all structures, infrastructure and car parking spaces are located outside the extent of inundation for a 1% AEP extent associated with the urban catchment flowpath; and can achieve a habitable floor level 500mm above the flood line. An amended stormwater plan must be submitted which is to include, but not limited to, identification of management/mitigation devices and strategies to ensure no adverse impacts at the nominated lawful points of discharge and upon downstream properties. Alternatively, where no mitigation is proposed, the assessment must consider the individual and cumulative development impacts of such an outcome across the catchment.

OTHER RELEVANT INFORMATION:

Kerb and channel and footpath infrastructure exists within Wilkie Avenue within proximity to the site. As such, a contribution towards this infrastructure is not applicable.

NOTICE ABOUT THE DECISION (STATEMENT OF REASONS):

In accordance with section 63 of *Planning Act 2016*, a 'notice about the decision' is required for this application. Accordingly, a Statement of Reasons is included with this decision. This Statement of Reasons provides the justification for Council's decision.

INFRASTRUCTURE CHARGES AND INFRASTRUCTURE AGREEMENTS:

Pursuant to section 119 of the *Planning Act 2016*, an infrastructure charges notice has been given for roadworks, open space and land for community facilities totalling \$130,677.00 (up to 9 units).

These infrastructure charges are calculated based on the lesser of the charge rates stipulated in Schedule 2 (trunk infrastructure network charges) of Council's Adopted Infrastructure Charges Resolution or the maximum adopted charge calculated under the *Planning Act 2016* and the *Planning Regulation 2017*. In this particular instance, infrastructure charges have been calculated based on Schedule 2 (trunk infrastructure network charges).

NOTEWORTHY CONDITIONS OF APPROVAL INCLUDE:

- The applicant must grant, free of cost to or compensation payable by Council, minimum 4.0m wide easements located centrally over stormwater drains (375mm diameter or greater) and overland flow paths, where located within private property. Easements over the alignment of stormwater paths must be of sufficient width to encompass the overland flow from a storm event with an AEP of 1%;
- The applicant must grant, free of cost or compensation payable by Council, an easement over all land that is within the pre-development inundation extent from a storm event with an AEP of 1%;
- The proposed development must not be a 'Gated Community', unless the proposal complies with sections 2-4 of Implementation Guideline no. 22 – Gated Communities of the *Ipswich Planning Scheme*;
- The applicant must submit, for approval by the assessment manager, an amended site based stormwater management plan, prepared and certified by a suitably qualified RPEQ, with detailed hydraulic calculations for all storm events up to and including the 1% AEP event, in accordance with QUDM, Council's Implementation Guideline 24 - Stormwater Management and Council's Planning Scheme Policy 3 - General Works. This report must identify, but not be limited to, proposed management/mitigation devices and strategies to ensure no adverse impacts at the nominated lawful point(s) of discharge and upon downstream properties. Where the applicant proposes to proceed without mitigation, the assessment must consider the individual and cumulative development impacts of such an outcome across the catchment; and
- The applicant must submit, to the assessment manager for approval, amended plans relocating all structures to be wholly clear of the extent of inundation associated with the pre-development 1% AEP event.

In summary, it is considered that the proposal to permit the development of material change of use (multiple residential – **up to** nine (9) units) is suitable for the subject site and should be approved, subject to the conditions below.

RECOMMENDATION

- A. That the applicant be advised that development application no. 7271/2017/MCU is approved in part subject to the conditions specified in Attachment A.
- B. That the applicant be given an infrastructure charges notice for the development.
- C. That a Statement of Reasons (notice about the decision in accordance with section 63(4) of the *Planning Act 2016*) be uploaded to Council's website.
- D. That the applicant be given the amended plans for the development as specified in part 3 of the decision notice and included in Attachment B.
- E. That a copy of this decision be forwarded to the Central SEQ Distributor-Retailer Authority and the Central SEQ Distributor-Retailer Authority be advised that an Infrastructure Charges Notice may be applicable for charges relating to water and wastewater pursuant to section 119(3)(b) of the *Planning Act 2016*.

Attn: The Chief Executive Officer
Queensland Urban Utilities
GPO Box 2765
BRISBANE QLD 4001

- F. That the submitters outlined in part 8 of the decision notice be given a decision notice for this application.

Mitchell Grant
TEAM COORDINATOR (DEVELOPMENT) – CENTRAL

I concur with the recommendation/s contained in this report.

Brett Davey
ACTING CITY PLANNER

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Material Change of Use - Multiple Residential – up to Nine (9) Townhouses	Development Permit	Approved subject to the conditions set out in Attachment A	6 years

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

3. Approved Plans Specifications and Drawings

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

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

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

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Material change of use				
Project no. 60716, Drawing No. A-DA-02-01	Site Plan, Rev. B	AGArchitects	6/12/17	Each building must be detached and split into single unit buildings to reduce the scale and bulk of the proposed development to match with the surrounding area. All structures and car parking areas must be located clear of the extent of inundation associated with the pre-development 1% AEP event generally in accordance with Condition 24– Urban Catchment Flowpath.

				<p>Fencing is to be erected in accordance with Condition 14 – Fencing.</p> <p>The proposed development must not be a ‘Gated Community’, unless, in the written opinion of the assessment manager, the proposal complies with sections 2-4 of Implementation Guideline no. 22 – Gated Communities of the Ipswich Planning Scheme.</p>
Project no. 60716, Drawing No. A-DA-03-01	Elevations, Rev. B	AGArchitects	6/12/17	<p>Each building must be detached and split into single unit buildings to reduce the scale and bulk of the proposed development to match with the surrounding area.</p> <p>Each unit building must not at any location exceed 8.5m in height above natural ground level.</p>
Project no. 60716, Drawing No. A-DA-03-02	Elevations, Rev. B	AGArchitects	6/12/17	<p>Each building must be detached and split into single unit buildings to reduce the scale and bulk of the proposed development to match with the surrounding area.</p> <p>Each building must not at any location exceed 8.5m in height above natural ground level.</p>
Project no. 60716, Drawing No. A-DA-03-03	Elevations, Rev. B	AGArchitects	6/12/17	<p>Each building must be detached and split into single unit buildings to reduce the scale and bulk of the proposed development to match with the surrounding area.</p> <p>Each building must not at</p>

				any location exceed 8.5m in height above natural ground level.
Project no. 60716, Drawing No. A-DA-03-04	External Materials & Colour Palette, Rev. B	AGArchitects	6/12/17	Each building must be detached and split into single unit buildings to reduce the scale and bulk of the proposed development to match with the surrounding area. Each building must not at any location exceed 8.5m in height above natural ground level.

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

4. Referral Agencies

Not applicable to this decision.

5. Variation Approval

Not applicable to this decision.

6. Further Development Permits

Further development permits, as required by the *Planning Act 2016*, must be obtained before the development can be carried out in respect of any operational works, building works and plumbing works in relation to this approval prior to the commencement of works/use pursuant to the *Planning Act 2016*.

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

There were three (3) properly made submissions about the application received from the following submitters.

Name of principal submitter	Residential or business address	Electronic address (if provided)
1. J. Collins	12 Wilkie Avenue, Redbank Plains	thegrogfather1@hotmail.com

2. S & T. Brown	34 Philip Street, Redbank Plains	shanetanya@optusnet.com.au
3. D. Sexton	36 Philip Street, Redbank Plains	david.sexton@engeny.com.au

9. Currency period for the approval (section 85 of *Planning Act 2016*)

The currency period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the currency period is extended by the Assessment Manager pursuant to section 87 of the *Planning Act 2016*, this development approval lapses in accordance with section 85 of the *Planning Act 2016*.

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

Not applicable to this decision.

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

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

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

14. Submitting Change Representations to Request a Negotiated Decision Notice

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

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

manager to consider the representations from the date the change representations are received.

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

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

15. Appeal Rights

Applicant's appeal rights

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

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

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

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

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

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

Submitter's appeal rights

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

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

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

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

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

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

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

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

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

Attachment A
Assessment Manager's Conditions
File No: 7271/2017/MCU
Location: 18 and 20 Wilkie Avenue, REDBANK PLAINS QLD 4301
Proposal: Material Change of Use - Multiple Residential – Up to Nine (9) Townhouses

<u>Assessment Manager (Ipswich City Council) Conditions</u> Conditions applicable to this approval under the Planning Act 2016		
No.	Condition	The time by which the condition must be met, implemented or complied with

1.	Basis of Approval	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i>.</p>	<p>From the commencement of the construction of the development and at all times thereafter.</p>

2.	Minor Alterations	
	<p>Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.</p>	<p>At all times after the approval is granted.</p>

3.	Development Plans	
	<p>The applicant must undertake and complete the development, including all associated works, generally in accordance with the approved plans outlined in part 3 and all conditions of this development permit.</p>	<p>Prior to the earliest of the following unless otherwise approved in writing by the assessment manager:</p> <ul style="list-style-type: none"> (a) the commencement of the use; (b) the issue of a Form 21 – 'Final Inspection Certificate for Building Works' for the development; or (c) the assessment manager signing any Building Format Plan for the development.

4.	Plan of Subdivision	
(a)	<p>The applicant must grant, free of cost to or compensation payable by Council, minimum 4.0m wide easements located centrally over stormwater drains</p>	<p>Prior to the assessment manager signing the relevant subdivision plan.</p>

	(375mm diameter or greater) and overland flow paths, where located within private property. Easements over the alignment of stormwater paths must be of sufficient width to encompass the overland flow from a storm event with an AEP of 1%.	
(b)	The applicant must grant, free of cost or compensation payable by Council, an easement over all land (excluding that contained within approved open space) that is within the pre-development inundation extent from a storm event with an AEP of 1%.	Prior to the assessment manager signing the relevant subdivision plan.

5.	Locality References	
(a)	The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to Council's satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following: (i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name; (ii) be in lettering at least 50% of the size of the place/estate/development name; (iii) be in the same orientation as the place/estate/development name; and (iv) be in either title case or all in upper case.	At all times after the approval is granted.
(b)	The applicant must not at any time refer to the location of the site or the development, including the place or estate, as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).	At all times after the approval is granted.

6.	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.

7.	Particular Use	
	The applicant must not use any of the structures associated with the development, inclusive of car parking and any associated outdoor areas on the premises, for any alternative use, unless, in the written opinion of the assessment manager, such use is ancillary and incidental to the approved use of the premises. Specifically, the development must not be used as a boarding house, temporary accommodation, institutional residential or any other unapproved use.	From the commencement of the construction of the development and at all times thereafter.

8.	Demolition of Buildings	
	The applicant must remove all existing buildings or other structures on the land and disconnect all relevant services.	Prior to the commencement of the use/works.

9.	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.

10.	Laundering and Storage Facilities	
(a)	The applicant must provide each unit with individual laundry and clothes drying facilities.	From the commencement of the use and at all times thereafter.
(b)	The applicant must provide each unit with a lockable storage area with a minimum usable floor area of 3m ² . This area may be provided as part of a garage (but must be exclusive of the laundry area).	From the commencement of the use and at all times thereafter.

11.	Letter Boxes	
	The applicant must provide one letter box for each unit, plus one letter box for use by the body corporate or management. All letter boxes must form an integral part of the design of the premises/development and must be located on the road frontage boundary to which the premises/development has been allocated its street address.	From the commencement of the use and at all times thereafter.

12.	Visual Privacy	
(a)	The applicant must protect the private open spaces and living rooms of adjacent dwelling units from direct overlooking by dwelling unit layout, screening devices, distance or landscaping. Windows of one dwelling must not be located opposite the windows of another dwelling unless direct views are controlled by screening devices, or by sufficient distance or height to discourage overlooking.	From the commencement of the use and at all times thereafter.
(b)	The applicant must construct screening devices along all windows that directly overlook any adjacent premises.	From the commencement of the use and at all times thereafter.

13.	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 roads; or (ii) Is appropriately screened (and ventilated) from view from Wilkie Avenue and adjoining premises	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must, where screening is required pursuant to (a) above, 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 approval of a development permit for building works.
(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.

14.	Fencing	
(a)	Unless otherwise approved in writing by the assessment manager, the applicant must either construct no fencing, or post and three strand wire fence only along the rear property boundary. Side boundaries within the extent of inundation associated with the pre-development 1% AEP event for the urban catchment flowpath, must also either not be fenced or must only be fenced with post and three strand wire fences.	From the commencement of the use and at all times thereafter.
(b)	The applicant must provide a 1.8m high privacy fence along the side boundaries (outside the extent of inundation associated with the pre-development 1% AEP event for the urban catchment flowpath). The applicant must taper the height of the side fences to a minimum of 1.2m, 6m from the front boundary to the point where the front and side boundaries meet.	From the commencement of the use and at all times thereafter.
(c)	The applicant must provide a 1.8m timber privacy fence between the private recreation spaces of each dwelling, where such fencing will not impede stormwater flow.	From the commencement of the use and at all times thereafter.
(d)	The applicant must ensure any front fences or walls do not exceed a maximum height of 1.2m.	From the commencement of the use and at all times thereafter.

15.	Landscaping	
(a)	The applicant must submit, for written approval by the assessment manager, landscape plans in accordance	In conjunction with the lodgement of the application for

	with section 12.6.4 (24) of the Residential Code of the <i>Ipswich Planning Scheme</i> utilising only native, non-invasive, plant species such as those referenced in the Ipswich City Council's Vegetation Communities Rehabilitation Guide 4 Open Forests and Woodlands.	operational works.
(b)	The applicant must provide landscaping works in accordance with the approved landscape plans.	Prior to the commencement of the use and at all times thereafter.
(c)	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.	Gates	
	The proposed development must not be a 'Gated Community', unless, in the written opinion of the assessment manager, the proposal complies with sections 2-4 of Implementation Guideline no. 22 – Gated Communities of the <i>Ipswich Planning Scheme</i> .	From the commencement of the use and at all times thereafter.

17.	Car Parking – Use and Maintenance	
(a)	The applicant must provide a minimum of 2 car parking spaces per unit, including 1 car parking space per unit for bona fide visitors.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must ensure all parking areas are: <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 residents and associated visitors at all times (unless otherwise indicated on the approved plans); (iv) Appropriately signposted at the entry/entries to the car park (eg "Resident and Visitor Parking Only"). Each car park must also be identified for its purpose (i.e. 'Resident Parking' or 'Visitor Parking'); and (v) Maintained in perpetuity. 	From the commencement of the use and at all times thereafter.

18.	Access, Parking and Manoeuvring Areas	
(a)	The applicant must construct all parking, access and manoeuvring areas of concrete or equivalent materials approved by the assessment manager.	Prior to 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. All parking bays must contain the two-line pattern arrangement in accordance with AS 2890.	Prior to the commencement of the use and at all times thereafter.
(c)	The applicant must make provision for all vehicles to enter and exit the site in forward gear.	Prior to the commencement of the use and at all times thereafter.
(d)	The applicant must construct a concrete layback and driveway slab for the rear portion of the development in accordance with the following: <ul style="list-style-type: none"> (i) At the location shown on the approved plan; (ii) Minimum 6.2m wide. (iii) In accordance with Council Standard Drawing SR. 13. 	Prior to the commencement of the use and at all times thereafter.
(e)	The applicant must construct a concrete layback and driveway slab for Units 1/2 and 3/4 in accordance with the following: <ul style="list-style-type: none"> (i) At the locations shown on the approved plans; (ii) Minimum 5.5m wide. (iii) Generally in accordance with Council Standard Drawing SR. 12. 	Prior to the commencement of the use and at all times thereafter.

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

20.	Firefighting services in developments accessed by common private title	
(a)	The applicant must provide an operational firefighting service for the development, which is designed and constructed in accordance with the <i>State Planning Policy</i> and <i>AS 2419.1 – 2005 Fire hydrant installations</i> .	Prior to the commencement of the use and at all times thereafter.

(b)	The applicant must provide RPEQ certification stating that the firefighting service is designed and constructed in accordance with required standards.	Prior to the commencement of the use and at all times thereafter.
(c)	The applicant must ensure that the Community Management Statement (CMS) for the development includes the operation and maintenance requirements of the firefighting service.	Prior to the commencement of the use and at all times thereafter.

21.	Waste Storage and Collection	
(a)	The applicant must provide an adequate refuse collection service for the development.	From the commencement of the use and at all times thereafter.
(b)	The applicant must provide a dedicated screened waste storage area that accommodates the waste containers.	From the commencement of the use and at all times thereafter.
(c)	The applicant must ensure the area on which the bin(s) is stored is screened, level, concreted and constructed in conjunction with the driveway surface with no intervening step, ledge, kerb or other obstruction.	From the commencement of the use and at all times thereafter.
(d)	The applicant must ensure that all waste bins for Units 5-9 are serviced on the site from the location shown on the approved plan with no street side collection.	From the commencement of the use and at all times thereafter.
(e)	The applicant must remove the proposed individual bins within the recreation areas of Units 5-9. Additional bulk bins (if applicable) may be located within the bin enclosure located within the northern property boundary as nominated on the plans detailed in part 3 of this development permit.	Prior to the commencement of the use.

22.	Roadworks	
	The applicant must remove the existing driveways and replace with kerb and channel, to match the adjoining profile, and reinstate the verge, to match the adjoining levels.	Prior to the commencement of the use.

23.	Stormwater Management	
(a)	The applicant must provide all necessary internal and external stormwater drainage to service the development. Such drainage works (except for building gutters and downpipes) must be designed such that the overall drainage system caters for a storm event with an AEP of 1%. In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that flow which is represented by the difference between the predicted flow from the storm event with an AEP of 1% and the capacity of the pipe system.	Prior to the commencement of the use.
(b)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM	Prior to the commencement of the use.

	and not less than Level III.	
(c)	The applicant must submit, for approval by the assessment manager, an amended site based stormwater management plan, prepared and certified by a suitably qualified RPEQ, with detailed hydraulic calculations for all storm events up to and including the 1% AEP event, in accordance with QUDM, Council's Implementation Guideline 24 - Stormwater Management and Council's Planning Scheme Policy 3 - General Works. This report must identify, but not be limited to, proposed management/mitigation devices and strategies to ensure no adverse impacts at the nominated lawful point(s) of discharge and upon downstream properties. Where the applicant proposes to proceed without mitigation, the assessment must consider the individual and cumulative development impacts of such an outcome across the catchment.	In conjunction with the lodgement of the application for operational works.
(d)	The applicant must implement the management strategies approved as part of the stormwater management plan required by (c) above.	Prior to the commencement of the use.
(e)	The applicant must upgrade the existing kerb inlet pits, along the site frontage, to be in accordance with Council's current Standard Drawing SD.04.	Prior to the commencement of the use.
(f)	The applicant must discharge stormwater runoff from all impervious areas to the Urban Catchment Flow Path easement required by Condition 4(b) – Plan of Subdivision.	Prior to the commencement of the use.
(g)	The applicant must provide screen or external barriers / fencing in accordance with the approved safety audit recommendations.	Prior to the commencement of the use.
(h)	The applicant must provide a capacity assessment for 900mm drainage pipe along the western boundary, based upon the contributing, external catchment.	In conjunction with the lodgement of the application for operational works.
(i)	Based upon the capacity assessment require by (h) above, the applicant must provide an overland flow path designed to cater for that flow which is represented by the difference between the predicted flow from the storm event with an AEP of 1% and the capacity of the pipe system. The overland flowpath must ensure that no flow redirection occurs onto adjoining properties and that all proposed units maintain a minimum 500mm freeboard.	Prior to the commencement of the use.

24.	Urban Catchment Flow Path	
	The applicant must submit to the assessment manager for approval, amended plans relocating all structures, car parking spaces and infrastructure associated with the development to be wholly clear of the extent of inundation associated with the pre-development 1%	Prior to the lodgement of the application for operational works.

	AEP event.	
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25.	Earthworks	
	The applicant must design all earthworks (including earth retaining structures) 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.

26.	Sediment & Erosion Management - Construction & Operational Phases	
	The applicant must provide for all unpaved and disturbed areas sufficient grass or equivalent cover to prevent both rill and sheet erosion.	From the commencement of the use and at all times thereafter.

27.	Design	
(a)	The applicant must design all works in accordance with <i>Planning Scheme Policy 3 - General Works and Implementation Guidelines 24 and 28 of the Ipswich Planning Scheme</i> .	In conjunction with lodgement of operational works application or amended drawings.
(b)	<ol style="list-style-type: none"> 1. The applicant must submit to the assessment manager a safety audit certified by a RPEQ for drainage infrastructure (inlet and outlet structures, retention or detention basin etc). The safety audit must provide recommendations on the need for safety fencing and inlet and outlet screens and must be prepared in accordance with AS/NZS ISO 31000:2009 'Risk Management – Principles and Guidelines' and QUDM. 2. The applicant must provide any screen or external barriers/fencing in accordance with the recommendations of the approved safety audit. 	In conjunction with lodgement of operational works application or amended drawings.
(c)	The applicant must submit to the assessment manager a Dispersive Soil Management Plan (DSMP), prepared by a suitably qualified person in accordance with Council's Implementation Guideline 28 – Dispersive Soil Management of the <i>Ipswich Planning Scheme</i> .	In conjunction with lodgement of operational works application or amended drawings.

28.	Design Certifications	
	The applicant must submit to the assessment manager RPEQ design certification(s) stating that all works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	In conjunction with an application for operational works.

29.	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	During the construction of the

	authority or assessment manager determines that works associated with this development has an impact upon any existing services.	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.	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.	

