

Your reference
Our reference 11754/2024/MCU
Contact Officer Mechelle Thomson
Telephone 07 3810 6548



Ipswich City Council

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BBP2 Pty Ltd
C/- VMS Town Planning & Development
Consultants Pty Ltd
vass@vmstownplanning.com.au

6 March 2025

Dear Sir/Madam,

Re: Development Application – Approval
Application No: 11754/2024/MCU
Proposal: Material Change of Use - Community Use (Child Care Centre)
Property Location: 25-27 Jones Road, BELLBIRD PARK QLD 4300

I refer to the above development application which was decided on 6 March 2025.

Enclosed with this letter is the Decision Notice, including:

- Assessment Manager's Conditions
- Approved Plans
- Infrastructure Charges Notice
- Appeal Rights

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

Yours faithfully,

Tim Foote
DEVELOPMENT ASSESSMENT EAST MANAGER

CC.
Urban Utilities - development@urbanutilities.com.au

6 March 2025

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

Applicant details

Applicant name: BBP2 Pty Ltd
Applicant contact details: vass@vmstownplanning.com.au

Application details

Application number: 11754/2024/MCU
Application type: Material Change of Use
Description of proposed development: Community Use (Child Care Centre)
Date application received: 18 October 2024

Site details

Property location: 25-27 Jones Road, BELLBIRD PARK QLD 4300
Real property description: Lot 66 SP 193349

Decision

Date of decision: 6 March 2025
Decision Authority: Development Assessment East Manager

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Material Change of Use - Community Use (Child Care Centre)	Development Permit	Approved in full subject to the conditions set out in Attachment A	6 years

2. Conditions of Assessment Manager (Ipswich City Council)

Attachment A Material Change of Use - Community Use (Child Care Centre)

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
2211 Dwg. No. A 01-02	Site Plan – Rev. 3	DZ Architects	24/01/2025	N/A
2211 Dwg. No. A 01-21	Proposed Child Care Site Plan – Rev. 3	DZ Architects	24/01/2025	No fencing to be provided within 1% AEP flow path extent on western boundary. Existing dam must be removed to achieve a generally free draining waterway, stabilised and landscaped in accordance with Conditions 8 and 12.
2211 Dwg. No. A 01-22	Overall Roof Plan – Rev. 3	DZ Architects	24/01/2025	N/A
2211 Dwg. No. A 06-01	Elevations Sheet 1 – North & East – Rev. 3	DZ Architects	24/01/2025	Advertising devices do not form part of this approval.

2211 Dwg. No. A 06-02	Elevations Sheet 2 – South & West – Rev. 3	DZ Architects	24/01/2025	No fencing to be provided within 1% AEP flow path extent on western boundary.
2211 Dwg. No. A 07-01	Section 1 & 2 – Rev. 3	DZ Architects	24/01/2025	N/A
2211 Dwg. No. A 07-02	Section 3 & 4 – Rev. 3	DZ Architects	24/01/2025	No fencing to be provided within 1% AEP flow path extent on western boundary.
2211 Dwg. No. A 07-03	Boundary Sections – Rev. 3	DZ Architects	24/01/2025	N/A
2211 Dwg. No. A 09-21	Exterior Views Sheet 1 – Rev. 3	DZ Architects	24/01/2025	No fencing to be provided within 1% AEP flow path extent on western boundary. Advertising devices do not form part of this approval.
2211 Dwg. No. A 09-22	Exterior Views Sheet 2 – Rev. 3	DZ Architects	24/01/2025	No fencing to be provided within 1% AEP flow path extent on western boundary. Advertising devices do not form part of this approval.
2211 Dwg. No. A 09-23	Exterior View Sheet 3 – Rev. 3	DZ Architects	24/01/2025	Advertising devices do not form part of this approval.
2211 Dwg. No. A 09-24	Exterior Views Sheet 4 – Rev. 3	DZ Architects	24/01/2025	Advertising devices do not form part of this approval.
2211 Dwg. No. A 09-25	Exterior View Sheet 5 – Rev. 3	DZ Architects	24/01/2025	N/A
2211 Dwg. No. A 09-26	Exterior Views Sheet 6 – Rev. 3	DZ Architects	24/01/2025	N/A
2405-021 Dwg. No. SK020	Landscape Concept Plan – Fencing Plan – Rev. F	LAUDink	23/01/2025	1.8m high no gap privacy fencing to be provided where indicated, in accordance with Condition 8 of development permit