2.	Portable Long Service Leave	
	<p>Where the works are valued at \$150,000.00 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. This applies to building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i>.</p> <p>If such evidence is not received by the time of issuing the decision notice, Council may only issue a preliminary approval, notifying the applicant that the application is approved, but not permitting commencement of Operational Works.</p> <p>All statutory timeframes applying under the <i>Planning Act 2016</i> for appeals and expiry of the approvals continue in force after issuing of the Decision Notice containing the Preliminary Approval.</p> <p>If a Preliminary Approval is issued in the absence of evidence of payment of the QLeave Levy, a subsequent Development Permit will have to be issued by Council upon receipt of evidence of payment. This will require a new application and fees will apply.</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 6855.
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3.	Community Management Scheme
	If the applicant wishes to install facilities that will permit the development to be reconfigured in the future under a Community Management Scheme, the following matters relating to water and electricity should be addressed:-
(a)	Water - Separate connections to QUU's water mains may be required and the systems should not be interconnected.
(b)	Electricity - Separate connections to the proposed units to the electricity reticulation system are required. This may require the extension of the underground electricity reticulation.

4.	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.

5.	Section 73 of the Planning Act 2016
	Pursuant to <i>section 73 of the 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.

6.	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)	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 RPEQ.
(d)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.
(e)	PSP 3 – Council Planning Scheme Policy 3
(f)	QUDM – The <i>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)

7.	Bonds
	<p>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>.</p> <p>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.</p>
8.	Operational Works Submission
	<p>The applicant must submit to the assessment manager all engineering drawings in accordance with the requirements of <i>Ipswich Planning Scheme 2 – Information Local Government May Request</i>. For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and specifications must take precedence.</p>
9.	Proximity of Earthworks to Adjoining Property
	<p>Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed 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.</p>
10.	Telecommunication Conduit Infrastructure
	<p>The installation of telecommunication conduit and infrastructure is to be in accordance with the Communications Alliance publication titled <i>Fibre Ready Pit and Pipe Specifications for Real Estate Development Projects (Reference G645:2011)</i> or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on 'Fibre in new developments'.</p>
11.	Road Permit Application
	<p>The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the <i>Local Government Act 2009</i> prior to undertaking any physical works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the <i>Local Government Act 2009</i> and constitute a separate process to seeking a Development Permit issued under the <i>Planning Act 2016</i>.</p> <p>Please contact the Ipswich City Council office for further information via email: council@ipswich.qld.gov.au or telephone (07) 3810 6666.</p>
12.	Engineering Analysis
	<p>A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by Council. Neither Council nor council engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant's RPEQ engineer.</p>

INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice is issued by Council and relates to charges for the purposes of local government trunk infrastructure networks (transport, public parks and community facilities).

Application No: 7271/2017/MCU

Real Property Description: Lot 104 on RP123981 and Lot 103 on RP123981
Property Location: 18 and 20 Wilkie Avenue, REDBANK PLAINS QLD 4301

Development Approval Details: In accordance with Development Approval 7271/2017/MCU

Relevant Infrastructure Charges Resolution: Ipswich City Council Adopted Infrastructure Charges Resolution (No. 1) 2018

Levied Charge:

Does the maximum adopted charge apply: No

Does an Offset or Refund apply: No

Levied Charge Calculation:

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
Multiple Dwelling	\$9,427.00 Transport	<u>Development Demand</u>	0% factor of charges relief	\$65,791.00*
	\$8,337.00 Public Parks	9 x 3 bedroom dwelling units 9 x \$18,748.00 = \$168,732.00		\$58,036.00*
	\$984.00 Community Facilities	<u>Demand Credit</u>		\$6,850.00*
		2 x 3 bedroom dwelling 2 x \$19,027.57 = \$38,055.14		\$130,677.00*
		<u>Additional Demand</u>		Total
		168,732.00 - \$38,055.14		

*Contributions are based on 9 x 3 or more bedroom dwelling units. These contributions are to be recalculated at the time of approval of amended plans of development (if applicable).

Applied Adopted Charge	See Attachment 1 for an example calculation of the Applied Adopted Charge.
<u>Details of Payment</u>	
Payment Details:	<p>Payment of the infrastructure charges must be made to Ipswich City Council.</p> <p>It is advised that credit cards, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques.</p> <p>The payee must quote the development application reference number when making payment.</p>
Due date for payment	Payment of the levied charges is required when the change happens unless otherwise stated in an infrastructure agreement.
Automatic increases of levied charge:	<p>The levied charges outlined in this notice will be automatically increased, from the date of the charges notice to the date of the payment, by the lesser of the following amounts—</p> <ul style="list-style-type: none"> (i) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid; (ii) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day it is paid. <p>‘3-yearly PPI average’ and ‘PPI’ have the meanings given in the <i>Planning Act 2016</i>.</p>
<u>General Information</u>	
GST:	GST does not apply to payments or contributions made by developers to Government which relate/s to an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the <i>Planning Act 2016</i> .
Authority for the charge:	The levied charges in this notice are payable in accordance with the <i>Planning Act 2016</i> .
How the charge is calculated:	<p>The levied charge for the development is to be worked out by Council as follows:</p> $LC = ((AC \times AD) - LCR) - D$ <p>Where:</p> <p>LC is the levied charge for the development, which cannot be less than zero.</p> <p>AC is the applied adopted charge for the development.</p> <p>AD is the additional demand for the development.</p> <p>LCR is the levied charge relief for the development.</p> <p>D is the discount for the prescribed financial contribution.</p>
Offsets and refunds	No offset or refund applies to this infrastructure charge notice unless otherwise specified in an infrastructure agreement.
Appeals:	Pursuant to chapter 6, part 1 and schedule 1 of the <i>Planning Act 2016</i> a person may appeal against an infrastructure charges notice.
When this notice stops having effect:	In accordance with section 119(11) of the <i>Planning Act 2016</i> , this notice stops having effect to the extent the development approval stops having effect.
Water and Wastewater Charges	This notice does not include water and wastewater charges. A charge notice for the distributor retailer networks charges will be provided separately by Queensland Urban Utilities.

ATTACHMENT 1 – INFRASTRUCTURE CHARGES CALCULATION METHODOLOGY

Table 1: Applied Adopted Charge Residential (MCU – Multiple Residential)

	Redbank Plains	
Network	Charge Area	Charge
Transport	19	\$9,427.00
Public Parks	E4	\$8,337.00
Community Facilities	E4	\$984.00
Local Government Trunk Infrastructure Network Charge (LNC)	N/A	\$18,748.00
Water Supply	21	\$2,271.00
Sewerage	51	\$3,399.00
Distributor Retailer Trunk Infrastructure Network Charge (DNC)	N/A	\$5,670.00
Total Trunk Infrastructure Network Charge (Total NC)		\$24,418.00
Maximum Adopted Charge		\$28,335.90
Adopted Charge (AC)		<u>\$18,748.00</u> [#]
Notes	The Total NC is less than the Maximum Adopted Charge and therefore the charge is applied in accordance with the Ipswich Adopted Infrastructure Charges Resolution (No. 1) 2018.	

[#] The AC is LNC/Total NC x MAC

Table 2: Applied Adopted Charge Residential (RAL with Lots > 450m²)

	Redbank Plains		
Network	Charge Area	Charge	(Proportion of MAC)
Transport	19	\$10,942.00	\$9,525.97
Public Parks	E4	\$9,762.00	\$8498.68
Community Facilities	E4	\$1,152.00	\$1,002.92
Local Government Trunk Infrastructure Network Charge (LNC)	N/A	\$21,856.00	\$19,027.57
Water Supply	21	\$4,282.00	\$3,727.86
Sewerage	51	\$6,410.00	\$5,580.47
Distributor Retailer Trunk Infrastructure Network Charge (DNC)	N/A	\$10,692.00	\$8,853.33
Total Trunk Infrastructure Network Charge (Total NC)		\$32,548.00	\$28,335.90
Maximum Adopted Charge		\$28,335.90	
Adopted Charge (AC)		<u>\$19,027.57[#]</u>	
Notes	The Total NC is greater than the Maximum Adopted Charge and therefore the Maximum Adopted Charge applies.		

[#] The AC is LNC/Total NC x MAC

Planning, Development and Heritage Committee	
Mtg Date: 14.08.2018	OAR: Yes
Authorisation: Brett Davey	

BD: MG
A: 4978834

25 July 2018

MEMORANDUM

TO: ACTING CITY PLANNER
FROM: TEAM COORDINATOR (DEVELOPMENT) - WEST
RE: MATERIAL CHANGE OF USE – COMMUNITY USE (LIBRARY)

INTRODUCTION:

SITE ADDRESS: 15 Railway Street, ROSEWOOD QLD 4340
APPLICATION TYPE: Material Change of Use
PROPOSAL: Material change of use - community use (library)
ZONE: Town Centre Primary (TCP) – Rosewood
OVERLAYS: OV14 Rail Corridor Noise Impact Management Area;
OV2 Haul Route Buffer;
OV7A Building Height Restriction Area 90m;
OV7A Outer Horizontal Surface RL 176.5;
OV7B 13km Existing Committed Urban Townships Buffer
APPLICANT: Architectus Brisbane
OWNER: Ipswich City Council Program 43
EXISTING OR PROPOSED TRADING NAMES: Rosewood Library
APPLICATION NO: 2624/2018/MCU
DIVISION: Ten (10)
ADJOINING DIVISION: N/A
AREA: 2,302m²

REFERRAL AGENCIES:

Department of State Development,
Manufacturing, Infrastructure and Planning
Vacant Land

EXISTING USE:

PREVIOUS RELATED APPROVALS:

N/A

DATE RECEIVED:

9 April 2018

DECISION PERIOD START DATE:

6 July 2018

EXPECTED DETERMINATION DATE:

3 August 2018

SITE LOCATION:

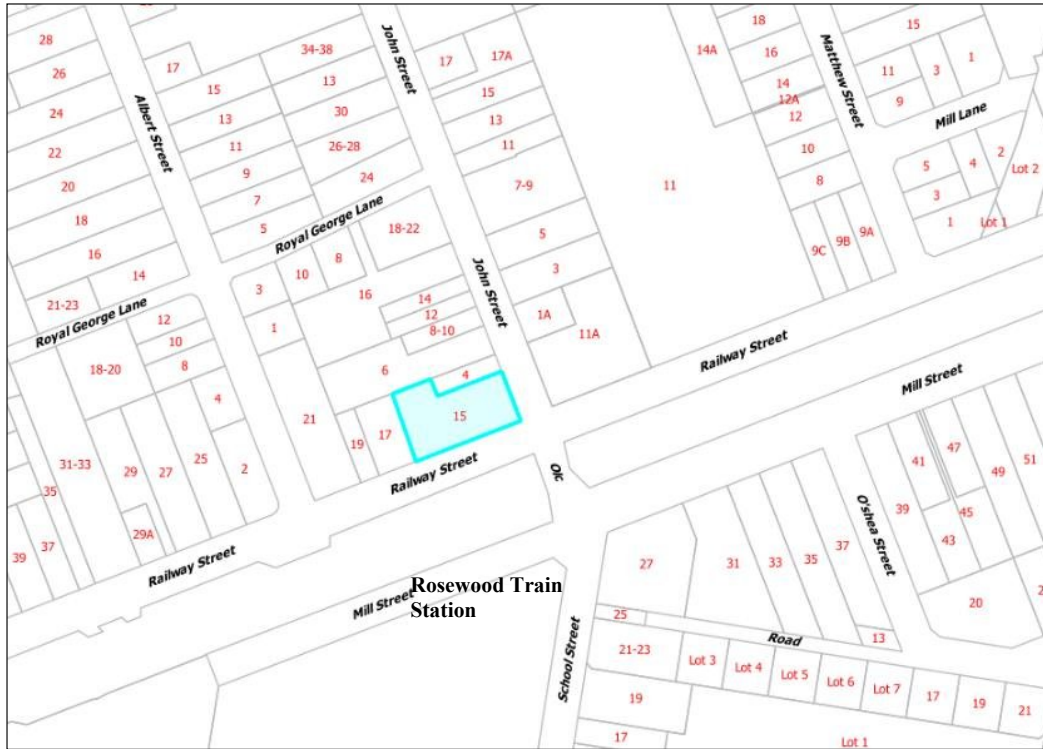


Figure 1 - Site Locality

PROPOSAL PLAN:



Figure 2 - Perspective 1 (Corner John St, and Railway St)



Figure 3 - Perspective 2



Figure 4 - Perspective 3

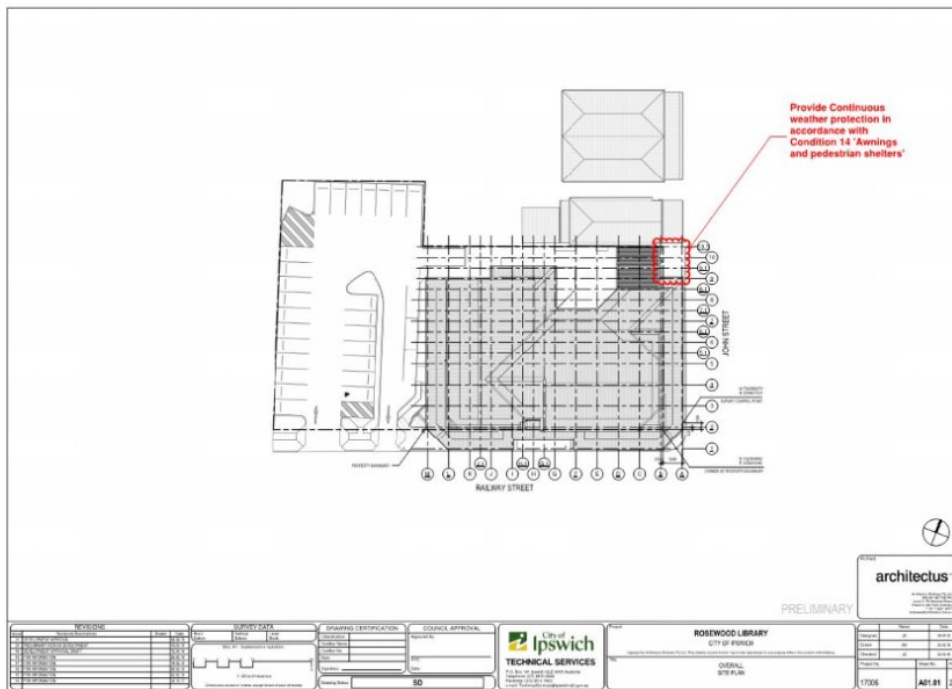


Figure 5 - Overall Site Plan

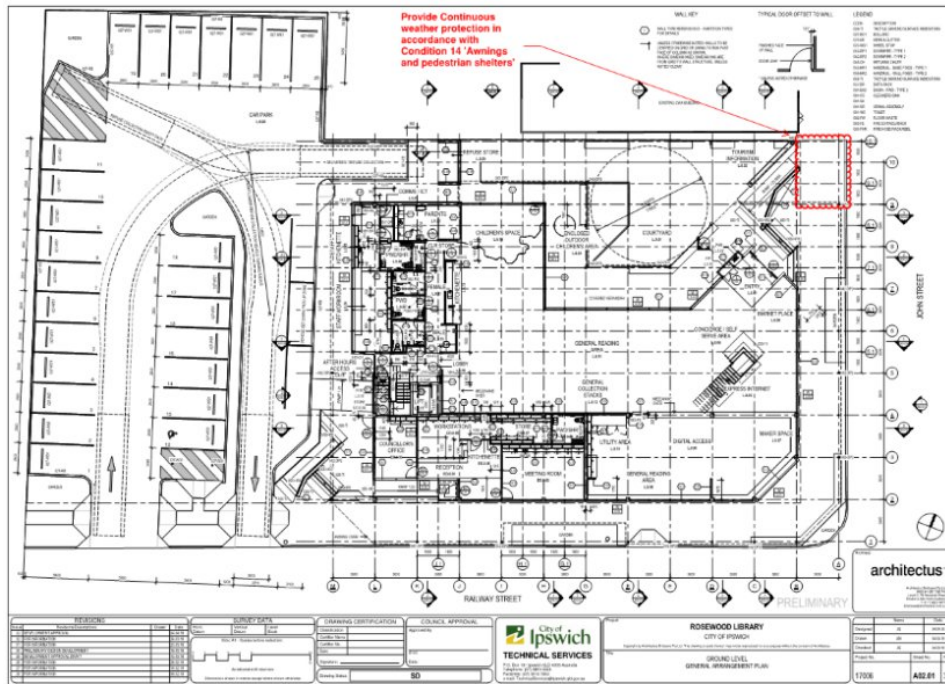


Figure 6 - Ground level floor plan

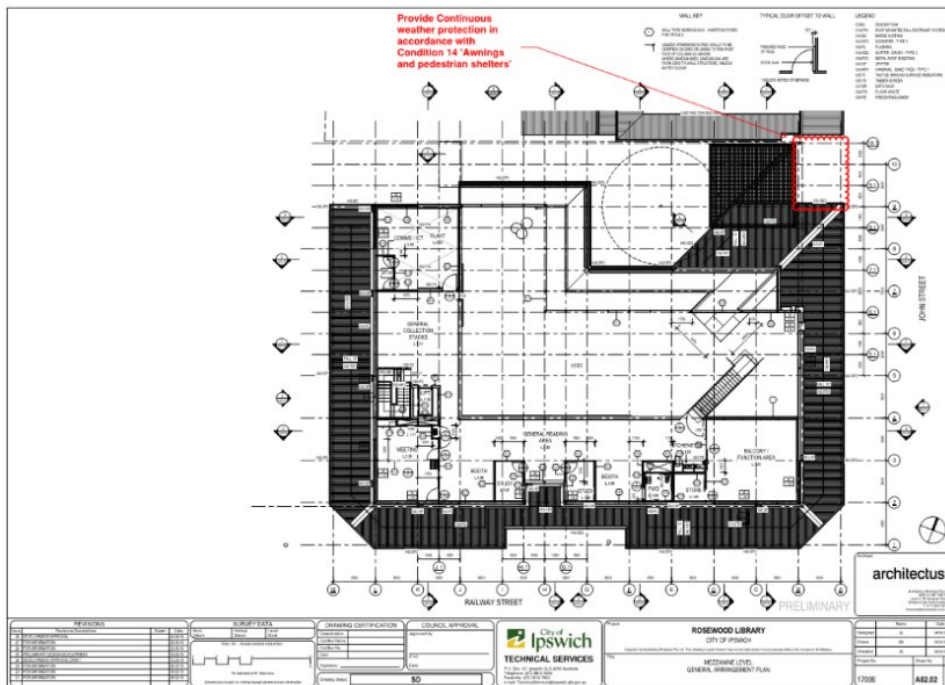


Figure 7 Mezzanine level floor plan

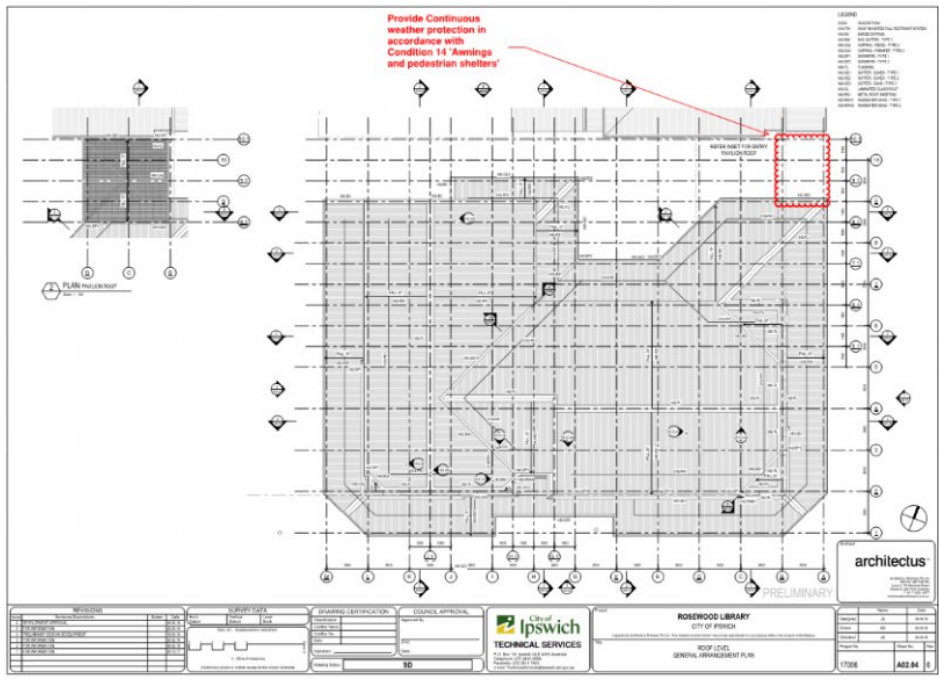


Figure 8 - Roof Plan

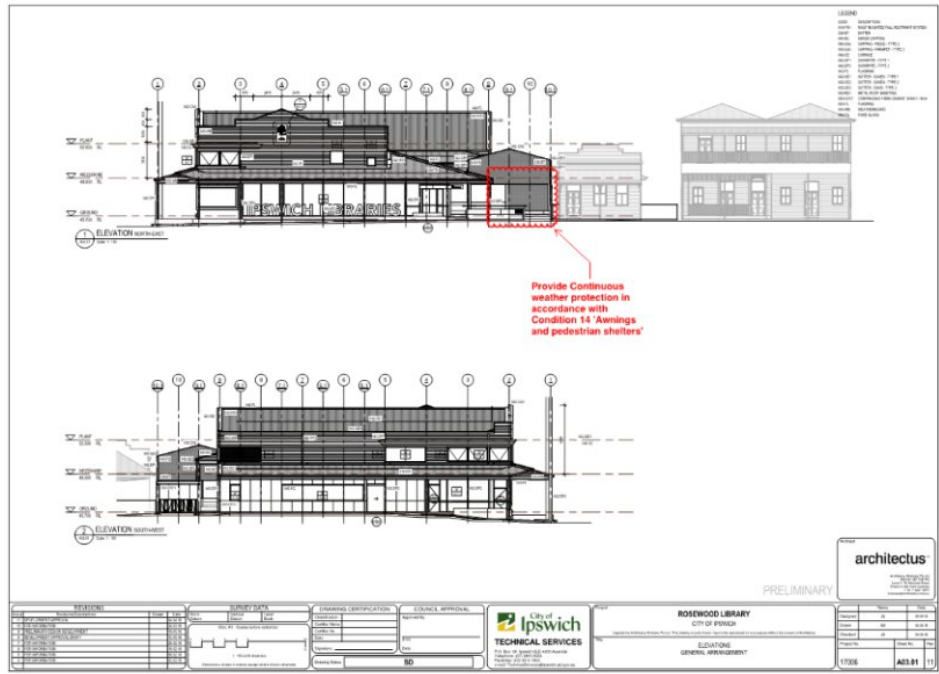


Figure 9 - Elevations (1)

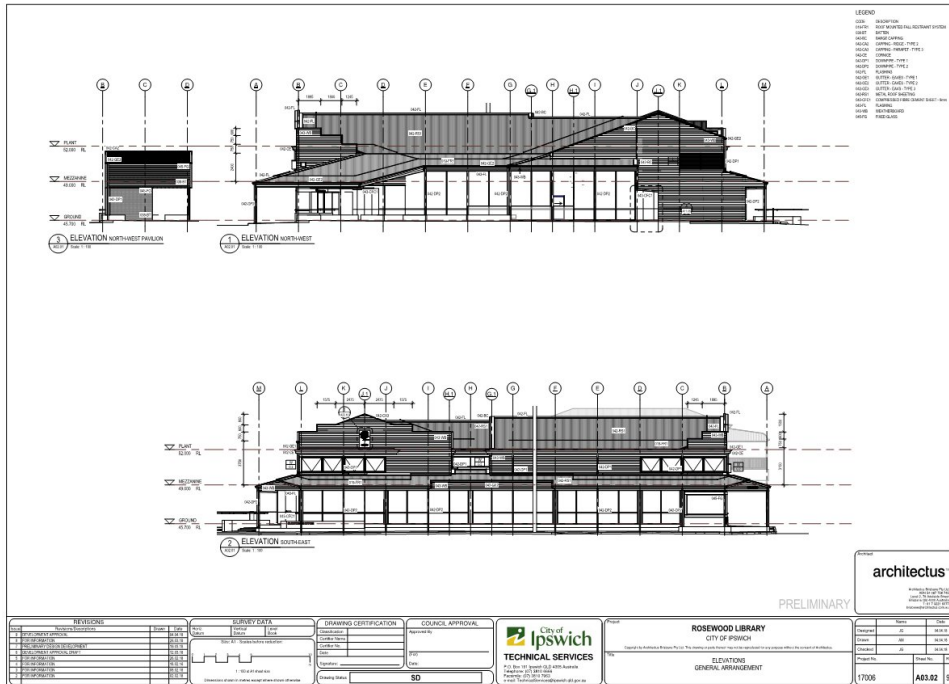


Figure 10 - Elevations (2)

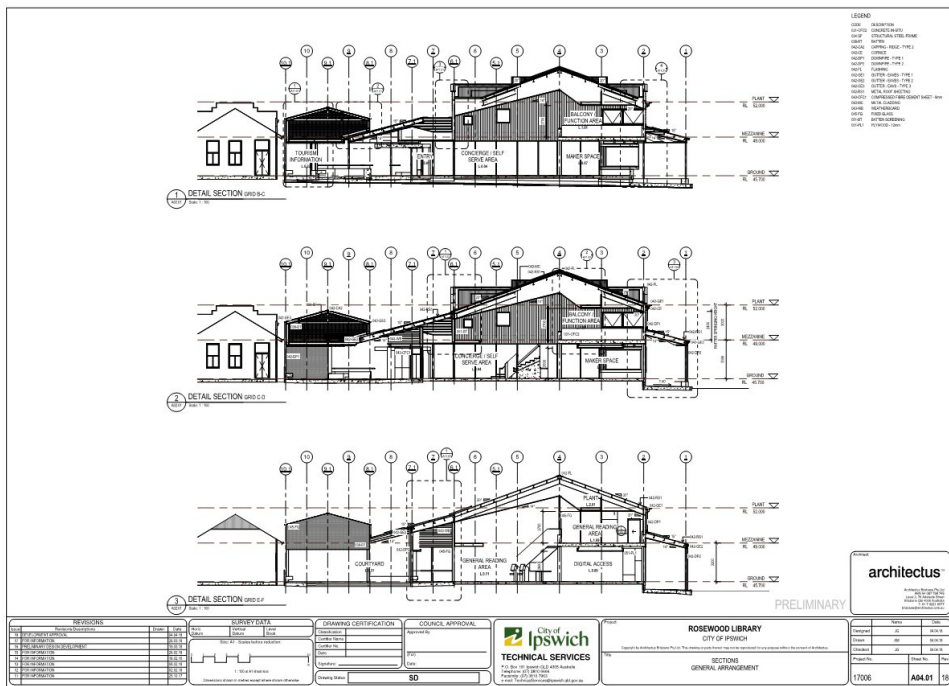


Figure 11 - Sections (1)

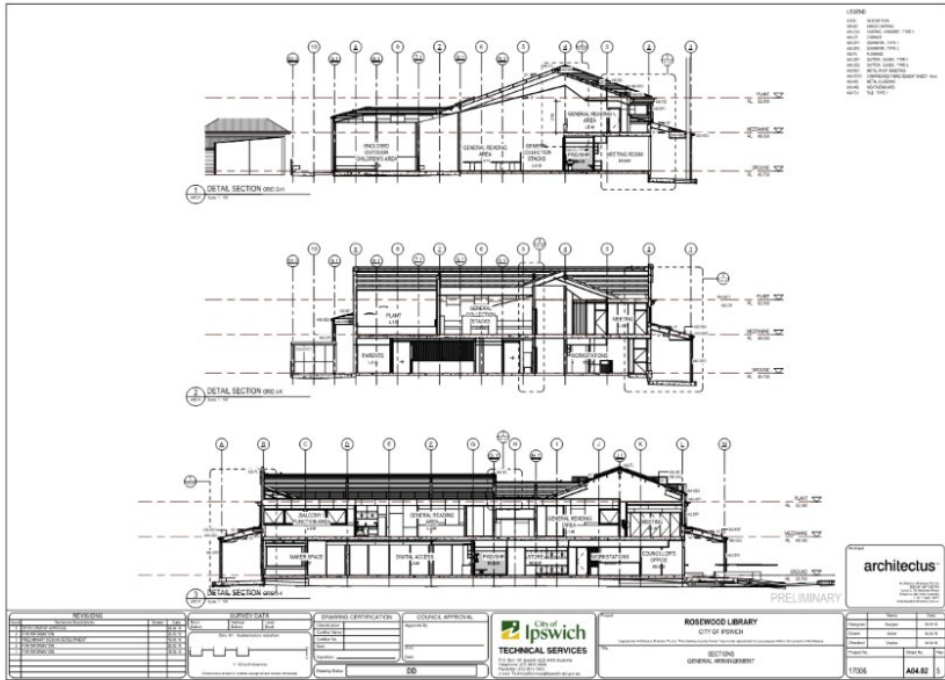


Figure 12 - Sections (2)

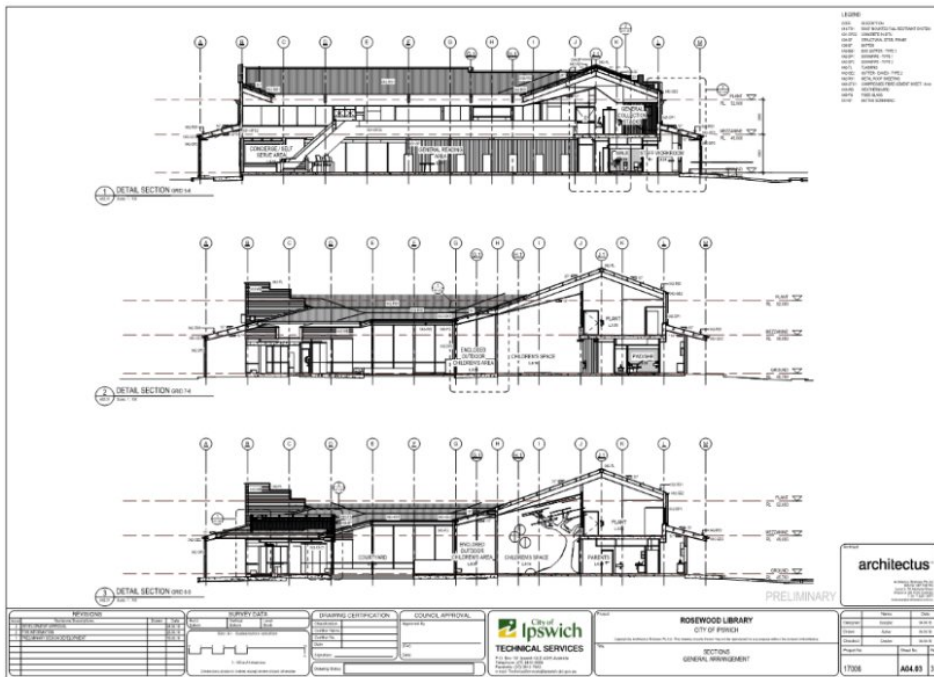


Figure 13 - Sections (3)

PROPOSAL:

The applicant seeks approval for a material change of use (community use – library) at 15 Railway Street, Rosewood. This new public library is a Council project that is proposed to be built on an existing vacant lot at the corner of John Street and Railway Street, directly opposite the Rosewood railway station.

The library is proposed to be situated within a new two (2) storey building with the lower storey addressing both John Street and Railway Street by means of shopfront glazing. The main entrance to the proposed library will be from John Street. Adjacent to the main entrance is a timber battened pavilion, which aligns with the adjoining Country Women's Association (CWA) building. The pavilion and main entrance opens to a courtyard area, which includes an enclosed children's play area. There is also a secondary/after hours ground floor entrance to the rear of the building opening onto the carparking, drop off and disabled parking areas.

The lower floor includes 765m² of gross floor area (GFA) and consists of a large open plan general reading area with a children's space, concierge area, maker space and market place area. The lower floor also includes staff workrooms, a staff kitchenette, and staff and visitor restroom facilities. The final component of the lower floor is a 127m² office which will house the Division 10 Councillors office, meeting room, kitchenette and staff areas including restroom facilities.

The upper level includes 420m² of GFA predominantly located over the Railway Street frontage and to the rear of the building. This upper level is connected to the lower by two staircases and a lift. The main staircase is located toward the main entrance, the second is near to the secondary entrance and adjacent to the lift. The upper level contains a meeting room, two (2) study rooms, a balcony/function area, two (2) booths, general reading/collection areas, and a restroom. The upper level also houses the plant and communications room.

The design of the building includes a street awning for the full length of the building, to be supported by posts at an equal distance to that of adjoining character street awnings. The awnings include two inset sections for garden plantings with these sections incorporating linear boarding. Both the John Street, and Railway Street elevations include symmetrical parapets which reflect the historic parapet styles on adjacent character buildings. The upper floor is proposed to be clad in linear board, which is also consistent with the materials used on adjoining character buildings.

The library is proposed to be serviced by twenty-five (25) carparking spaces, a loading bay, and pickup/drop-off zone. The parking areas are to be located at the rear of the site, and are accessed via Railway Street.

REFERRAL AGENCIES:

The Department of State Development, Manufacturing, Infrastructure, and Planning (DSDMIP) were the sole referral agency for this application. The referral was triggered on the basis that the proposal is for a material change of use within 25m of a state transport corridor (Railway corridor and railway corridor).

The response from DSDMIP included three (3) conditions. The first condition related to the relocation of the existing 'railway level crossing flashing signals ahead on side road assembly (RX-7)' signage to be relocated and reinstated as identified on the plans amended by DSDMIP (below). Condition two (2) requires the access to be generally in accordance with the stamped plans. Finally, condition three (3) requires no worsening of stormwater flows onto the railway corridor.

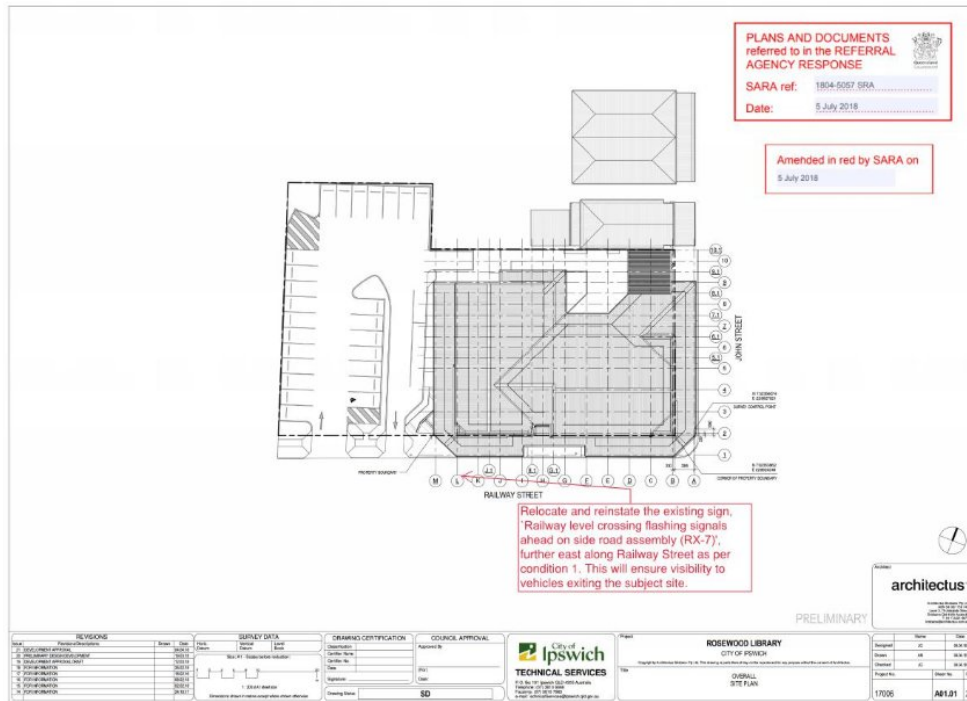


Figure 14 - Referral agency annotated approved plans

OTHER RELEVANT INFORMATION:

The frontages of the site is fully improved by footpath, and kerb and channel. Notwithstanding, the footpath along both the John Street and Railway Street frontage is not to a standard that one would expect in an active main street setting and therefore the development will include an upgrade to this piece of infrastructure. When complete, the proposal will incorporate a full depth concrete footpath along the full frontage of the site.

The Rosewood Area Code (Part 8) of the *Ipswich Planning Scheme 2006*, includes the provision for continuous weather protection along all major pedestrian routes and active streetscapes. As such, the proposed development must include a street awning along the entire built form. The development as originally proposed included a gap between the end of the street awning and the CWA building located to the North of the proposed library. This outcome was not considered acceptable and therefore a condition will be imposed to require a street awning for continuous weather protection along the full frontage of the development.

Additionally, as the proposed development is for a community purpose, the *Parking Code (Part 12, Division 9)* includes the provision of bicycle parking as desirable. In the absence of specific guidance through the planning scheme for the provision of bicycle parking facilities, an Austroads guideline was utilised to inform the appropriate bicycle parking provision and facilities.

The proposed development generally complies with the specific outcomes of the Rosewood Area Code (Part 8), the Community Use Code (Part 12, division 12), and the Parking Code (Part 12, division 9), with the exception of the following: the specific outcome of the town centre zone requires upper level balconies or verandas to be provided which overlook the street. In this instance, the lower level is predominantly glazed allowing for casual surveillance to John Street and Railway Street. The proposed development contains substantial glazing on the upper floor at the corner of John Street, and Railway Street, which will provide opportunities for overlooking onto the street and is thus considered acceptable.

NOTICE ABOUT THE DECISION (STATEMENT OF REASONS):

In accordance with section 63 of *Planning Act 2016*, a 'notice about the decision' is required for this application. Accordingly, a Statement of Reasons is included with this decision. This Statement of Reasons provides the justification for Council's decision.

INFRASTRUCTURE CHARGES AND INFRASTRUCTURE AGREEMENTS:

Pursuant to section 119 of the *Planning Act 2016*, an infrastructure charges notice has been given for roadworks, open space and land for community facilities totalling \$2,514.00.

These infrastructure charges are calculated based on the lesser of the charge rates stipulated in Schedule 2 (trunk infrastructure network charges) of Council's Adopted Infrastructure Charges Resolution or the maximum adopted charge calculated under the *Planning Act 2016* and the *Planning Regulation 2017*. In this particular instance, infrastructure charges have been calculated based on Schedule 2 (trunk infrastructure network charges).

SIGNIFICANT COMMUNITY DEVELOPMENT OUTCOMES:

- The proposed development is a major community centre located at a prominent location within the Rosewood town centre precinct;
- The proposed development creates a community focal point within close proximity to the Rosewood train station;
- The proposed development represents an employment generator for the area which has the potential to foster growth within the Town Centre zone;
- The proposed development is architecturally designed to complement the historic streetscape of Rosewood with the inclusion of symmetrical parapets and a continuous awning along John Street

NOTEWORTHY CONDITIONS OF APPROVAL INCLUDE:

- The applicant must not conduct work or business from the premise outside of the hours 6:00am to 10:00pm;
- The applicant must provide twenty-five (25) carparking spaces for the development;
- The applicant must provide bicycle parking and end-of-trip facilities in accordance with Austroads Guide to Traffic Management;
- The applicant must ensure the exterior of all new buildings erected on the site are painted using heritage colour schemes or warm earth tones;
- The applicant must construct the external cladding and roof of the buildings of materials similar in appearance to adjoining pre-1946 buildings;
- The applicant must, where street furniture /seating is provided, provide 'church pew' style seating similar in appearance to existing church pew seating in John Street; and
- Streetscape upgrades are required to the frontage of the site.

In summary, it is considered that the proposal to permit the development of a material change of use – community use (library) is suitable for the subject site and should be approved, subject to the conditions below.

RECOMMENDATION:

- A. That the applicant be advised that development application no. 2624/2018/MCU is approved in full subject to the conditions specified in Attachment A.
- B. That the applicant be given an infrastructure charges notice for the development.
- C. That a Statement of Reasons (notice about the decision in accordance with section 63(4) of the *Planning Act 2016*) be uploaded to Council's website.
- D. That the applicant be given approved plans for the development as specified in part 3 of the decision notice and included in Attachment B.
- E. That a copy of this decision be forwarded to the referral agency as outlined in the decision notice and a copy of the referral agency responses be given to the applicant as included in Attachment C.
- F. That a copy of this decision be forwarded to the Central SEQ Distributor-Retailer Authority and the Central SEQ Distributor-Retailer Authority be advised that an Infrastructure Charges Notice may be applicable for charges relating to water and wastewater pursuant to section 119(3)(b) of the *Planning Act 2016*.

Attn: The Chief Executive Officer
Queensland Urban Utilities
GPO Box 2765
BRISBANE QLD 4001

Michael Simmons
TEAM COORDINATOR (DEVELOPMENT) - WEST

I concur with the recommendation/s contained in this report.

Brett Davey
ACTING CITY PLANNER

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Material change of use - community use (library)	Development Permit	Approved in full subject to the conditions set out in Attachment A	Six (6) years

2. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

3. Approved Plans Specifications and Drawings

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

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

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

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: All				
17006 – A00.05	Perspective 1 – revision 9	Architectus	4 April 2018	N/A
17006 – A00.06	Perspective 2 – revision 8	Architectus	4 April 2018	N/A
17006 – A00.07	Perspective 3 – revision 6	Architectus	4 April 2018	N/A
17006 – A01.01	Overall site plan – revision 21	Architectus	4 April 2018	N/A
17006 – A02.01	Ground level general arrangement plan – revision 33	Architectus	4 April 2018	N/A
17006 – A02.02	Mezzanine level general arrangement plan – revision 28	Architectus	4 April 2018	N/A
17006 – A02.04	Roof level general arrangement – revision 6	Architectus	4 April 2018	N/A
17006 – A03.01	Elevations general arrangement – revision 11	Architectus	4 April 2018	N/A
17006 – A03.02	Elevations general arrangement – revision 9	Architectus	4 April 2018	N/A
17006 – A04.01	Sections general arrangement – revision 18	Architectus	4 April 2018	N/A
17006 – A04.01	Sections general arrangement – revision 5	Architectus	4 April 2018	N/A
17006 – A04.03	Sections general arrangement – revision 3	Architectus	4 April 2018	N/A

SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
17037	Engineering Report and Stormwater Management Plan-Revision 'C'	VT Consulting Engineers	18 May 2018	N/A

4. **Referral Agencies**

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Department of State Development, Manufacturing, Infrastructure and Planning	Concurrence	All or part of the premises are within 25m of a State transport corridor	Ipswich SARA Office Post: PO BOX 129, IPSWICH QLD 4305 Email: IpswichSARA@dsgm 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 works/use pursuant to the *Planning Act 2016*.

7. **Environmental Authority**

Not applicable to this decision.

8. **Properly Made Submissions**

Not applicable to this decision.