				<p>5926/2024/RAL.</p> <p>No fencing to be provided within 1% AEP flow path extent on western boundary.</p> <p>1200mm high black aluminium pool fence with hardwood timber posts is to be continued across the site frontage per Elevation Dwg. No. SK030.</p> <p>Safe maintenance access is to be provided to, and public access excluded from, landscaping along the western boundary and within and adjacent to the overland flow path and carpark undercroft in accordance with Condition 8(a).</p> <p>Existing dam must be removed to achieve a generally free draining waterway, stabilised and landscaped, in accordance with Conditions 8 and 12.</p>
SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
SF-23-0408-003-L1	Technical Memorandum	Storm Flood	5/12/2024	Refer to Condition 11 'Stormwater Quantity Management' & Condition 12 'Flooding'.
SF-23-0408-002	Hydraulic Impact Assessment Report – Rev. 2	Storm Flood	5/12/2024	Refer to Condition 11 'Stormwater Quantity Management' & Condition 12 'Flooding'.
	Traffic Information Request Response	Modus Transport and Traffic Engineering	6/12/2024	Approval relates to Figure 2 'Proposed Development Access Arrangements' only.
-	Engineering Services Report and Stormwater Management Plan – Issue C	Ensilon Consulting	11/12/2024	Refer to Condition 12 'Flooding' and Condition 13 'Stormwater Quality'.

7325R5	Noise Assessment Report – Revision 5	Noise Measurement Services	31 January 2025	N/A
-	Childcare Needs Assessment – Proposed Development Site – 25-27 Jones Road, Bellbird Park Qld 4300	Business Geographics	June 2024	N/A
2405_021 Dwg. No. SK002	Landscape Concept Plan – Sitewide Ground Floor – Rev. E	LAUDink	23/01/2025	Safe maintenance access is to be provided to, and public access excluded from, landscaping along the western boundary and surrounding the dam/ carpark undercroft in accordance with Condition 8(a). Trees (from proposed plant species schedule) to be incorporated within 2m wide landscape buffer along southern boundary for additional screening.
2405-021 Dwg. No. SK010	Landscape Concept Plan – Plant Species Schedules, Images & Notes – Rev. C	LAUDink	11/10/2024	N/A
2405-021 Dwg. No. SK030	Landscape Concept Plan – Elevation – Rev. D	LAUDink	23/01/2025	N/A
2405-021 Dwg. No. SK031	Landscape Concept Plan – Section – Rev. B	LAUDink	11/10/2024	N/A

Note: Amended plans or documents must be submitted for endorsement by the Assessment Manager in conjunction with the lodgement of the 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 pursuant to the *Planning Act 2016*.

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

There were no properly made submissions made about the application.

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

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

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

Not applicable to this decision.

11. Trunk Infrastructure

Not applicable to this decision.

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

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: 11754/2024/MCU
Location: 25-27 Jones Road, BELLBIRD PARK QLD 4300
Proposal: Material Change of Use - Community Use (Child Care Centre)

Assessment Manager (Ipswich City Council) Conditions
Conditions applicable to this approval under the Planning Act 2016

No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Development Plans	
(a)	The applicant must undertake the development generally in accordance with the approved plans outlined in part 3 of this development permit and the conditions of this development permit.	From the commencement of the construction of the development and at all times thereafter.
(b)	The applicant must grant, free of cost to or compensation payable by Council, minimum 4.0m wide easements located centrally over proposed or existing municipal 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%.	Prior to the commencement of the use.
(c)	The existing dam must be removed to achieve a generally free draining waterway, in accordance with Condition 12. The affected area is to be replanted and stabilised after works, to return the area to a natural waterway.	Prior to the commencement of the use.
2.	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.
3.	Requirements Before the Development May Start	
	The applicant must register the plan of subdivision for Stage 2 of the development approved pursuant to development permit 5926/2024/RAL with the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development or equivalent.	Prior to the commencement of the use.

4.	Limits to Approval	
	The Child Care Centre is approved to operate with a maximum of 98 children at any one time.	From the commencement of the use and at all times thereafter.
5.	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): <ul style="list-style-type: none"> (i) is <u>not</u> located between any building and the dedicated road; or (ii) is appropriately screened (and ventilated) from view from Jones Road. 	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.
6.	Lighting	
	Lighting used to illuminate any areas of the premises (i.e., security or flood lighting) must be designed, constructed, located and maintained to the satisfaction of the assessment manager so as not to cause nuisance to the occupants of nearby properties or passing traffic. All lighting must be angled or shaded in such a manner so that light does not directly illuminate any nearby premises or roadways and does not cause extraneous light to be directed or reflected upwards.	Prior to the commencement of the use and at all times thereafter.
7.	Car Parking – Use and Maintenance	
(a)	The applicant must provide a minimum of thirty (30) 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 	Prior to the commencement of the use and at all times thereafter.