9. Currency period for the approval (section 85 of *Planning Act 2016*)

The currency period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the currency period is extended by the Assessment Manager pursuant to section 87 of the *Planning Act 2016*, this development approval lapses in accordance with section 85 of the *Planning Act 2016*.

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

Not applicable to this decision.

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

Not applicable to this decision.

12. Trunk Infrastructure

Not applicable to this decision.

13. Infrastructure Charges

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

14. Submitting Change Representations to Request a Negotiated Decision Notice

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

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

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

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

15. **Appeal Rights**

Applicant's appeal rights

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

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

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

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

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

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

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

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

Attachment A
Assessment Manager's Conditions
File No: 2624/2018/MCU
Location: 15 Railway Street, ROSEWOOD QLD 4340
Proposal: Material change of use - community use (library)

<u>Assessment Manager (Ipswich City Council) Conditions</u> Conditions applicable to this approval under the Planning Act 2016		
No.	Condition	The time by which the condition must be met, implemented or complied with

1.	Basis of Approval	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in <i>Schedule 24 – Dictionary of the Planning Regulation 2017</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Planning Act 2016</i>.</p>	From the commencement of the construction of the development and at all times thereafter.
2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.
3.	Development Plans	
	The applicant must undertake the development generally in accordance with the approved plans outlined in part 3 of this development permit.	From the commencement of the construction of the development and at all times thereafter.

4.	Locality References	
(a)	<p>The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to Council's satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following:</p> <ul style="list-style-type: none"> (i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name; (ii) be in lettering at least 50% of the size of the place/estate/development name; (iii) be in the same orientation as the place/estate/development name; and (iv) be in either title case or all in upper case. 	At all times after the approval is granted.
(b)	<p>The applicant must not at any time refer to the location of the site or the development, including the place or estate, as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).</p>	At all times after the approval is granted.

5.	Hours of Construction	
	<p>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></p>	At all times during construction of the development.

6.	Hours of Operation	
	<p>The applicant must not conduct work or business from the premises outside of the following hours :</p> <p style="text-align: center;">Monday to Sunday 6:00am to 10:00pm</p> <p>Work or business must not be conducted from the premises on public holidays, unless otherwise agreed in writing by the assessment manager.</p>	From the commencement of the use and at all times thereafter.

7.	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 adjoining premises	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.

8.	Lighting	
	Lighting used to illuminate any areas of the premises (ie security or flood lighting) must be designed, constructed, located and maintained to the satisfaction of the assessment manager so as not to cause nuisance to the occupants of nearby properties or passing traffic. All lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous light to be directed or reflected upwards.	Prior to the commencement of the use and at all times thereafter.

9.	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.

10.	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; and (v) Maintained in perpetuity. 	Prior to the commencement of the use and at all times thereafter.
(c)	Provision must be made for parking spaces for persons with a disability in accordance with the Parking Code (Part 12, division 9) of the <i>Ipswich Planning Scheme</i> .	Prior to the commencement of the use and at all times thereafter.

11.	Bicycle Parking Facilities	
	<p>The applicant must provide bicycle parking and end-of-trip facilities in accordance with Austroads Guide to Traffic Management Part 11: Parking (Table C2 6). These facilities should be designed and constructed in accordance with AS2890.3-1993 Bicycle parking facilities.</p>	Prior to the commencement of the use and at all times thereafter.

12.	Painting	
	<p>The applicant must ensure the exterior of all new buildings erected on the site are painted using:</p> <ul style="list-style-type: none"> i) Heritage colour schemes, or (i) Warm earth tones 	From the commencement of the use and at all times thereafter.

13.	Building Materials	
	<p>The applicant must construct the external cladding and roof of the building/s of materials similar in appearance and specification to those used in the construction of pre 1946 character buildings on adjacent premises.</p>	From the commencement of the use and at all times thereafter.

14.	Street Furniture	
	The applicant must, where street furniture/seating is proposed, provide 'church pew' style seating of a similar appearance to those currently found in front of existing businesses	From the commencement of the use and at all times thereafter.

15.	Awnings and Pedestrian Shelters	
(a)	The applicant must provide awnings for pedestrian shelter across the full frontage to John Street. Such awnings must be consistent with adjacent awnings, particularly in relation to height and fascia depth.	From the commencement of the use and at all times thereafter.
(b)	The awnings as required by (a) above must be designed to: <ul style="list-style-type: none"> i) Compliment historic style awnings (post supported); and ii) Not break the continuity of the edge fascia 	From the commencement of the use and at all times thereafter.

16.	Internal Landscaping and Streetscape Works	
(a)	The applicant must submit, for written approval by the assessment manager, landscape plans (including fencing details) in accordance with section 12.9.4 (32) of the Parking Code of the <i>Ipswich Planning Scheme</i> 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.
(b)	The landscape plans required by (a) above must also demonstrate that all streetscape landscaping, including new or upgraded footpaths, are to be provided in accordance with Council's Ipswich Streetscape Design Guideline 2013.	In conjunction with the lodgement of the application for operational works.
(c)	The applicant must widen the existing footpath for the entire verge width along the Railway Street frontage and upgrade the existing footpath along John Street to ensure compliance with Council's Ipswich Streetscape Design Guideline 2013.	Prior to the commencement of the use.
(d)	The applicant must design external fencing such that timber palings are positioned on the external façade of the fence (directed towards the road or public place).	In conjunction with the lodgement of the application for operational works.
(e)	The applicant must provide landscaping, fencing and streetscape works in accordance with the approved landscape plans.	Prior to the commencement of the use and at all times thereafter.

(f)	The applicant must submit to the assessment manager a Certificate of Compliance for Landscape Works completed by a qualified landscape designer stating the works have been completed in accordance with requirements of the approved landscape plan.	Prior to the commencement of the use.
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17.	Utility Services	
	The applicant must connect the development to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication (cable service) utilities.	Prior to the commencement of the use.

18.	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)	The applicant must make provision for all vehicles to enter and exit the site in forward gear.	From the commencement of the use and at all times thereafter.
(d)	The applicant must construct two concrete laybacks and driveway slabs in accordance with the following: <ul style="list-style-type: none"> (i) From the kerb alignment to the property boundary for access to the development from Railway Street; (ii) 5.8m for western driveway and 3.0m wide for eastern driveway; and (iii) In accordance with Council Standard Drawing SR.13. 	From the commencement of the use and at all times thereafter.

19.	Stormwater Quantity	
(a)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level IV.	Prior to the commencement of the use.
(b)	The applicant must discharge stormwater runoff from all impervious areas to the existing stormwater infrastructure located within Railway Street.	From the commencement of the use and at all times thereafter.
(c)	The applicant must provide stormwater quantity management generally in accordance with Engineering Report and Stormwater Management Plan-Revision 'C' prepared by VT Consulting Engineers dated 18 May 2018.	Prior to the commencement of the use.

(d)	Detailed stormwater design and calculations must be submitted for Council approval.	In conjunction with the lodgement of the application for operational works
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20.	Stormwater Quality	
(a)	<p>(i) The applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 <i>General Works</i> of the <i>Ipswich Planning Scheme</i> prior to stormwater runoff discharging from the site.</p> <p>Or</p> <p>(ii) The applicant must pay a monetary offset contribution to the assessment manager in lieu of the provision of stormwater quality treatment infrastructure for the development in accordance with section 3.2.3 of Implementation Guideline 24 Stormwater Management of the <i>Ipswich Planning Scheme</i>.</p>	Prior to the commencement of the use.

21.	Earthworks	
	The applicant must design all earthworks (including earth retaining structures) 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.

22.	Sediment & Erosion Management - Construction & Operational Phases	
	The applicant must provide for all unpaved and disturbed areas sufficient grass or equivalent cover to prevent both rill and sheet erosion.	From the commencement of the use and at all times thereafter.

23.	Design	
	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 lodgement of operational works application or amended drawings.

24.	Design Certifications	
	The applicant must submit to the assessment manager RPEQ design certification(s) stating that all civil and associated works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	In conjunction with an application for operational works.

25.	Waste Storage and Collection	
(a)	The applicant must provide an adequate refuse collection service for the development.	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure all waste bins are serviced on the site with no street side collection.	From the commencement of the use and at all times thereafter.
(c)	The applicant must provide a dedicated screened waste storage area that accommodates the waste containers.	From the commencement of the use and at all times thereafter.
(d)	The applicant must ensure all wash down waters from bin cleansing performed on the site is appropriately treated and discharged to sewer subject to a Trade Waste approval. No wash down waters are permitted to flow to a roadway, gutter, stormwater drain or waterway. Alternatively, the applicant may engage the services of a refuse bin cleaning company.	From the commencement of the use and at all times thereafter.

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 the commencement of the 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 the commencement of the 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 the commencement of the 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.	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.	

2.	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.

3.	<p>Portable Long Service Leave</p> <p>Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (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 6855.</p>
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4.	<p>Local Government Regulation 2012</p> <p>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.</p>
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5.	<p>Section 73 of the Planning Act 2016</p> <p>Pursuant to <i>section 73 of the 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.</p>
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6.	<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)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.
(c)	PSP 3 – Council Planning Scheme Policy 3

(d)	QUDM – The <i>Queensland Urban Drainage Manual (2007 Edition)</i> , produced by the Queensland Department of Environment and Natural Resources
(e)	DSDIP – Department of State Development, Infrastructure and Planning
(f)	MUTCD - The Manual of Uniform Traffic Control Devices, published by DTMR
(g)	DTMR - Department of Transport and Main Roads
(h)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(i)	AHD - Australian Height Datum (m)
(j)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(k)	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.

7.	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.

8.	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.

9.	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.

10.	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 6855.</p>
11.	Telecommunication Conduit Infrastructure
	<p>The installation of telecommunication conduit and infrastructure is to be in accordance with the Communications Alliance publication titled <i>Fibre Ready Pit and Pipe Specifications for Real Estate Development Projects (Reference G645:2011)</i> or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on ‘Fibre in new developments’.</p>
12.	Road Corridor Permit
	<p>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>.</p> <p>Please contact the Department of Transport and Main Roads Metropolitan office for further information via email: Metropolitan_Corridor_Management@tmr.qld.gov.au or telephone (07) 3066 6759.</p>
13.	Road Permit Application
	<p>The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the <i>Local Government Act 2009</i> prior to undertaking any physical works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the <i>Local Government Act 2009</i> and constitute a separate process to seeking a Development Permit issued under the <i>Planning Act 2016</i>.</p> <p>Please contact the Ipswich City Council office for further information via email: council@ipswich.qld.gov.au or telephone (07) 3810 6666.</p>
14.	Engineering Analysis
	<p>A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by Council. Neither Council nor council engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant’s RPEQ engineer.</p>

INFRASTRUCTURE CHARGES NOTICE

This Infrastructure Charges Notice is issued by Council and relates to charges for the purposes of local government trunk infrastructure networks (transport, public parks and community facilities).

Application No: 2624/2018/MCU

Real Property Description: Lot 126 SP 145185

Property Location: 15 Railway Street, ROSEWOOD QLD 4340

Development Approval Details: In accordance with Development Approval 2624/2018/MCU

Relevant Infrastructure Charges Resolution: Ipswich City Council Adopted Infrastructure Charges Resolution (No. 2) 2018

Levied Charge: \$2,514.00

Does the maximum adopted charge apply: No

Does an Offset or Refund apply: No

Levied Charge Calculation:

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
Community Use	Transport: \$34.17	<u>Development Demand</u>	75%	Transport: \$10,056.35 - 75% (charge relief) = \$2,514.09
Commercial (Retail - Shop)	Transport: \$44.12	Community use: 1,186m ² GFA \$34.17 x 1,186m ² = \$40,525.62 <u>Deemed Credit</u> 3000m ² per hectare for Commercial (Retail - Shop) 0.2302ha x 0.3 (30%) = 690.6m ²	Percentage of levied charge relief pursuant to schedule 6 of the Adopted Infrastructure charges resolution (No. 2) 2018 for prescribed district community development	Total Charge: \$2,514.00

		690.6m ² x \$44.12 = \$30,469.27		
		<u>Additional Demand</u>		
		\$40,525.62 - \$30,469.27 = \$10,056.35		

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

Details of Payment

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

It is advised that credit cards, personal and/or company cheques cannot be accepted as payment for the above infrastructure charges. The only acceptable forms of payments are cash (EFT payments included) or bank cheques. The payee must quote the development application reference number when making payment.

Due date for payment Payment of the levied charges is required when the change happens unless otherwise stated in an infrastructure agreement.

Automatic increases of levied charge: The levied charges outlined in this notice will be automatically increased, from the date of the charges notice to the date of the payment, by the lesser of the following amounts—

- (i) the difference between the levied charge and the maximum adopted charge Council could have levied for the development when the charge is paid;
- (ii) the increase worked out using the PPI, adjusted according to the 3-yearly PPI average, for the period starting on the day the levied charge is levied and ending on the day it is paid.

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

General Information

GST: GST does not apply to payments or contributions made by developers to Government which relate/s to an application for the provision, retention, or amendment of a permission, exemption, authority or licence (however described) under the *Planning Act 2016*..

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

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

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

Where:

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

AC is the applied adopted charge for the development.

AD is the additional demand for the development.

LCR is the levied charge relief for the development.

D is the discount for the prescribed financial contribution.

Offsets and refunds No offset or refund applies to this infrastructure charge notice unless otherwise specified in an infrastructure agreement.

Appeals: Pursuant to chapter 6, part 1 and schedule 1 of the *Planning Act 2016* a person may appeal against an infrastructure charges notice.

When this notice stops having effect: In accordance with section 119(11) of the *Planning Act 2016*, this notice stops having effect to the extent the development approval stops having effect.
Water and Wastewater Charges This notice does not include water and wastewater charges. A charge notice for the distributor retailer networks charges will be provided separately by Queensland Urban Utilities.

ATTACHMENT 1 – INFRASTRUCTURE CHARGES CALCULATION METHODOLOGY

Table 1: Applied Adopted Charge Non Residential Use (Community use - library) - Demand

	Rosewood	
Network	Charge Area	Charge (m ² GFA)
Transport	53	\$34.17
Local Government Trunk Infrastructure Network Charge (LNC)		\$34.17
Water Supply	27	\$8.97
Sewerage	54	\$11.40
Distributor Retailer Trunk Infrastructure Network Charge (DNC)	N/A	\$20.37
Total Trunk Infrastructure Network Charge (Total NC)		\$54.54
Maximum Adopted Charge		\$71.75
Adopted Charge (AC)		\$34.17*
Notes	<i>The Total NC is less than the Maximum Adopted Charge and therefore the charge is applied in accordance with the Ipswich Adopted Infrastructure Charges Resolution (No. 2) 2018.</i>	

The AC is LNC/Total NC x MAC

Table 2: Applied Adopted Charge Non Residential Use (Commercial (retail – shop) - Credit

	Rosewood	
Network	Charge Area	Charge (m² GFA)
Transport	53	\$44.12
Local Government Trunk Infrastructure Network Charge (LNC)		\$44.12
Water Supply	27	\$22.42
Sewerage	54	\$28.50
Distributor Retailer Trunk Infrastructure Network Charge (DNC)	N/A	\$50.92
Total Trunk Infrastructure Network Charge (Total NC)		\$95.04
Maximum Adopted Charge		\$184.45
Adopted Charge (AC)		<u>\$44.12*</u>
Notes	<i>The Total NC is less than the Maximum Adopted Charge and therefore the charge is applied in accordance with the Ipswich Adopted Infrastructure Charges Resolution (No. 2) 2018.</i>	

The AC is LNC/Total NC x MAC

BJD: TS

1 August 2018

MEMORANDUM

TO: ACTING CITY PLANNER
FROM: ADMINISTRATION AND PROJECT COORDINATOR
RE: EXERCISE OF DELEGATIONS REPORT

INTRODUCTION:


This is a report by the Administration and Project Coordinator dated 1 August 2018 concerning applications determined by delegated authority. Attachment A outlines a list of delegations exercised from 4 to 31 July 2018.

BACKGROUND:

The following delegations (and associated sub-delegations) contain a requirement for the noting of applications determined by delegated authority:

- Approval of Plans for Springfield
- Determination of Development Applications, Precinct Plans, Area Development Plans and Related Matters
- Exercise the Powers of Council under the *Economic Development Act 2012*
- Implementation of the Planning and Development Program
- Exercise the Powers of Council under the *Planning Act 2016*

ATTACHMENT:

Name of Attachment	Attachment
Delegated Authority Decision Report	 Attachment A.pdf

RECOMMENDATION:

That the report be received and the contents noted.

Trish Standen

ADMINISTRATION AND PROJECT COORDINATOR

I concur with the recommendation contained in this report.

Brett Davey

ACTING CITY PLANNER



Development Applications Determined by Delegated Authority 4 July 2018 to 31 July 2018

Notes:

Development application types included in this report are-

ADP - Area Development Plan;
 CA - Combined Application;
 EXC - Exemption Certificate;
 IU - Interim Uses;
 LAP - Local Area Plan;
 MCU - Material Change of Use;
 NAME - Naming Application
 OD - Other Development;
 OW - Operational Works;
 PDA - Priority Development Area;
 RAL - Reconfigure a Lot;

SPSR - Superseded Planning Scheme Request;
 SSP - Signing of Subdivision Plan;
 SSPRV - Signing of Subdivision Plan (Ripley);
 VA - Variation Request;

Modification application types included in this report are-

MA - Modification/Change Conditions of Approval;
 MACAN - Modification Cancellation;
 MAEXT - Modification Extension;
 MAMC - Modification Change;
 MAOC - Modification Change Other;
 MAPDA - PDA Amendment Application;

Application No	Type	Application Details	Primary Property Location
Division 1			
3077/2018/MCU	MCU	Material Change of Use - Special Industry (Extension to existing building)	1 Antimony Street, Carole Park
		Decision Date - 11/07/2018 Decision - Approved	Authority - Team Co-ordinator East
3550/2018/OW	OW	Road Work, Stormwater, Drainage Work, Earthworks and Landscaping	172 Nev Smith Drive, Springfield
		Decision Date - 4/07/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
3713/2018/ADP	ADP	Outdoor Recreation (Playground)	130 Southern Cross Circuit, Springfield Central
		Decision Date - 4/07/2018 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator East
5254/2018/OD	OD	Advertising Device - Ground or Pole Sign	9 Springfield College Drive, Springfield
		Decision Date - 20/07/2018 Decision - Approved	Authority - Team Co-ordinator East
5304/2018/OD	OD	Advertising Device - Window signs (Connor Tenancy)	1 Main Street, Springfield Central
		Decision Date - 16/07/2018 Decision - Approved	Authority - Team Co-ordinator East
9350/2017/ADP	ADP	Area Development Plan - Child Care Centre and Professional Office	22 Magnolia Drive, Brookwater
		Decision Date - 17/07/2018 Decision - Approved	Authority - Team Co-ordinator East
Division 2			
1717/2018/MCU	MCU	Material Change of Use - Single Residential affected by a Development Constraint Overlay (Flooding)	5 Layard Street, Goodna
		Decision Date - 17/07/2018 Decision - Approved	Authority - Team Co-ordinator East
3642/2018/MCU	MCU	Single Residential Not Compliant with the Self Assessable Criteria and Located within a Development Constraint (OV4 Difficult Topography)	120 Meadows Circuit, Bellbird Park
		Decision Date - 20/07/2018 Decision - Approved	Authority - Team Co-ordinator East
4431/2018/MCU	MCU	Material Change of Use - General Industry (Freight Depot)	7001 Robert Smith Street, Redbank
		Decision Date - 17/07/2018 Decision - Approved	Authority - Team Co-ordinator East
4469/2017/RAL	RAL	One (1) lot into two (2) lots	78 Fiona Street, Bellbird Park

Application No	Type	Application Details	Primary Property Location
5103/2018/MCU	MCU	Decision Date - 17/07/2018 Decision - Approved Material Change of Use - Single Residential	Authority - Team Co-ordinator East 67 Alice Street, Goodna
5626/2018/EXC	EXC	Decision Date - 31/07/2018 Decision - Approved Building Work within a Development Constraints Overlay (OV5 Urban Catchment Flow Paths)	Authority - Team Co-ordinator East 57 Mckerrow Crescent, Goodna
5769/2018/RAL	RAL	Decision Date - 19/07/2018 Decision - Approved Reconfiguring a Lot - Boundary Realignment - Two (2)Lots into Two (2) Lots	Authority - Team Co-ordinator East 206-208 Jones Road, Bellbird Park
683/2016/MAMC/B	MAMC	Decision Date - 31/07/2018 Decision - Approved Minor Change - Reconfiguring a Lot - One (1) Lot into Eleven (11) Lots, plus Balance Lot for Linear Park, in Three (3) Stages	Authority - Team Co-ordinator East 7001 Robert Smith Street, Redbank
		Decision Date - 11/07/2018 Decision - Approved	Authority - Team Co-ordinator East
Division 3			
2214/2018/OW	OW	Providence Stage 34 - Rate 3 Streetlighting	7001 Parkway Avenue, South Ripley
		Decision Date - 23/07/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
2715/2018/MCU	MCU	Material Change of Use - Special Industry (Concrete Batching Plant)	32 Rob Roy Way, Swanbank
		Decision Date - 27/07/2018 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator West
3073/2018/OW	OW	Landscaping (Park and Rehabilitation) - Six Mile Creek Estate Stage 7	7004 Collingwood Drive, Collingwood Park
		Decision Date - 26/07/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
3103/2018/PDA	PDA	Material Change of Use - Temporary Car Park	8 Splendid Drive, South Ripley
		Decision Date - 24/07/2018 Decision - Approved	Authority - Team Co-ordinator West
3493/2018/PDA	PDA	Priority Development Area - Advertising Device	6 Amity Way, South Ripley
		Decision Date - 10/07/2018 Decision - Approved	Authority - Senior Planner (Development)
3579/2018/OD	OD	Carrying out building work not associated with a material change of use - auxiliary unit	32 Falvey Street, Ripley
		Decision Date - 9/07/2018 Decision - Approved	Authority - Senior Planner (Development)
3755/2018/NAME	NAME	Park Naming	35 Glen Brae Street, Redbank Plains
		Decision Date - 20/07/2018 Decision - Approved	Authority - Acting Team Co-ordinator Technical Support
423/2018/MCU	MCU	Material Change of Use - Special Industry (Concrete Batching Plant)	1 Noblevale Way, Swanbank
		Decision Date - 27/07/2018 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator West
4817/2018/SSPRV	SSPRV	Lots 1 - 12 on SP293781	42 Foxtail Road, Ripley
		Decision Date - 20/07/2018 Decision - Approved	Authority - Team Co-ordinator Technical Support
5020/2007/NAME/A	NAME	Road Naming	6 Henderson Street, Redbank
		Decision Date - 25/07/2018 Decision - Approved	Authority - Acting Team Co-ordinator Technical Support
5282/2017/CA	CA	Reconfiguring a Lot - One (1) lot into two (2) lots Material Change of Use - Dual Occupancy	35 Ipswich Street, Riverview
		Decision Date - 24/07/2018 Decision - Approved	Authority - Senior Planner (Development)
7918/2009/MAMC/A	MAMC	Minor Change - Three (3) Lots Into One Hundred & Thirty Five (135) Lots + Balance Lot (Stages 3 & 4 of Six Mile Creek)	7004 Collingwood Drive, Collingwood Park
		Decision Date - 5/07/2018 Decision - Approved	Authority - Senior Planner (Development)

Application No	Type	Application Details	Primary Property Location
906/2018/MAPDA/B	MAPDA	Amendment Application - Advertising Devices (one (1) pylon sign, one (1) pole sign, seventeen (17) under-awning signs and thirty-seven (37) wall signs)	676-722 Ripley Road, Ripley
		Decision Date - 20/07/2018 Decision - Approved	Authority - Senior Planner (Development)
9140/2016/SSPRV/D	SSPRV	Lot 1003 and 2001 on SP303613	7002 Ripley Road, Ripley
		Decision Date - 9/07/2018 Decision - Approved	Authority - Senior Technical Support Officer
9828/2017/MCU	MCU	Material Change of Use - General Industry (Bus Depot)	1 Noblevale Way, Swanbank
		Decision Date - 10/07/2018 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator West
Division 4			
2497/2014/MAEXT/A	MAEXT	Extension to Currency Period Application - Services Trades Use (Warehouse)	57 Keith Street, Bundamba
		Decision Date - 10/07/2018 Decision - Approved	Authority - Senior Planner (Development)
2563/2018/MCU	MCU	Material Change of Use - Single Residential affected by a Development Constraints Overlay (Mining)	11 Johnston Street, Silkstone
		Decision Date - 24/07/2018 Decision - Approved	Authority - Senior Planner (Development)
2961/2018/VA	VA	Variation Application - Large Lot Residential Zone to Recreation Zone	68 Bognuda Street, Bundamba
		Decision Date - 18/07/2018 Decision - Approved	Authority - Team Co-ordinator Central
3043/2018/OW	OW	Road work, Signage and Landscaping	149 Brisbane Road, Booval
		Decision Date - 18/07/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
3356/2002/MAMC/A	MAMC	Minor Change - Bremer Business Park - Preliminary application MCU Impact assessment and reconfiguring of a lot(17 lots into 54 lots)	35-53 Bognuda Street, Bundamba
		Decision Date - 11/07/2018 Decision - Approved	Authority - Team Co-ordinator Central
3485/2018/OD	OD	Building work not associated with a Material Change of Use - Extension to a Single Residential in a Character Zone (Raising and building underneath a character dwelling)	31 Joffre Street, Booval
		Decision Date - 25/07/2018 Decision - Approved	Authority - Senior Planner (Development)
3560/2018/OW	OW	Stormwater Quality	7001 Hoepner Road, Bundamba
		Decision Date - 12/07/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
3670/2018/OW	OW	Stormwater and Earthworks	14 Alexandra Street, Booval
		Decision Date - 24/07/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
4561/2018/SSP	SSP	Lots 107 - 114 & 138 - 146 on SP282291	23A Earl Street, Dinmore
		Decision Date - 19/07/2018 Decision - Approved	Authority - Senior Technical Support Officer
4629/2018/OW	OW	Road Work, Drainage Work, Stormwater and Earthworks - Citiswich Stage 1	35-53 Bognuda Street, Bundamba
		Decision Date - 20/07/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
5760/2015/MAMC/D	MAMC	Minor Change - RAL - One (1) Lot into One Hundred and twenty three (123) Lot RAL - One (1) Lot into Three (3) Lots Preliminary approval to override the planning scheme for development in accordance with the Residential Low Density Zone (RL2), Local Retail and Commercial Zone (LC2) and Regional Business and Industry Buffer Zone	57-81 Bognuda Street, Bundamba
		Decision Date - 11/07/2018 Decision - Approved	Authority - Team Co-ordinator Central
8909/2017/OW	OW	Earthworks	21 Whitwood Road, Ebbw Vale
		Decision Date - 26/07/2018 Decision - Approved	Authority - Team Co-ordinator Engineering

Application No	Type	Application Details	Primary Property Location
8939/2016/SSP/A	SSP	Lots 20 and 21 on SP298644	45 Alice Street, Silkstone
	Decision Date - 12/07/2018	Decision - Approved	Authority - Senior Technical Support Officer
Division 5			
2270/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	94-98 Phillip Crescent, Barellan Point
	Decision Date - 9/07/2018	Decision - Approved	Authority - Senior Planner (Development)
2398/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	10 Clifton Street, Booval
	Decision Date - 11/07/2018	Decision - Approved	Authority - Senior Planner (Development)
2841/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	34-36 Elanora Way, Karalee
	Decision Date - 20/07/2018	Decision - Approved	Authority - Senior Planner (Development)
3/2017/SSP/A	SSP	Lots 427, 429, 713 & 715 on SP298171	427-429 Junction Road, Karalee
	Decision Date - 16/07/2018	Decision - Approved	Authority - Senior Technical Support Officer
3576/2018/OW	OW	Rate 3 Streetlighting	1-39 Blackwall Road, Chuwar
	Decision Date - 17/07/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
5038/2018/OD	OD	Building works not associated with a Material Change of Use - Shed within a Limited Development (Constrained) Zone	91-99 Riverside Avenue, Barellan Point
	Decision Date - 11/07/2018	Decision - Approved	Authority - Senior Planner (Development)
5057/2018/MCU	MCU	Material Change of Use - Single Residential Dwelling in a Character Zone	20 Lusitania Street, Newtown
	Decision Date - 17/07/2018	Decision - Approved	Authority - Senior Planner (Development)
5327/2018/OD	OD	Advertising Devices - One (1) Pylon Sign and One (1) Wall Sign	111 Jacaranda Street, North Booval
	Decision Date - 23/07/2018	Decision - Approved	Authority - Senior Planner (Development)
5726/2016/NAME/B	NAME	Road Naming – Park Village Estate – Stage 4	7001 Essex Street, Karalee
	Decision Date - 23/07/2018	Decision - Approved	Authority - Senior Technical Support Officer
985/2018/SSP/A	SSP	Easement U on SP303358	237-239 Mt Crosby Road, North Tivoli
	Decision Date - 18/07/2018	Decision - Approved	Authority - Senior Technical Support Officer
Division 6			
1721/2018/OW	OW	Road Work, Stormwater, Drainage Work and Earthworks	2-10 Henry Street, Brassall
	Decision Date - 24/07/2018	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator Engineering
2210/2016/NAME/A	NAME	Road Naming	24-62 North High Street, Brassall
	Decision Date - 12/07/2018	Decision - Approved	Authority - Senior Technical Support Officer
2647/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	3 Simpson Street, North Ipswich
	Decision Date - 19/07/2018	Decision - Approved	Authority - Senior Planner (Development)
3094/2014/MAEXT/A	MAEXT	Extension to Currency Period Application - Material Change of Use - Dual Occupancy	6A Carl Lane, North Ipswich
	Decision Date - 19/07/2018	Decision - Approved	Authority - Senior Planner (Development)
4291/2018/MCU	MCU	Material change of use - dual occupancy	2-10 Henry Street, Brassall
	Decision Date - 19/07/2018	Decision - Approved	Authority - Senior Planner (Development)
5814/2018/OD	OD	Carrying out building work not associated with a Material Change of Use - Extension to Single Residential within a Character Zone (Rear Deck)	11 Hill Street, North Ipswich
	Decision Date - 25/07/2018	Decision - Approved	Authority - Senior Planner (Development)

Application No	Type	Application Details	Primary Property Location
5890/2018/OD	OD	Carrying out building work not associated with a Material Change of Use - Extension to a Single Residential in Character Zone (Deck)	1D Wyndham Street, North Ipswich
	Decision Date - 27/07/2018	Decision - Approved	Authority - Senior Planner (Development)
7342/2008/MAMC/A	MAMC	Minor Change Application (Relevant Entity) - Material Change of Use - Single Residential (30 Lots less than 450m2) and Reconfiguring a Lot - One (1) Lot into 129 Lots plus balance areas and opening of new roads, linear open space, drainage reserve & parkland	7001 Diamantina Boulevard, Brassall
	Decision Date - 17/07/2018	Decision - Approved	Authority - Team Co-ordinator West
Division 7			
1747/2018/MCU	MCU	Community Use (Extension to an Existing School – Music Centre Extension)	82 Chermerside Road, Ipswich
	Decision Date - 5/07/2018	Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator Central
3275/2018/MCU	MCU	Material Change of Use - Single Residential Dwelling within a Character Zone a within a Development Constraint Overlay (Mining Constrained Area)	34A Macgregor Street, Woodend
	Decision Date - 6/07/2018	Decision - Approved	Authority - Senior Planner (Development)
3499/2018/OW	OW	Stormwater and Earthworks	113 Cascade Street, Raceview
	Decision Date - 18/07/2018	Decision - Approved	Authority - Team Co-ordinator Engineering
3556/2018/MCU	MCU	Material Change of Use - Dual Occupancy	1 Hayes Street, Raceview
	Decision Date - 19/07/2018	Decision - Approved	Authority - Team Co-ordinator West
5096/2018/NAME	NAME	Field Naming - two (2) fields	141 Woodend Road, Woodend
	Decision Date - 12/07/2018	Decision - Approved	Authority - Senior Technical Support Officer
5610/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Two (2) Lots	22 Russell Street, Silkstone
	Decision Date - 19/07/2018	Decision - Approved	Authority - Team Co-ordinator Central
5660/2013/MA/A	MA	Permissible Change to Development Approval for Multiple Residential (104 Dwelling Units)	82 Cascade Street, Raceview
	Decision Date - 11/07/2018	Decision - Approved	Authority - Team Co-ordinator Central
5720/2018/OD	OD	Advertising Devices - Two (2) Wall Signs, Awning Facia Sign, Above Awning Sign, Window Sign and Pylon Sign	242 Brisbane Street, West Ipswich
	Decision Date - 27/07/2018	Decision - Approved	Authority - Senior Planner (Development)
6398/2017/MAMC/A	MAMC	Minor Change - Reconfiguring a Lot - Two (2) Lots into Four (4) Lots	8 Greenham Street, Raceview
	Decision Date - 16/07/2018	Decision - Approved	Authority - Senior Planner (Development)
6713/2017/SSP/A	SSP	Lots 1 and 2 on SP298799	68 Williams Street West, Coalfalls
	Decision Date - 13/07/2018	Decision - Approved	Authority - Senior Technical Support Officer
779/2013/MAMC/A	MAMC	Minor Change - Dual Occupancy (Duplex)	62 Stephenson Street, Coalfalls
	Decision Date - 23/07/2018	Decision - Approved	Authority - Team Co-ordinator West
862/2013/MAMC/A	MAMC	Minor Change - Dual Occupancy	62A Stephenson Street, Coalfalls
	Decision Date - 24/07/2018	Decision - Approved	Authority - Team Co-ordinator West
9640/2017/MCU	MCU	Material change of use - business use (medical centre)	60 Warwick Road, Ipswich
	Decision Date - 19/07/2018	Decision - Approved	Authority - Team Co-ordinator West
967/2018/OW	OW	Landscaping, Stormwater and Earthworks	1 Murphy Street, Ipswich
	Decision Date - 12/07/2018	Decision - Approved	Authority - Team Co-ordinator Engineering

Application No	Type	Application Details	Primary Property Location
Division 8			
1911/2018/OD	OD	Advertising Devices - Two (2) Billboards	488 Warwick Road, Yamanto
		Decision Date - 17/07/2018 Decision - Approved	Authority - Team Co-ordinator West
2802/2018/MCU	MCU	Material Change of Use - Dual Occupancy	47-49 Equestrian Drive, Yamanto
		Decision Date - 6/07/2018 Decision - Approved	Authority - Team Co-ordinator West
40/2015/MAPDA/D	MAPDA	Amendment Application - Change to PDA Development Approval	109 Barrams Road, Ripley
		Decision Date - 12/07/2018 Decision - Approved	Authority - Team Co-ordinator West
439/2017/SSP/A	SSP	Lot 1 and 2 on SP298083	15 Old Toowoomba Road, One Mile
		Decision Date - 5/07/2018 Decision - Approved	Authority - Senior Technical Support Officer
7787/2008/MAMC/A	MAMC	Minor Change - RAL - One (1) lot into 137 lots (including six (6) multi res lots an one (1) shopping centre), new roads, linear open space and drainage reserve	144 Grampian Drive, Deebling Heights
		MCU - Preliminary Approval to Override the Planning Scheme	
		Decision Date - 18/07/2018 Decision - Approved	Authority - Team Co-ordinator West
9562/2017/CA	CA	Combined Application	85 Reif Street, Flinders View
		Material Change of Use - Community Use (Child Care Centre)	
		Reconfiguring a lot - One (1) Lot into Two (2) Lots	
		Other Development - Advertising Device - One (1) Pylon Sign, Two (2) Wall Sign	
		Decision Date - 19/07/2018 Decision - Approved	Authority - Team Co-ordinator West
Division 9			
13/2018/MCU	MCU	Material Change of Use - Multiple Residential (Sixty-Seven (67) Townhouses)	7001 Berrigan Street, Redbank Plains
		Decision Date - 23/07/2018 Decision - Approved	Authority - Team Co-ordinator Central
1525/2018/MAMC/A	MAMC	Minor Change - Advertising Structures - One (1) Pylon Sign (Blade Sign), One (1) Ground Sign (Shipping Container Sign), Four (4) Pole Signs, Eleven(11) Vertical Banner Signs and Boundary Fence Sign (Banner Mesh)	7003 Sinnathamby Boulevard, Springfield Central
		Decision Date - 26/07/2018 Decision - Approved	Authority - Team Co-ordinator East
2359/2017/MAMC/A	MAMC	Minor Change - Reconfiguring a Lot – 1 Lot into 40 Residential Lots plus 2 Management Lots	82 Keidges Road, Augustine Heights
		(Future Medium Density Residential), New Road, Park, Drainage, Bushfire Buffer & Balance Lot	
		Material Change of Use – Single Residential (40 Lots)	
		Decision Date - 26/07/2018 Decision - Approved	Authority - Team Co-ordinator East
2603/2010/SSP/A	SSP	Lots 1 - 17 and 68 on SP302722	30-34 Samantha Street, Redbank Plains
		Decision Date - 27/07/2018 Decision - Approved	Authority - Senior Technical Support Officer
3382/2018/OW	OW	Landscaping - Edens Crossing Stage 8	7002 Cotton Crescent, Redbank Plains
		Decision Date - 20/07/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
3460/2018/OW	OW	Road work, Stormwater and Drainage work - Greenwood Village Stage 3	32 Greenwood Village Road, Redbank Plains
		Decision Date - 10/07/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
3668/2018/MCU	MCU	Material Change of Use - Single Residential - affected by a Development Constraints Overlay (Difficult Topography)	82 Keidges Road, Augustine Heights

Application No	Type	Application Details	Primary Property Location
		Decision Date - 19/07/2018 Decision - Approved	Authority - Team Co-ordinator East
3734/2018/SSP	SSP	Lots 1 and 2 on SP280452	2 Stormbird Street, Redbank Plains
		Decision Date - 13/07/2018 Decision - Approved	Authority - Senior Technical Support Officer
3874/2013/MAMC/B	MAMC	Minor Change - Material Change of Use - 3 x Dual Occupancy and Reconfiguring a lot - Two (2) lots into Fourteen (14) lots.	19 Harry Street, Bellbird Park
		Decision Date - 16/07/2018 Decision - Approved	Authority - Team Co-ordinator East
4061/2018/OW	OW	Rate 3 Streetlighting	7003 Grande Avenue, Spring Mountain
		Decision Date - 20/07/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
4494/2018/SSP	SSP	Lots 48 - 67 & 100 on SP282907	70A Willow Road, Redbank Plains
		Decision Date - 4/07/2018 Decision - Approved	Authority - Senior Technical Support Officer
4741/2018/NAME/A	NAME	Naming of a Tennis Court	8 Fernbrooke Boulevard, Redbank Plains
		Decision Date - 23/07/2018 Decision - Approved	Authority - Senior Technical Support Officer
4908/2018/MCU	MCU	Material Change of Use - Dual Occupancy (Relative's Accommodation)	4 Lorikeet Lane, Bellbird Park
		Decision Date - 12/07/2018 Decision - Approved	Authority - Senior Planner (Development)
5192/2018/ADP	ADP	Area Development Plan – Reconfiguring Four (4) Lots into Four (4) Lots (Boundary Realignment)	90 Parkland Drive, Springfield Central
		Decision Date - 10/07/2018 Decision - Approved	Authority - Team Co-ordinator East
9396/2017/SSP/A	SSP	Lots 121 - 122 & 131 - 132 on SP304443	5 Roy Street, Bellbird Park
		Decision Date - 23/07/2018 Decision - Approved	Authority - Senior Technical Support Officer
9494/2017/MCU	MCU	Material Change of Use - Community Use (Child Care Centre)	20 Keidges Road, Bellbird Park
		Decision Date - 20/07/2018 Decision - Approved	Authority - Team Co-ordinator East
9860/2017/MCU	MCU	Material Change of Use - Community Use (Childcare Centre)	125 Cedar Road, Redbank Plains
		Decision Date - 11/07/2018 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator Central
Division 10			
1243/2018/RAL	RAL	Reconfiguring a Lot - One (1) Lot into Four (4) Lots and Access Easements	29-37 Tarana Avenue, Thagoona
		Decision Date - 17/07/2018 Decision - Approved - Negotiated Decision Approved	Authority - Team Co-ordinator West
1907/2016/MAEXT/A	MAEXT	Extension to Currency Period Application - Reconfiguring a Lot (One (1) Lot into two (2) Lots)	1495 Warrego Highway, Blacksoil
		Decision Date - 30/07/2018 Decision - Approved	Authority - Senior Planner (Development)
3463/2018/NAME	NAME	Road	875-891 Pine Mountain Road, Pine Mountain
		Decision Date - 11/07/2018 Decision - Refused	Authority - Team Co-ordinator Technical Support
4139/2015/MA/B	MA	Permissible Change	81-213 Broomfield Road, Deebing Heights
		Decision Date - 13/07/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
4200/2018/MCU	MCU	Material Change of Use - Dual Occupancy	62 Berlins Road, Tallegalla
		Decision Date - 25/07/2018 Decision - Approved	Authority - Team Co-ordinator West
4625/2018/OW	OW	Rate 3 Streetlighting	7001 Rawlings Road, Deebing Heights
		Decision Date - 13/07/2018 Decision - Approved	Authority - Team Co-ordinator Engineering
7525/2017/SSP/A	SSP	Lots 1 & 2 on SP290234	294 Goebels Road, Mount Forbes
		Decision Date - 20/07/2018 Decision - Approved	Authority - Senior Technical Support Officer

Application No

Type

Application Details

Primary Property Location

Planning, Development and Heritage Committee	
Mtg Date: 14.08.2018	OAR: YES
Authorisation: Brett Davey	

BD: MG
A4981698

1 August 2018

MEMORANDUM

TO: CITY PLANNER


FROM: ADMINISTRATION AND PROJECT COORDINATOR

RE: COURT ACTION STATUS REPORT

INTRODUCTION:

This is a report by the Administration and Project Coordinator dated 1 August 2018 concerning the status of outstanding court actions.

ATTACHMENTS:

Name of Attachment	Attachment
Attachment A - Court Action Status Report	 Attachment A

RECOMMENDATION:

That the report be received and the contents noted.

Trish Standen
ADMINISTRATION AND PROJECT COORDINATOR

I concur with the recommendation contained in this report.

Brett Davey
ACTING CITY PLANNER



Planning and Development Department
Court Action Status Report
31 July 2018

Total Number of Appeals - 8

Note: Data is current as at close of business on the previous working day.

Court of Appeal - 1 Appeal/s

Appeal No: 8535 of 2017 **Appeal Date:** 22/8/2017 **Case Name:** Springfield Land Corporation Pty Limited v Cherish Enterprises Pty Ltd and Ipswich City Council

Solicitor: Daniel Best **Appeal Type:** Application to Court of Appeal

P&D Register No: 135 **Application No:** 1560/2016/CA **Applicant:** Cherish Enterprises Pty Ltd

Division: 1 **Property:** 7001 Mur Boulevard, Springfield
94 Sharpless Road, Springfield
30 Parkside Drive, Springfield

Appeal Summary: This is an application to the Court of Appeal (Supreme Court of Queensland) in relation to the decision of Judge Kefford in the Planning and Environment Court on 14 July 2017. The decision related to a declaratory proceeding by Cherish Enterprises seeking that a development application (pursuant to section 242 of the Sustainable Planning Act 2009 to vary the effect of the Planning Scheme) over land at 7001 Mur Boulevard, Springfield could be assessed by Council in the absence of an approved Precinct Plan or any application for an Area Development Plan. The appellant (SLC) is seeking that the decision be changed by the Court of Appeal on the basis that the primary judge made errors of law in the decision.

Status: Court hearing on 10 May 2018. Awaiting outcome.

Planning & Environment Court - 7 Appeal/s

Appeal No: 2188 of 2017 **Appeal Date:** 19/6/2017 **Case Name:** Lipoma Pty Ltd v Ipswich City Council

Solicitor: Daniel Best **Appeal Type:** Applicant Appeal

P&D Register No: 134 **Application No:** 682/2003/MA/B **Applicant:** Thomson Geer Lawyers

Division: 6 **Property:** 2 The Terrace, North Ipswich
6 The Terrace, North Ipswich

Appeal Summary: This is an applicant appeal against Council's decision to refuse a permissible change request. The permissible change request which was refused by Council sought the deletion of the part of condition 5(a)(ii) of the Riverlink Approval relating to the Commercial Village Precinct that requires a QR land contribution and extended arts precinct contribution.

Status: Matter adjourned whilst preliminary matters are being considered.

Appeal No: 4050 of 2017 **Appeal Date:** 24/10/2017 **Case Name:** Tocchini V Ipswich City Council

Solicitor: N/A at this time **Appeal Type:** Applicant Appeal

P&D Register No: 136 **Application No:** 8948/2016/CA **Applicant:** Mr Samuel Mark Tocchini and
Mrs Danielle Clare Tocchini

Division: 10 **Property:** 201 Sids Dip Road, Lower Mount Walker

Appeal Summary: This is an applicant appeal against Council's decision to part refuse an application. The refusal related to a proposed Intensive Animal Husbandry - Poultry Farm and Environmentally Relevant Activity 4(2) - Poultry Farm. The appeal also relates to the conditions of the approved Reconfiguring a Lot - one (1) Lot into two (2) Lots.

Status: Without prejudice discussions ongoing.

Planning & Environment Court - 7 Appeal/s

Appeal No: 473 of 2018 **Appeal Date:** 9/2/2018 **Case Name:** HPC Urban Design & Planning Pty Ltd and Bio-Recycle Australia Pty Ltd v/s Ipswich City Council

Solicitor: N/A at this time **Appeal Type:** Applicant Appeal

P&D Register No: 139 **Application No:** 4475/2017/MCU **Applicant:** HPC Urban Design & Planning Pty Ltd

Division: 3 **Property:** 30 Memorial Drive, Swanbank

Appeal Summary: This is an applicant appeal against Council's decision to refuse an application. The MCU application for Special Industry (Extension to an existing Landfill for Non-Putrescible Waste) was refused on the basis of amenity impacts on to adjoining residential areas specifically Ripley Valley.

Status: Expert meetings/discussions ongoing. Joint expert meetings to commence shortly.

Appeal No: 945 of 2018 **Appeal Date:** 14/3/2018 **Case Name:** Black Ink Architecture Pty Ltd v Ipswich City Council

Solicitor: N/A **Appeal Type:** Applicant Appeal

P&D Register No: 140 **Application No:** 3859/2017/MCU **Applicant:** Black Ink Architecture Pty Ltd

Division: 4 **Property:** 43 Barclay Street, Bundamba
39 Barclay Street, Bundamba
41 Barclay Street, Bundamba

Appeal Summary: This is an applicant appeal against Council's decision to refuse an application. The refusal related to a material change of use - child care centre which was recommended for refusal based on flooding, access, mining constrained land and amenity.

Status: Awaiting directions

Appeal No: 1727 of 2018 **Appeal Date:** 11/5/2018 **Case Name:** C.B. Developments Australia Pty Ltd v ICC

Solicitor: N/A **Appeal Type:** Applicant Appeal

P&D Register No: 141 **Application No:** 4432/2017/RAL **Applicant:** CB Developments Pty Ltd

Division: 2 **Property:** 12-26 Eugene Street, Bellbird Park
Lot 902 Eugene Street, Bellbird Park

Appeal Summary: This is an applicant appeal against Council's decision to refuse an application to reconfigure land into 333 lots plus parkland.

Status: Awaiting directions.

Appeal No: 2049 of 2018 **Appeal Date:** 1/6/2018 **Case Name:** Kylie Ann Mill T/AS Urban Services QLD v Ipswich City Council

Solicitor: N/A at this time **Appeal Type:** Applicant Appeal

P&D Register No: 142 **Application No:** 2360/2017/MCU **Applicant:** Urban Services QLD

Division: 5 **Property:** 540-604 Warrego Highway, North Tivoli

Appeal Summary: This is an applicant appeal against Council's decision refuse an application. The refusal relates to a material change of use – special industry (waste transfer station).

Status: Without prejudice meeting scheduled for 9 August 2018.

Planning & Environment Court - 7 Appeal/s

Appeal No: 2315 of 2018 **Appeal Date:** 22/6/2018 **Case Name:** Nugrow Metro Pty Ltd v Ipswich City Council

Solicitor: N/A at this time **Appeal Type:** Applicant Appeal

P&D Register No: 143 **Application No:** 7213/2014/MAM **Applicant:** Nugrow Metro Pty Ltd
C/A

Division: 3 **Property:** Lot 3 Unnamed Road, Swanbank

Appeal Summary: This is an applicant appeal against Council's decision to refuse a 'Minor Change' application for Special Industry (Compost and Soil Conditioner Manufacturing Facility). The application was refused on the basis that the proposed changes would result in a substantially different development, change the operation of the development from that intended and is likely to introduce new impacts or increase the severity of known impacts including but not limited to environmental nuisances (i.e. odour).

Status: Awaiting directions

Planning, Development and Heritage Committee	
Mtg Date: 14.08.18	OAR: YES
Authorisation: Brett Davey	

The Chairperson has determined this matter is of real urgency and approval has been given to refer this report to the next Committee Meeting as a late item.

10 August 2018

MEMORANDUM

TO: ACTING CITY PLANNER

FROM: STRATEGIC PLANNING MANAGER

RE: ADOPTION OF TEMPORARY LOCAL PLANNING INSTRUMENT NO. 2 OF 2018
(WASTE ACTIVITY REGULATION) FOR THE EBENEZER / WILLOWBANK /
JEEBROPILLY WASTE ACTIVITY AREA

INTRODUCTION:

This is a report by the Strategic Planning Manager dated 10 August 2018 concerning the formal adoption of Temporary Local Planning Instrument No. 2 of 2018 (Waste Activity Regulation) to facilitate further regulation of waste activity uses in the Ebenezer / Willowbank / Jeebropilly Waste Activity Area.

BACKGROUND:

On 29 May 2018, Council resolved to make a temporary local planning instrument (TLPI) as detailed in the Strategic Planning Manager's report dated 8 May 2018, and in accordance with section 23 of the *Planning Act 2016* (Planning Act) and statutory guideline titled *Minister's Guidelines and Rules* (MGR) dated July 2017.

The purpose and intent of TLPI No. 2 of 2018 was to take urgent action to ensure that the regionally significant economic area of Ebenezer / Willowbank / Jeebropilly is appropriately regulated to protect existing, approved or planned residential and other sensitive receiving land uses from adverse impacts associated with waste activity uses.

Pursuant to the statutory process of the Planning Act and MGR, the proposed TLPI and a 'Statement of Reasons' were forwarded on 29 May 2018 to the Minister, the honourable Cameron Dick MP, for his consideration.

STATE REVIEW:

Council received correspondence from the Minister on 8 August 2018 approving the making of the TLPI subject to minor amendments (refer to Attachment A). The amendments included in the Minister's approved version of the TLPI include changes to:

- the dimension of materials defined as "Clean Earthen Material" from 100mm to 300mm;
- the definition of "Landfill" to clarify that filling is in relation to 'mining' voids;
- the definition of "Waste Activity Use" to clarify that the term applies to the land use categories of "Compost Manufacture Enclosed", "Compost Manufacture Unenclosed", "Landfill" and "Rehabilitating a Mining Void";
- include a new Clause 8.7 clarifying that undefined terms are to have the meaning given to them by the Planning Scheme;
- amend the wording of two provisions under the Specific Outcomes of the Ebenezer / Willowbank / Jeebropilly Waste Activity Code relating to applications for existing Waste Activity Uses; and
- the Table of Assessment and Relevant Assessment Criteria to capture other defined uses or use classes not identified in the table as being assessed as per the Planning Scheme.

A copy of the Minister's approved version of the TLPI including the amendments in track changes is included in Attachment B and a clean skin copy of the TLPI including amendments is in Attachment C of this report.

EFFECTIVE DAY:

In accordance with section 9(4) of the Planning Act, Council resolved an early effective day for the TLPI of 29 May 2018, being the same day of Council's meeting (public meeting) where it was also resolved to make the TLPI.

Council subsequently requested the Minister's approval in correspondence dated 29 May 2018 for the earlier effective day as per the Planning Act. The Minister in the correspondence dated 8 August 2018 which approved the TLPI, has approved the early effective day of 29 May 2018.

In accordance with s23(6) of the Planning Act, a TLPI has effect for 2 years after the effective day, unless the TLPI is repealed prior to this date or replaced by a new TLPI to extend its application. As such, the TLPI will cease to have effect on 28 May 2020 or such longer period as may be permitted by law unless repealed sooner.




PUBLIC NOTICE:

Adoption of the TLPI under the Planning Act and MGR requires Council to publish a public notice:

- in the Queensland Government Gazette;
- in a newspaper circulating in the local government area; and
- on the local government's website.

Accordingly, it is proposed that the public notice be published on Friday, 24 August 2018 being the next available publication date of the Queensland Government Gazette following Council's meeting.

ATTACHMENT/S:

NAME OF ATTACHMENT	ATTACHMENT
Ministerial Correspondence Approving the Making of TLPI No. 2 / 2018 Subject to Minor Amendments	 Attachment A
Temporary Local Planning Instrument No. 2 / 2018 (Waste Activity Regulation) Including Track Change of Amendments	 Attachment B
Temporary Local Planning Instrument No. 2 / 2018 (Waste Activity Regulation) Including Clean Skin Of Amendments	 Attachment C

RECOMMENDATION:

- A. That Council resolve to adopt Temporary Local Planning Instrument No. 2 of 2018 (Waste Activity Regulation) as detailed in Attachment C to the report by the Strategic Planning Manager dated 10 August 2018, with an effective day of 29 May 2018 in accordance with the provisions of section 23 of the *Planning Act 2016* and Minister's Guidelines and Rules.
- B. That the Strategic Planning Manager be requested to attend to the relevant matters associated with the implementation of the temporary local planning instrument, including:
1. amending the relevant documents and Council databases;
 2. placement of public notices of the temporary local planning instrument; and
 3. forwarding notification of the adoption of the temporary local planning instrument to the Chief Executive of the Department of State Development, Manufacturing, Infrastructure and Planning pursuant to the provisions of the *Planning Act 2016* and the Minister's Guidelines and Rules.

Nick Vass-Bowen
STRATEGIC PLANNING MANAGER

I concur with the recommendations contained in this report.

Brett Davey
ACTING CITY PLANNER

TEMPORARY LOCAL PLANNING INSTRUMENT No. 2 of 2018 (WASTE ACTIVITY REGULATION)

Ipswich Planning Scheme 2006

PART 1 – SHORT TITLE

1. This temporary local planning instrument (TLPI) may be cited as TLPI No. 2 / 2018 (Waste Activity Regulation).

PART 2 – OVERVIEW

- 2.1 This TLPI provides an interim policy response in respect to landfill and waste industry uses occurring in the Ebenezer / Willowbank / Jeebropilly industrial area.
- 2.2 This TLPI seeks to balance economic interests against social and environmental interests, at significant risk of being impacted by the current and expected waste activity proposals in the Ebenezer / Willowbank / Jeebropilly industrial area.
- 2.3 In particular, this TLPI seeks to further regulate applications for new or expanded waste activities to protect existing, approved and planned residential and other sensitive receiving uses from adverse impacts including odour, dust, noise, air quality, and amenity (including visual amenity).

PART 3 – PURPOSE OF THE TLPI

- 3.1 The purpose of the TLPI is to regulate applications for new or expanded waste activities within the Ebenezer / Willowbank / Jeebropilly industrial area (located within the Ipswich local government area) to ensure this regionally significant economic area is appropriately regulated to protect existing, approved or planned residential and other sensitive receiving uses (including major events and motorsports uses), from adverse impacts associated with waste activities.
- 3.2 To achieve this purpose, the TLPI—
 1. includes Strategic Outcomes (called “Desired Environmental Outcomes” in the Ipswich Planning Scheme (Planning Scheme)) for the local government area:
 - (i) Waste Activity Uses involving “Rehabilitating a mining void” occur only in the Ebenezer / Willowbank / Jeebropilly Buffer Area or the Ebenezer / Willowbank / Jeebropilly Waste Activity Area; and
 - (ii) Waste Activity Uses involving “Landfill” or “Compost Manufacturing Enclosed” occur only in the Ebenezer / Willowbank / Jeebropilly Waste Activity Area; and
 - (iii) Waste Activity Uses involving “Compost Manufacturing Unenclosed” do not occur in the Ebenezer / Willowbank / Jeebropilly Buffer Area or Ebenezer / Willowbank / Jeebropilly Waste Activity Area.
 2. includes definitions of:
 - (i) “Clean Earthen Material”.
 - (ii) “Compost Manufacturing Enclosed”;
 - (iii) “Compost Manufacturing Unenclosed”;

- (iv) "Landfill";
 - (v) "Rehabilitating a mining void"; and
 - (vi) "Waste Activity Use".
3. includes two waste activity regulation areas:
 - (i) "Ebenezer / Willowbank / Jeebropilly Buffer Area"; and
 - (ii) "Ebenezer / Willowbank / Jeebropilly Waste Activity Area"
 4. prescribes the categories of assessment and assessment benchmarks for "Waste Activity Uses"; and
 5. includes a land use code, being the "Ebenezer / Willowbank / Jeebropilly Waste Activity Code".

PART 4 – DURATION OF TLPI

- 4.1 In accordance with section 9(3)(a) of the *Planning Act 2016* (the Planning Act) the effective day for the TLPI is 29 May 2018.
- 4.2 This TLPI will have effect in accordance with the Planning Act for a period not exceeding two years from the effective day or such longer period as may be permitted by law or unless otherwise repealed sooner.

PART 5 – INTERPRETATION

- 5.1 Where a term used in the TLPI is not defined, the term shall have the meaning assigned to it by–
 - (a) the Planning Scheme; or
 - (b) the Planning Act where the term is not defined in the Planning Scheme.
- 5.2 To the extent of any inconsistency between the Planning Scheme and the TLPI or a planning scheme policy and the TLPI, the TLPI prevails.

PART 6 – APPLICATION OF THE TLPI

- 6.1 The TLPI applies to land identified as within the TLPI boundary on the Ebenezer / Willowbank / Jeebropilly Waste Activity Area Map in **Attachment A**.

PART 7 – EFFECT OF THE TLPI

- 7.1 This TLPI is a local categorising instrument under the Planning Act which categorises development, specifies the categories of assessment and sets out assessment benchmarks for assessing assessable development against.
- 7.2 The assessment benchmarks under this TLPI are:
 - (a) the Strategic Outcomes set out in Part 3.2(1)
 - (b) **Attachment B**: the "Ebenezer / Willowbank / Jeebropilly Waste Activity Use Code"; and
 - (c) **Attachment C**: Table 1 - Table of Assessment and Relevant Assessment Criteria.
- 7.3 The Strategic Outcomes set out in Part 3.2(1) of this TLPI affect and apply in addition to, the Desired Environmental Outcomes in Part 3, section 3.1(3) in the Planning Scheme.
- 7.4 This TLPI includes definitions as set out below in Part 8.

PART 8 – DEFINITIONS

8.1 “Clean Earthen Material” means–

- (a) bricks, pavers, ceramics or concrete that does not contain embedded steel reinforcing rods, and no piece has any dimension of more than ~~100mm~~300mm; or
- (b) clean earth that has trace elements and contaminant levels within the interim ecologically-based investigation levels for urban land use under the document ‘Schedule B(1) – Guidelines on the Investigation of Soil and Groundwater’, forming part of the *National Environment Protection (Assessment of Site Contamination) Measure 1999*.

8.2 “Compost Manufacturing Enclosed” means–

- (a) storing, processing, disposal, drying or composting of organic material or wastes e.g. animal manures, sludges and domestic waste, for manufacturing soil conditioners or fertilisers, in works processing 200 tonnes or more a year; or
- (b) manufacturing of soil conditioners by receiving and blending, storing, processing, drying or composting organic material or organic waste including animal manures, sewage, septic sludges and domestic waste, in works producing more than 200 tonnes per year; and
- (c) is conducted in a fully enclosed building which controls the composting process and contains and treats emissions.

8.3 “Compost Manufacturing Unenclosed” means–

- (a) storing, processing, disposal, drying or composting of organic material or wastes e.g. animal manures, sludges and domestic waste, for manufacturing soil conditioners or fertilisers, in works processing 200 tonnes or more a year; or
- (b) manufacturing of soil conditioners by receiving and blending, storing, processing, drying or composting organic material or organic waste including animal manures, sewage, septic sludges and domestic waste, in works producing more than 200 tonnes per year; and
- (c) is not conducted in a fully enclosed building which controls the composting process and contains and treats emissions.

8.4 “Landfill” means–

- (a) the use of land for the disposal of material such as domestic waste, putrescible waste, organic waste, regulated waste, building waste, commercial and industrial waste or the like, to raise the level of the site, or to fill or partly fill a mining void on a site.
- (b) The term includes the reprocessing of material from landfill on or off site.

8.5 “Rehabilitating a mining void” means–

- (a) the filling of a mining void involving only ‘clean earthen material’.

8.6 “Waste Activity Use” means–

the use of premises for ~~waste industry purposes, including but not limited to:~~

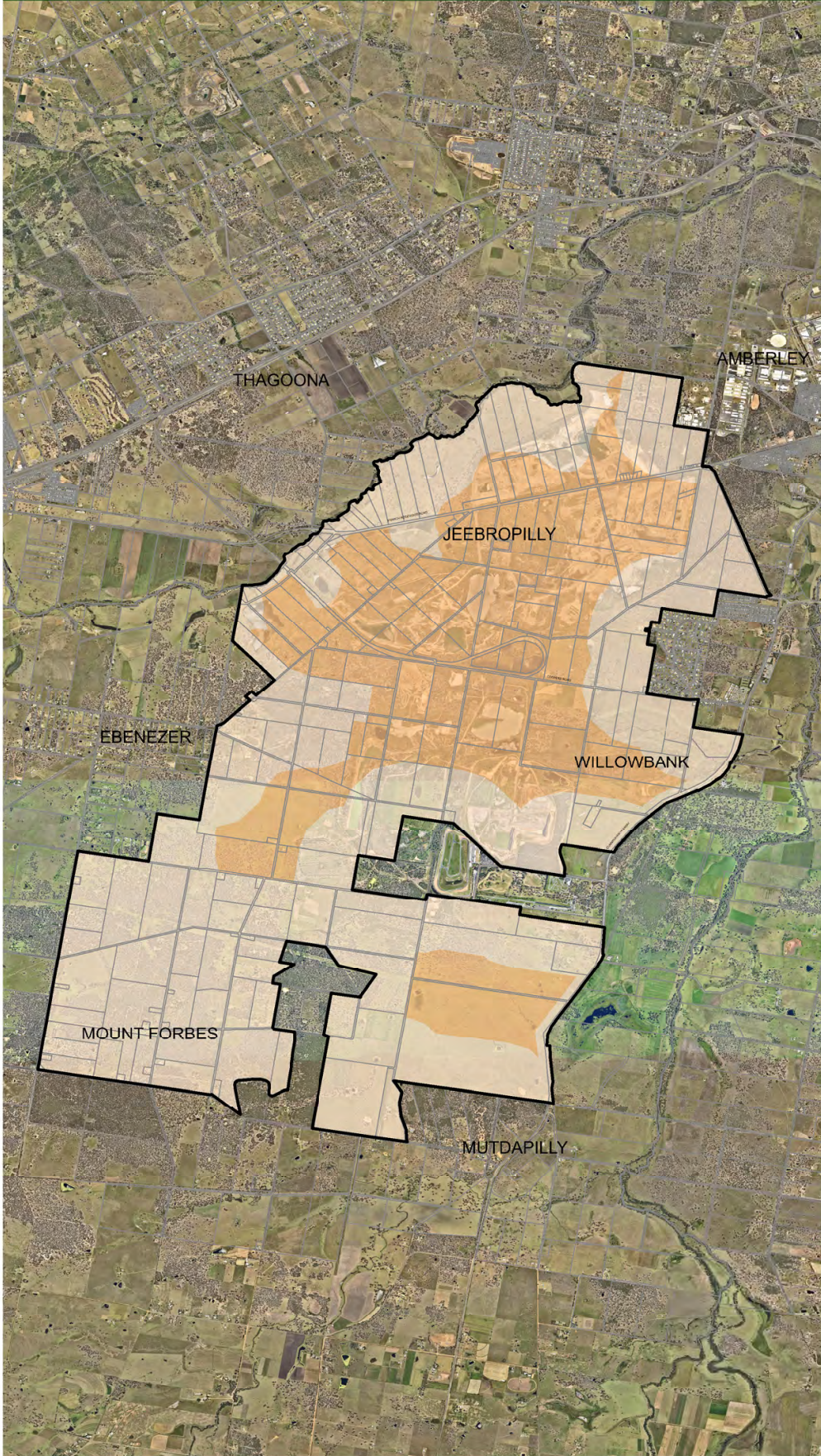
- (a) “Compost Manufacturing Enclosed”;
- (b) “Compost Manufacturing Unenclosed”;
- (c) “Landfill”; and
- (d) “Rehabilitating a mining void”.

8.7 Any use not defined in Part 8 above, shall have the meaning assigned to it by the Planning Scheme.



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- TLPI Boundary
- Property Boundary
- Waste Activity Area
- Waste Activity Buffer Area



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Map Grid : Geocentric Datum of Australia (G.D.A.)
 Level Datum : Australian Height Datum (A.H.D.)



Scale 1:50,000

Legend

IPSP0001/Thinking/452

ATTACHMENT B

Ebenezer / Willowbank / Jeebropilly Waste Activity Code

1. Ebenezer / Willowbank / Jeebropilly Waste Activity Code

- (1) The provisions in this section comprise the Ebenezer / Willowbank / Jeebropilly Waste Activity Code:
- compliance with the Ebenezer / Willowbank / Jeebropilly Waste Activity Code (section 2);
 - overall outcomes for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code (section 3); and
 - specific outcomes for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code (section 4).

2. Compliance with the Ebenezer / Willowbank / Jeebropilly Waste Activity Code

- (1) Development that is consistent with the overall and specific outcomes in section 3 and section 4, complies with the Ebenezer / Willowbank / Jeebropilly Waste Activity Code.

3. Overall Outcomes / Purpose for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code

- (1) The overall outcomes are the purpose of the Ebenezer / Willowbank / Jeebropilly Waste Activity Code.
- (2) The overall outcomes for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code are:
- (a) Applications involving new or expanded waste activities that are inconsistent with the outcomes sought by the Ebenezer / Willowbank / Jeebropilly Waste Activity Code, constitute undesirable development and are unlikely to be approved.
- (b) Waste Activity Uses:
- (i) do not have a detrimental impact on the amenity of surrounding area, particularly on existing, approved or planned residential areas or other sensitive receiving uses (including major events and motor sports uses); and
 - (ii) do not have a significant impact on visual amenity from residential and other sensitive receiving uses (including major events and motor sports uses); and
 - (iii) do not have a detrimental impact on the environment; and
 - (iv) are designed, operated and maintained to avoid actual or potential nuisance impacts on existing, approved or planned residential and other sensitive receiving uses (including major events and motor sports uses); and
 - (v) achieve appropriate rehabilitation outcomes for land affected by former mining activities.

4. Specific Outcomes for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code

- (1) The use of a premises for a Waste Activity Use involving “Rehabilitating a mining void” occurs only in the Ebenezer / Willowbank / Jeebropilly Buffer Area or the Ebenezer / Willowbank / Jeebropilly Waste Activity Area as shown on the Ebenezer / Willowbank / Jeebropilly Waste Activity Area Map; and
- (2) The use of a premises for a Waste Activity Use involving “Landfill” or “Compost Manufacturing Enclosed” occurs only in the Ebenezer / Willowbank / Jeebropilly Waste Activity Area as shown on the Ebenezer / Willowbank / Jeebropilly Waste Activity Area Map; and
- (3) The use of a premises for a Waste Activity Use involving “Compost Manufacturing Unenclosed” does not occur in the Ebenezer / Willowbank / Jeebropilly Buffer Area or the Ebenezer / Willowbank / Jeebropilly Waste Activity Area as shown on the Ebenezer / Willowbank / Jeebropilly Waste Activity Area Map.
- (4) Waste Activity Uses achieve appropriate rehabilitation outcomes for land affected by former mining activities that:
 - (a) add to a network of green spaces, environmental corridors and active and passive recreation areas; and
 - (b) do not prejudice or compromise the future rehabilitation, use, repair or maintenance of the land; and
 - (c) includes appropriate landscaping and revegetation strategies appropriate for the long-term use of the rehabilitated land.
- (5) Filling and earthworks associated with Waste Activity Uses:
 - (a) do not extend beyond the top of former mining voids, except for approved minor contouring, that improves stormwater management and drainage outcomes; and
 - (b) are designed, operated and maintained so that exposed waste is not visible from surrounding residential and other sensitive receiving uses (including major events and motor sports uses) at any time.
- (6) Waste Activity Uses are developed in a manner that:
 - (a) establishes and maintains native vegetation buffers to improve amenity or environmental impacts particularly where situated close to residential areas or riparian corridors; and
 - (b) retains and maintains significant existing vegetation, particularly remnant native vegetation and areas of environmental significance; and
 - (c) does not adversely affect surface or ground water quality, including through storm water runoff or the dewatering of former mines, and where possible, improves the quality of nearby surface and ground water; and
 - (d) does not adversely affect stormwater management and where possible, improves the management of the catchment.

- (7) Waste Activity Uses are designed, operated and maintained so that:
- (a) no nuisance or disturbance is caused to the amenity of surrounding and nearby residential and other sensitive receiving uses (including major events and motor sports uses); and
 - (b) airborne emissions, including odours, dust or substances harmful to public health, do not cause nuisance or harm to surrounding and nearby residential and other sensitive receiving uses (including major events and motor sports uses); and
 - (c) the generation of noise or light overspill does not cause nuisance or disturbance to surrounding and nearby residential and other sensitive receiving uses (including major events and motor sports uses).
- (8) ~~Changes~~Applications to change or expand an~~to~~ existing Waste Activity Uses:
- (a) may be given favourable consideration where it can be clearly demonstrated, with a high degree of certainty that ~~significantly~~ improved amenity, environmental ~~and or~~ community outcomes are able to be achieved;
 - (b) are not likely to be approved ~~to the scale or intensity of the Waste Activity Use~~ where such changes may lead to ~~more~~increased detrimental amenity, environmental or community outcomes.

ATTACHMENT C

Table 1 – Table of Assessment and Relevant Assessment Criteria

Column 1 Defined use or use class	Column 2 Assessment category	Column 3 Relevant assessment criteria
EBENEZER / WILLOWBANK / JEEBROPILLY BUFFER AREA		
Waste Activity Use involving Rehabilitating a Mining Void	Code Assessable	Relevant Area and Zone Code Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Earthworks Code (Part 12, division 15) Ebenezer / Willowbank / Jeebropilly Waste Activity Code
Waste Activity Use other than involving Rehabilitating a Mining Void – inconsistent use	Impact Assessable	The whole Planning Scheme Ebenezer / Willowbank / Jeebropilly Waste Activity Code
EBENEZER / WILLOWBANK / JEEBROPILLY WASTE ACTIVITY AREA		
Waste Activity Use involving Rehabilitating a Mining Void	Code Assessable	Relevant Area and Zone Code Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Earthworks Code (Part 12, division 15) Ebenezer / Willowbank / Jeebropilly Waste Activity Code
Waste Activity Use involving Landfill or Compost Manufacturing Enclosed	Impact Assessable	The whole Planning Scheme Ebenezer / Willowbank / Jeebropilly Waste Activity Code
Waste Activity involving Compost Manufacturing Unenclosed– inconsistent use	Impact Assessable	The whole Planning Scheme Ebenezer / Willowbank / Jeebropilly Waste Activity Code
OTHER		
<u>Any use not identified above</u>	<u>As per the Planning Scheme</u>	<u>As per the Planning Scheme</u>

TEMPORARY LOCAL PLANNING INSTRUMENT No. 2 of 2018 (WASTE ACTIVITY REGULATION)

Ipswich Planning Scheme 2006

PART 1 – SHORT TITLE

1. This temporary local planning instrument (TLPI) may be cited as TLPI No. 2 / 2018 (Waste Activity Regulation).

PART 2 – OVERVIEW

- 2.1 This TLPI provides an interim policy response in respect to landfill and waste industry uses occurring in the Ebenezer / Willowbank / Jeebropilly industrial area.
- 2.2 This TLPI seeks to balance economic interests against social and environmental interests, at significant risk of being impacted by the current and expected waste activity proposals in the Ebenezer / Willowbank / Jeebropilly industrial area.
- 2.3 In particular, this TLPI seeks to further regulate applications for new or expanded waste activities to protect existing, approved and planned residential and other sensitive receiving uses from adverse impacts including odour, dust, noise, air quality, and amenity (including visual amenity).

PART 3 – PURPOSE OF THE TLPI

- 3.1 The purpose of the TLPI is to regulate applications for new or expanded waste activities within the Ebenezer / Willowbank / Jeebropilly industrial area (located within the Ipswich local government area) to ensure this regionally significant economic area is appropriately regulated to protect existing, approved or planned residential and other sensitive receiving uses (including major events and motorsports uses), from adverse impacts associated with waste activities.
- 3.2 To achieve this purpose, the TLPI—
 1. includes Strategic Outcomes (called “Desired Environmental Outcomes” in the Ipswich Planning Scheme (Planning Scheme)) for the local government area:
 - (i) Waste Activity Uses involving “Rehabilitating a mining void” occur only in the Ebenezer / Willowbank / Jeebropilly Buffer Area or the Ebenezer / Willowbank / Jeebropilly Waste Activity Area; and
 - (ii) Waste Activity Uses involving “Landfill” or “Compost Manufacturing Enclosed” occur only in the Ebenezer / Willowbank / Jeebropilly Waste Activity Area; and
 - (iii) Waste Activity Uses involving “Compost Manufacturing Unenclosed” do not occur in the Ebenezer / Willowbank / Jeebropilly Buffer Area or Ebenezer / Willowbank / Jeebropilly Waste Activity Area.
 2. includes definitions of:
 - (i) “Clean Earthen Material”.
 - (ii) “Compost Manufacturing Enclosed”;
 - (iii) “Compost Manufacturing Unenclosed”;
 - (iv) “Landfill”;

- (v) "Rehabilitating a mining void"; and
- (vi) "Waste Activity Use".
- 3. includes two waste activity regulation areas:
 - (i) "Ebenezer / Willowbank / Jeebropilly Buffer Area"; and
 - (ii) "Ebenezer / Willowbank / Jeebropilly Waste Activity Area"
- 4. prescribes the categories of assessment and assessment benchmarks for "Waste Activity Uses"; and
- 5. includes a land use code, being the "Ebenezer / Willowbank / Jeebropilly Waste Activity Code".

PART 4 – DURATION OF TLPI

- 4.1 In accordance with section 9(3)(a) of the *Planning Act 2016* (the Planning Act) the effective day for the TLPI is 29 May 2018.
- 4.2 This TLPI will have effect in accordance with the Planning Act for a period not exceeding two years from the effective day or such longer period as may be permitted by law or unless otherwise repealed sooner.

PART 5 – INTERPRETATION

- 5.1 Where a term used in the TLPI is not defined, the term shall have the meaning assigned to it by–
 - (a) the Planning Scheme; or
 - (b) the Planning Act where the term is not defined in the Planning Scheme.
- 5.2 To the extent of any inconsistency between the Planning Scheme and the TLPI or a planning scheme policy and the TLPI, the TLPI prevails.

PART 6 – APPLICATION OF THE TLPI

- 6.1 The TLPI applies to land identified as within the TLPI boundary on the Ebenezer / Willowbank / Jeebropilly Waste Activity Area Map in **Attachment A**.

PART 7 – EFFECT OF THE TLPI

- 7.1 This TLPI is a local categorising instrument under the Planning Act which categorises development, specifies the categories of assessment and sets out assessment benchmarks for assessing assessable development against.
- 7.2 The assessment benchmarks under this TLPI are:
 - (a) the Strategic Outcomes set out in Part 3.2(1)
 - (b) **Attachment B**: the "Ebenezer / Willowbank / Jeebropilly Waste Activity Use Code"; and
 - (c) **Attachment C**: Table 1 - Table of Assessment and Relevant Assessment Criteria.
- 7.3 The Strategic Outcomes set out in Part 3.2(1) of this TLPI affect and apply in addition to, the Desired Environmental Outcomes in Part 3, section 3.1(3) in the Planning Scheme.
- 7.4 This TLPI includes definitions as set out below in Part 8.

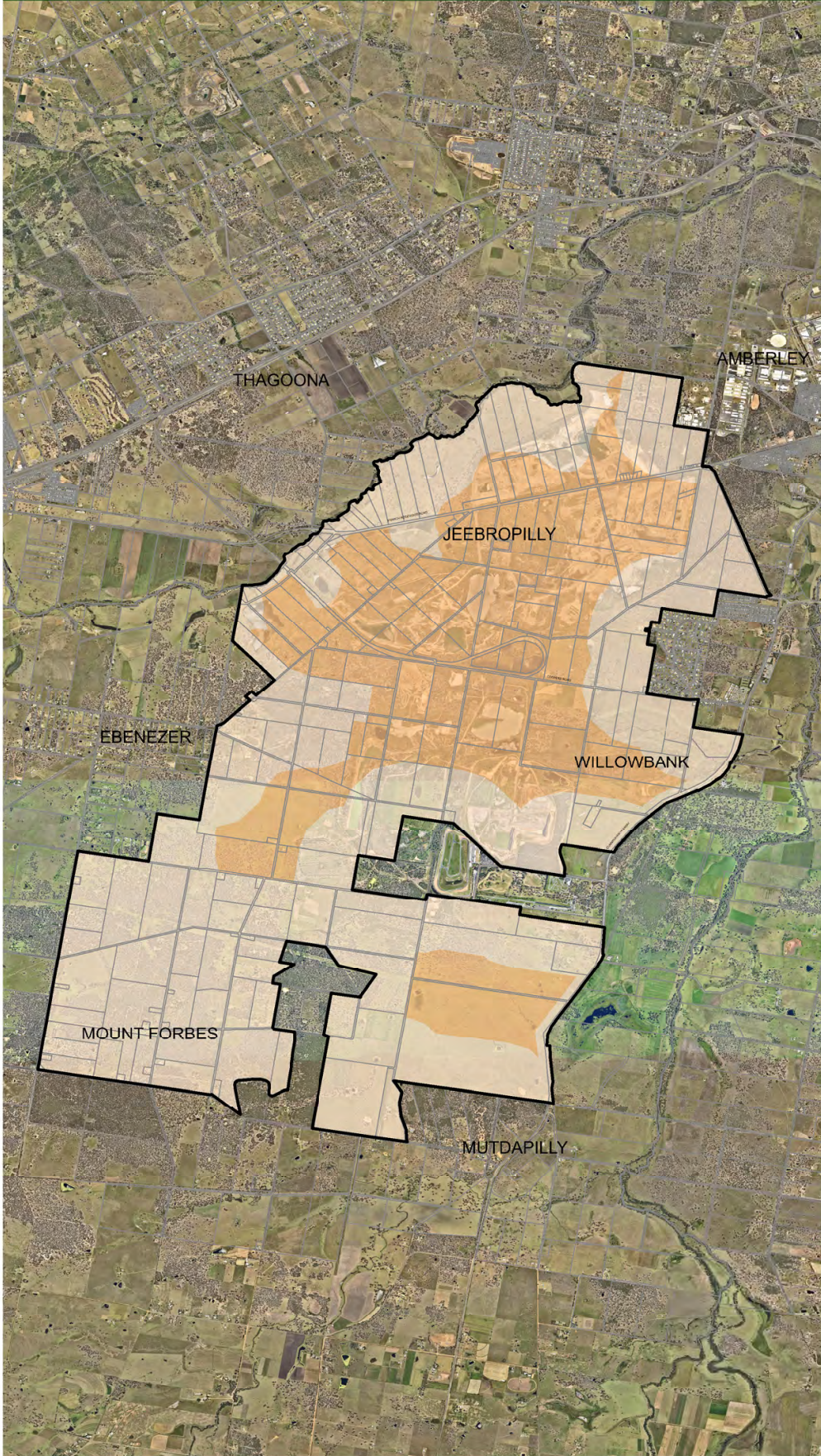
PART 8 – DEFINITIONS

- 8.1 **“Clean Earthen Material”** means–
- (a) bricks, pavers, ceramics or concrete that does not contain embedded steel reinforcing rods, and no piece has any dimension of more than 300mm; or
 - (b) clean earth that has trace elements and contaminant levels within the interim ecologically-based investigation levels for urban land use under the document ‘Schedule B(1) – Guidelines on the Investigation of Soil and Groundwater’, forming part of the *National Environment Protection (Assessment of Site Contamination) Measure 1999*.
- 8.2 **“Compost Manufacturing Enclosed”** means–
- (a) storing, processing, disposal, drying or composting of organic material or wastes e.g. animal manures, sludges and domestic waste, for manufacturing soil conditioners or fertilisers, in works processing 200 tonnes or more a year; or
 - (b) manufacturing of soil conditioners by receiving and blending, storing, processing, drying or composting organic material or organic waste including animal manures, sewage, septic sludges and domestic waste, in works producing more than 200 tonnes per year; and
 - (c) is conducted in a fully enclosed building which controls the composting process and contains and treats emissions.
- 8.3 **“Compost Manufacturing Unenclosed”** means–
- (a) storing, processing, disposal, drying or composting of organic material or wastes e.g. animal manures, sludges and domestic waste, for manufacturing soil conditioners or fertilisers, in works processing 200 tonnes or more a year; or
 - (b) manufacturing of soil conditioners by receiving and blending, storing, processing, drying or composting organic material or organic waste including animal manures, sewage, septic sludges and domestic waste, in works producing more than 200 tonnes per year; and
 - (c) is not conducted in a fully enclosed building which controls the composting process and contains and treats emissions.
- 8.4 **“Landfill”** means–
- (a) the use of land for the disposal of material such as domestic waste, putrescible waste, organic waste, regulated waste, building waste, commercial and industrial waste or the like, to raise the level of the site, or to fill or partly fill a mining void on a site.
 - (b) The term includes the reprocessing of material from landfill on or off site.
- 8.5 **“Rehabilitating a mining void”** means–
- (a) the filling of a mining void involving only ‘clean earthen material’.
- 8.6 **“Waste Activity Use”** means–
the use of premises for:
- (a) “Compost Manufacturing Enclosed”;
 - (b) “Compost Manufacturing Unenclosed”;
 - (c) “Landfill”; and
 - (d) “Rehabilitating a mining void”.
- 8.7 Any use not defined in Part 8 above, shall have the meaning assigned to it by the Planning Scheme.



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- TLPI Boundary
- Property Boundary
- Waste Activity Area
- Waste Activity Buffer Area



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Map Grid : Geocentric Datum of Australia (G.D.A.)
 Level Datum : Australian Height Datum (A.H.D.)



Scale 1:50,000

Legend

ATTACHMENT B

Ebenezer / Willowbank / Jeebropilly Waste Activity Code

1. Ebenezer / Willowbank / Jeebropilly Waste Activity Code

- (1) The provisions in this section comprise the Ebenezer / Willowbank / Jeebropilly Waste Activity Code:
- compliance with the Ebenezer / Willowbank / Jeebropilly Waste Activity Code (section 2);
 - overall outcomes for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code (section 3); and
 - specific outcomes for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code (section 4).

2. Compliance with the Ebenezer / Willowbank / Jeebropilly Waste Activity Code

- (1) Development that is consistent with the overall and specific outcomes in section 3 and section 4, complies with the Ebenezer / Willowbank / Jeebropilly Waste Activity Code.

3. Overall Outcomes / Purpose for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code

- (1) The overall outcomes are the purpose of the Ebenezer / Willowbank / Jeebropilly Waste Activity Code.
- (2) The overall outcomes for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code are:
- (a) Applications involving new or expanded waste activities that are inconsistent with the outcomes sought by the Ebenezer / Willowbank / Jeebropilly Waste Activity Code, constitute undesirable development and are unlikely to be approved.
 - (b) Waste Activity Uses:
 - (i) do not have a detrimental impact on the amenity of surrounding area, particularly on existing, approved or planned residential areas or other sensitive receiving uses (including major events and motor sports uses); and
 - (ii) do not have a significant impact on visual amenity from residential and other sensitive receiving uses (including major events and motor sports uses); and
 - (iii) do not have a detrimental impact on the environment; and
 - (iv) are designed, operated and maintained to avoid actual or potential nuisance impacts on existing, approved or planned residential and other sensitive receiving uses (including major events and motor sports uses); and
 - (v) achieve appropriate rehabilitation outcomes for land affected by former mining activities.

4. Specific Outcomes for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code

- (1) The use of a premises for a Waste Activity Use involving “Rehabilitating a mining void” occurs only in the Ebenezer / Willowbank / Jeebropilly Buffer Area or the Ebenezer / Willowbank / Jeebropilly Waste Activity Area as shown on the Ebenezer / Willowbank / Jeebropilly Waste Activity Area Map; and
- (2) The use of a premises for a Waste Activity Use involving “Landfill” or “Compost Manufacturing Enclosed” occurs only in the Ebenezer / Willowbank / Jeebropilly Waste Activity Area as shown on the Ebenezer / Willowbank / Jeebropilly Waste Activity Area Map; and
- (3) The use of a premises for a Waste Activity Use involving “Compost Manufacturing Unenclosed” does not occur in the Ebenezer / Willowbank / Jeebropilly Buffer Area or the Ebenezer / Willowbank / Jeebropilly Waste Activity Area as shown on the Ebenezer / Willowbank / Jeebropilly Waste Activity Area Map.
- (4) Waste Activity Uses achieve appropriate rehabilitation outcomes for land affected by former mining activities that:
 - (a) add to a network of green spaces, environmental corridors and active and passive recreation areas; and
 - (b) do not prejudice or compromise the future rehabilitation, use, repair or maintenance of the land; and
 - (c) includes appropriate landscaping and revegetation strategies appropriate for the long-term use of the rehabilitated land.
- (5) Filling and earthworks associated with Waste Activity Uses:
 - (a) do not extend beyond the top of former mining voids, except for approved minor contouring, that improves stormwater management and drainage outcomes; and
 - (b) are designed, operated and maintained so that exposed waste is not visible from surrounding residential and other sensitive receiving uses (including major events and motor sports uses) at any time.
- (6) Waste Activity Uses are developed in a manner that:
 - (a) establishes and maintains native vegetation buffers to improve amenity or environmental impacts particularly where situated close to residential areas or riparian corridors; and
 - (b) retains and maintains significant existing vegetation, particularly remnant native vegetation and areas of environmental significance; and
 - (c) does not adversely affect surface or ground water quality, including through storm water runoff or the dewatering of former mines, and where possible, improves the quality of nearby surface and ground water; and
 - (d) does not adversely affect stormwater management and where possible, improves the management of the catchment.

- (7) Waste Activity Uses are designed, operated and maintained so that:
- (a) no nuisance or disturbance is caused to the amenity of surrounding and nearby residential and other sensitive receiving uses (including major events and motor sports uses); and
 - (b) airborne emissions, including odours, dust or substances harmful to public health, do not cause nuisance or harm to surrounding and nearby residential and other sensitive receiving uses (including major events and motor sports uses); and
 - (c) the generation of noise or light overspill does not cause nuisance or disturbance to surrounding and nearby residential and other sensitive receiving uses (including major events and motor sports uses).
- (8) Applications to change or expand an existing Waste Activity Use:
- (a) may be given favourable consideration where it can be clearly demonstrated, with a high degree of certainty that improved amenity, environmental or community outcomes are able to be achieved;
 - (b) are not likely to be approved where such changes may lead to increased detrimental amenity, environmental or community outcomes.

ATTACHMENT C

Table 1 – Table of Assessment and Relevant Assessment Criteria

Column 1 Defined use or use class	Column 2 Assessment category	Column 3 Relevant assessment criteria
EBENEZER / WILLOWBANK / JEEBROPILLY BUFFER AREA		
Waste Activity Use involving Rehabilitating a Mining Void	Code Assessable	Relevant Area and Zone Code Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Earthworks Code (Part 12, division 15) Ebenezer / Willowbank / Jeebropilly Waste Activity Code
Waste Activity Use other than involving Rehabilitating a Mining Void – inconsistent use	Impact Assessable	The whole Planning Scheme Ebenezer / Willowbank / Jeebropilly Waste Activity Code
EBENEZER / WILLOWBANK / JEEBROPILLY WASTE ACTIVITY AREA		
Waste Activity Use involving Rehabilitating a Mining Void	Code Assessable	Relevant Area and Zone Code Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Earthworks Code (Part 12, division 15) Ebenezer / Willowbank / Jeebropilly Waste Activity Code
Waste Activity Use involving Landfill or Compost Manufacturing Enclosed	Impact Assessable	The whole Planning Scheme Ebenezer / Willowbank / Jeebropilly Waste Activity Code
Waste Activity involving Compost Manufacturing Unenclosed– inconsistent use	Impact Assessable	The whole Planning Scheme Ebenezer / Willowbank / Jeebropilly Waste Activity Code
OTHER		
Any use not identified above	As per the Planning Scheme	As per the Planning Scheme

TEMPORARY LOCAL PLANNING INSTRUMENT No. 2 of 2018 (WASTE ACTIVITY REGULATION)

Ipswich Planning Scheme 2006

PART 1 – SHORT TITLE

1. This temporary local planning instrument (TLPI) may be cited as TLPI No. 2 / 2018 (Waste Activity Regulation).

PART 2 – OVERVIEW

- 2.1 This TLPI provides an interim policy response in respect to landfill and waste industry uses occurring in the Ebenezer / Willowbank / Jeebropilly industrial area.
- 2.2 This TLPI seeks to balance economic interests against social and environmental interests, at significant risk of being impacted by the current and expected waste activity proposals in the Ebenezer / Willowbank / Jeebropilly industrial area.
- 2.3 In particular, this TLPI seeks to further regulate applications for new or expanded waste activities to protect existing, approved and planned residential and other sensitive receiving uses from adverse impacts including odour, dust, noise, air quality, and amenity (including visual amenity).

PART 3 – PURPOSE OF THE TLPI

- 3.1 The purpose of the TLPI is to regulate applications for new or expanded waste activities within the Ebenezer / Willowbank / Jeebropilly industrial area (located within the Ipswich local government area) to ensure this regionally significant economic area is appropriately regulated to protect existing, approved or planned residential and other sensitive receiving uses (including major events and motorsports uses), from adverse impacts associated with waste activities.
- 3.2 To achieve this purpose, the TLPI—
 1. includes Strategic Outcomes (called “Desired Environmental Outcomes” in the Ipswich Planning Scheme (Planning Scheme)) for the local government area:
 - (i) Waste Activity Uses involving “Rehabilitating a mining void” occur only in the Ebenezer / Willowbank / Jeebropilly Buffer Area or the Ebenezer / Willowbank / Jeebropilly Waste Activity Area; and
 - (ii) Waste Activity Uses involving “Landfill” or “Compost Manufacturing Enclosed” occur only in the Ebenezer / Willowbank / Jeebropilly Waste Activity Area; and
 - (iii) Waste Activity Uses involving “Compost Manufacturing Unenclosed” do not occur in the Ebenezer / Willowbank / Jeebropilly Buffer Area or Ebenezer / Willowbank / Jeebropilly Waste Activity Area.
 2. includes definitions of:
 - (i) “Clean Earthen Material”.
 - (ii) “Compost Manufacturing Enclosed”;
 - (iii) “Compost Manufacturing Unenclosed”;
 - (iv) “Landfill”;

- (v) "Rehabilitating a mining void"; and
- (vi) "Waste Activity Use".
- 3. includes two waste activity regulation areas:
 - (i) "Ebenezer / Willowbank / Jeebropilly Buffer Area"; and
 - (ii) "Ebenezer / Willowbank / Jeebropilly Waste Activity Area"
- 4. prescribes the categories of assessment and assessment benchmarks for "Waste Activity Uses"; and
- 5. includes a land use code, being the "Ebenezer / Willowbank / Jeebropilly Waste Activity Code".

PART 4 – DURATION OF TLPI

- 4.1 In accordance with section 9(3)(a) of the *Planning Act 2016* (the Planning Act) the effective day for the TLPI is 29 May 2018.
- 4.2 This TLPI will have effect in accordance with the Planning Act for a period not exceeding two years from the effective day or such longer period as may be permitted by law or unless otherwise repealed sooner.

PART 5 – INTERPRETATION

- 5.1 Where a term used in the TLPI is not defined, the term shall have the meaning assigned to it by–
 - (a) the Planning Scheme; or
 - (b) the Planning Act where the term is not defined in the Planning Scheme.
- 5.2 To the extent of any inconsistency between the Planning Scheme and the TLPI or a planning scheme policy and the TLPI, the TLPI prevails.

PART 6 – APPLICATION OF THE TLPI

- 6.1 The TLPI applies to land identified as within the TLPI boundary on the Ebenezer / Willowbank / Jeebropilly Waste Activity Area Map in **Attachment A**.

PART 7 – EFFECT OF THE TLPI

- 7.1 This TLPI is a local categorising instrument under the Planning Act which categorises development, specifies the categories of assessment and sets out assessment benchmarks for assessing assessable development against.
- 7.2 The assessment benchmarks under this TLPI are:
 - (a) the Strategic Outcomes set out in Part 3.2(1)
 - (b) **Attachment B**: the "Ebenezer / Willowbank / Jeebropilly Waste Activity Use Code"; and
 - (c) **Attachment C**: Table 1 - Table of Assessment and Relevant Assessment Criteria.
- 7.3 The Strategic Outcomes set out in Part 3.2(1) of this TLPI affect and apply in addition to, the Desired Environmental Outcomes in Part 3, section 3.1(3) in the Planning Scheme.
- 7.4 This TLPI includes definitions as set out below in Part 8.

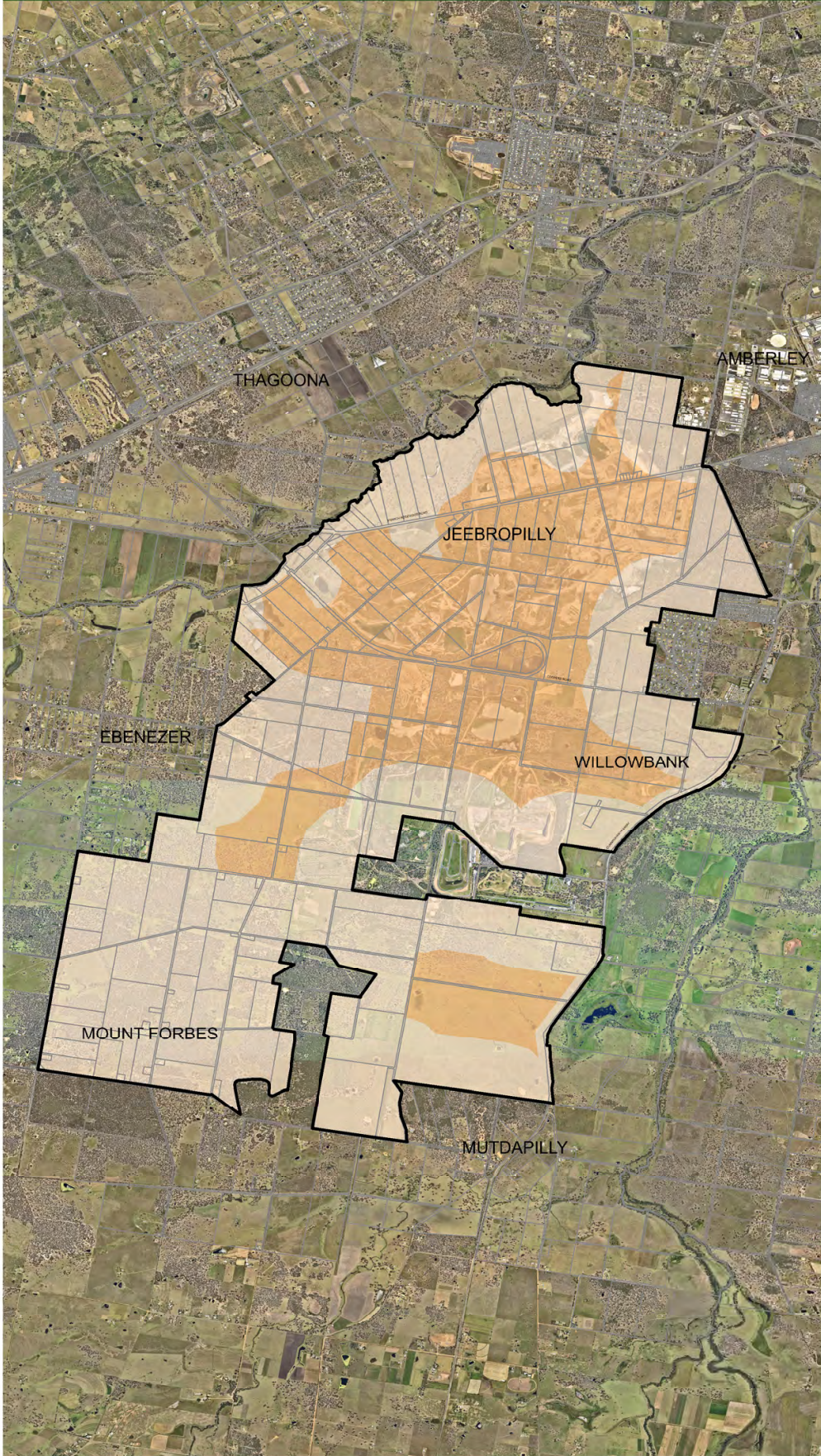
PART 8 – DEFINITIONS

- 8.1 **“Clean Earthen Material”** means–
- (a) bricks, pavers, ceramics or concrete that does not contain embedded steel reinforcing rods, and no piece has any dimension of more than 300mm; or
 - (b) clean earth that has trace elements and contaminant levels within the interim ecologically-based investigation levels for urban land use under the document ‘Schedule B(1) – Guidelines on the Investigation of Soil and Groundwater’, forming part of the *National Environment Protection (Assessment of Site Contamination) Measure 1999*.
- 8.2 **“Compost Manufacturing Enclosed”** means–
- (a) storing, processing, disposal, drying or composting of organic material or wastes e.g. animal manures, sludges and domestic waste, for manufacturing soil conditioners or fertilisers, in works processing 200 tonnes or more a year; or
 - (b) manufacturing of soil conditioners by receiving and blending, storing, processing, drying or composting organic material or organic waste including animal manures, sewage, septic sludges and domestic waste, in works producing more than 200 tonnes per year; and
 - (c) is conducted in a fully enclosed building which controls the composting process and contains and treats emissions.
- 8.3 **“Compost Manufacturing Unenclosed”** means–
- (a) storing, processing, disposal, drying or composting of organic material or wastes e.g. animal manures, sludges and domestic waste, for manufacturing soil conditioners or fertilisers, in works processing 200 tonnes or more a year; or
 - (b) manufacturing of soil conditioners by receiving and blending, storing, processing, drying or composting organic material or organic waste including animal manures, sewage, septic sludges and domestic waste, in works producing more than 200 tonnes per year; and
 - (c) is not conducted in a fully enclosed building which controls the composting process and contains and treats emissions.
- 8.4 **“Landfill”** means–
- (a) the use of land for the disposal of material such as domestic waste, putrescible waste, organic waste, regulated waste, building waste, commercial and industrial waste or the like, to raise the level of the site, or to fill or partly fill a mining void on a site.
 - (b) The term includes the reprocessing of material from landfill on or off site.
- 8.5 **“Rehabilitating a mining void”** means–
- (a) the filling of a mining void involving only ‘clean earthen material’.
- 8.6 **“Waste Activity Use”** means–
the use of premises for:
- (a) “Compost Manufacturing Enclosed”;
 - (b) “Compost Manufacturing Unenclosed”;
 - (c) “Landfill”; and
 - (d) “Rehabilitating a mining void”.
- 8.7 Any use not defined in Part 8 above, shall have the meaning assigned to it by the Planning Scheme.



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- TLPI Boundary
- Property Boundary
- Waste Activity Area
- Waste Activity Buffer Area



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Map Grid : Geocentric Datum of Australia (G.D.A.)
 Level Datum : Australian Height Datum (A.H.D.)



Scale 1:50,000

Legend

IPSP0001/Thinking/452

ATTACHMENT B

Ebenezer / Willowbank / Jeebropilly Waste Activity Code

1. Ebenezer / Willowbank / Jeebropilly Waste Activity Code

- (1) The provisions in this section comprise the Ebenezer / Willowbank / Jeebropilly Waste Activity Code:
- compliance with the Ebenezer / Willowbank / Jeebropilly Waste Activity Code (section 2);
 - overall outcomes for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code (section 3); and
 - specific outcomes for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code (section 4).

2. Compliance with the Ebenezer / Willowbank / Jeebropilly Waste Activity Code

- (1) Development that is consistent with the overall and specific outcomes in section 3 and section 4, complies with the Ebenezer / Willowbank / Jeebropilly Waste Activity Code.

3. Overall Outcomes / Purpose for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code

- (1) The overall outcomes are the purpose of the Ebenezer / Willowbank / Jeebropilly Waste Activity Code.
- (2) The overall outcomes for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code are:
- (a) Applications involving new or expanded waste activities that are inconsistent with the outcomes sought by the Ebenezer / Willowbank / Jeebropilly Waste Activity Code, constitute undesirable development and are unlikely to be approved.
 - (b) Waste Activity Uses:
 - (i) do not have a detrimental impact on the amenity of surrounding area, particularly on existing, approved or planned residential areas or other sensitive receiving uses (including major events and motor sports uses); and
 - (ii) do not have a significant impact on visual amenity from residential and other sensitive receiving uses (including major events and motor sports uses); and
 - (iii) do not have a detrimental impact on the environment; and
 - (iv) are designed, operated and maintained to avoid actual or potential nuisance impacts on existing, approved or planned residential and other sensitive receiving uses (including major events and motor sports uses); and
 - (v) achieve appropriate rehabilitation outcomes for land affected by former mining activities.

4. Specific Outcomes for the Ebenezer / Willowbank / Jeebropilly Waste Activity Code

- (1) The use of a premises for a Waste Activity Use involving “Rehabilitating a mining void” occurs only in the Ebenezer / Willowbank / Jeebropilly Buffer Area or the Ebenezer / Willowbank / Jeebropilly Waste Activity Area as shown on the Ebenezer / Willowbank / Jeebropilly Waste Activity Area Map; and
- (2) The use of a premises for a Waste Activity Use involving “Landfill” or “Compost Manufacturing Enclosed” occurs only in the Ebenezer / Willowbank / Jeebropilly Waste Activity Area as shown on the Ebenezer / Willowbank / Jeebropilly Waste Activity Area Map; and
- (3) The use of a premises for a Waste Activity Use involving “Compost Manufacturing Unenclosed” does not occur in the Ebenezer / Willowbank / Jeebropilly Buffer Area or the Ebenezer / Willowbank / Jeebropilly Waste Activity Area as shown on the Ebenezer / Willowbank / Jeebropilly Waste Activity Area Map.
- (4) Waste Activity Uses achieve appropriate rehabilitation outcomes for land affected by former mining activities that:
 - (a) add to a network of green spaces, environmental corridors and active and passive recreation areas; and
 - (b) do not prejudice or compromise the future rehabilitation, use, repair or maintenance of the land; and
 - (c) includes appropriate landscaping and revegetation strategies appropriate for the long-term use of the rehabilitated land.
- (5) Filling and earthworks associated with Waste Activity Uses:
 - (a) do not extend beyond the top of former mining voids, except for approved minor contouring, that improves stormwater management and drainage outcomes; and
 - (b) are designed, operated and maintained so that exposed waste is not visible from surrounding residential and other sensitive receiving uses (including major events and motor sports uses) at any time.
- (6) Waste Activity Uses are developed in a manner that:
 - (a) establishes and maintains native vegetation buffers to improve amenity or environmental impacts particularly where situated close to residential areas or riparian corridors; and
 - (b) retains and maintains significant existing vegetation, particularly remnant native vegetation and areas of environmental significance; and
 - (c) does not adversely affect surface or ground water quality, including through storm water runoff or the dewatering of former mines, and where possible, improves the quality of nearby surface and ground water; and
 - (d) does not adversely affect stormwater management and where possible, improves the management of the catchment.

- (7) Waste Activity Uses are designed, operated and maintained so that:
- (a) no nuisance or disturbance is caused to the amenity of surrounding and nearby residential and other sensitive receiving uses (including major events and motor sports uses); and
 - (b) airborne emissions, including odours, dust or substances harmful to public health, do not cause nuisance or harm to surrounding and nearby residential and other sensitive receiving uses (including major events and motor sports uses); and
 - (c) the generation of noise or light overspill does not cause nuisance or disturbance to surrounding and nearby residential and other sensitive receiving uses (including major events and motor sports uses).
- (8) Applications to change or expand an existing Waste Activity Use:
- (a) may be given favourable consideration where it can be clearly demonstrated, with a high degree of certainty that improved amenity, environmental or community outcomes are able to be achieved;
 - (b) are not likely to be approved where such changes may lead to increased detrimental amenity, environmental or community outcomes.

ATTACHMENT C

Table 1 – Table of Assessment and Relevant Assessment Criteria

Column 1 Defined use or use class	Column 2 Assessment category	Column 3 Relevant assessment criteria
EBENEZER / WILLOWBANK / JEEBROPILLY BUFFER AREA		
Waste Activity Use involving Rehabilitating a Mining Void	Code Assessable	Relevant Area and Zone Code Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Earthworks Code (Part 12, division 15) Ebenezer / Willowbank / Jeebropilly Waste Activity Code
Waste Activity Use other than involving Rehabilitating a Mining Void – inconsistent use	Impact Assessable	The whole Planning Scheme Ebenezer / Willowbank / Jeebropilly Waste Activity Code
EBENEZER / WILLOWBANK / JEEBROPILLY WASTE ACTIVITY AREA		
Waste Activity Use involving Rehabilitating a Mining Void	Code Assessable	Relevant Area and Zone Code Commercial and Industrial Code (Part 12, division 7) Parking Code (Part 12, division 9) Earthworks Code (Part 12, division 15) Ebenezer / Willowbank / Jeebropilly Waste Activity Code
Waste Activity Use involving Landfill or Compost Manufacturing Enclosed	Impact Assessable	The whole Planning Scheme Ebenezer / Willowbank / Jeebropilly Waste Activity Code
Waste Activity involving Compost Manufacturing Unenclosed– inconsistent use	Impact Assessable	The whole Planning Scheme Ebenezer / Willowbank / Jeebropilly Waste Activity Code
OTHER		
Any use not identified above	As per the Planning Scheme	As per the Planning Scheme