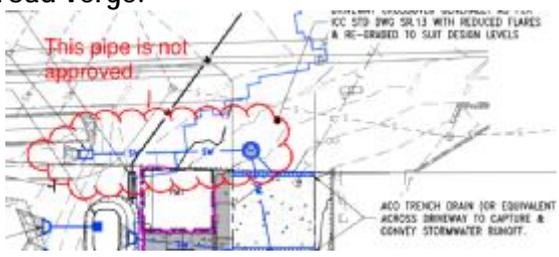
	<p>otherwise indicated on the approved plans).</p> <p>(iv) Appropriately signposted at the entry/entries to the car park (e.g., 'Staff and Customer Parking') in accordance with AS1742.</p> <p>(v) Pavement marked to clearly identify staff and visitor parking spaces in accordance with the 'Proposed Child Care Site Plan' set out in part 3 this development permit; and</p> <p>(vi) Maintained in perpetuity.</p>	
(c)	The applicant must ensure provision is made for parking spaces for persons with a disability in accordance with the Parking Code (Part 12, Division 9) of the <i>Ipswich Planning Scheme</i> .	Prior to the commencement of the use and at all times thereafter.

8.	Landscaping and Fencing	
(a)	<p>The applicant must submit, for written approval by the assessment manager, landscape plans (including fencing details) generally in accordance with the Landscape Concept Plans set out in part 3 of this development permit, and include the following requirements:</p> <p>(i) Demonstrate the provision of safe maintenance access to landscaping along the western boundary and area within, and adjacent to, the overland flow path.</p> <p>(ii) Include measures (e.g., lockable gate) to prevent public access to the areas within the overland flow path and carpark undercroft.</p> <p>(iii) Demonstrate that the area within the existing dam is replanted and stabilised after earthworks are undertaken, to stabilise the area to a natural waterway.</p> <p>(iv) Ensure the proposed landscaping accords with the requirements of Condition 12(e) 'Flooding'.</p>	In conjunction with the lodgement of the application for operational works (landscaping).
(b)	The applicant must provide and maintain landscaping and fencing works in accordance with the approved landscape plans and Condition 12(e) 'Flooding'.	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.

9.	Utility Services	
(a)	<p>The applicant must connect the development to reticulated water supply, sewer infrastructure, and electricity supply and telecommunication utilities.</p> <p>Where proposed allotments front existing overhead electricity or telecommunication service, these allotments may connect direct to such service subject to the approval and requirements of the service provider. Any electricity property poles required to service the development must be installed by the applicant.</p>	Prior to commencement of the use.
(b)	<p>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.</p> <p>Where an electricity property pole has been installed, the applicant must provide certification of accordance with AS/NZS 3000 and the Queensland Electricity Connection Manual.</p>	Prior to commencement of the use.
(c)	The applicant must provide telecommunications to subject buildings, lead-in conduits and equipment space in a suitable location within the buildings, to suit carrier of choice.	Prior to commencement of the use.

10.	Access, Parking and Manoeuvring Areas	
(a)	The applicant must construct all parking, access and manoeuvring areas of concrete.	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, utilising a double-line configuration.	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 amend the existing concrete layback and driveway slab along Jones Road frontage in accordance with the following:</p> <ul style="list-style-type: none"> (i) Access to the development must be provided and kerb and channel implemented generally in accordance with Figure 2 of the 'Traffic Information Request Response' set out in part 3 of this development permit. (ii) Minimum 6.5m wide. (iii) In accordance with Council Standard Drawing SR.13. 	From the commencement of the use and at all times thereafter.

	<ul style="list-style-type: none"> (i) The proposed access must not impact on the existing gully functionality. (ii) The existing property pole within site must be suitably relocated to be clear of the proposed internal access. 	
(e)	The applicant must construct a minimum 3.0m wide concrete flood emergency access (exit only) within the easement located in Lot 4 of the approval 5926/2024/RAL. The access must be generally as indicated on the approved Site Plan set out in part 3 of this development permit. The design must accommodate the swept path of a B99 vehicle, ensuring it fits within the proposed access driveway. The extension of the driveway, and the associated earthworks/retaining walls must be provided to facilitate the emergency access.	From the commencement of the use and at all times thereafter.

11.	Stormwater Quantity Management	
(a)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level IV.	Prior to the commencement of the use.
(b)	The applicant must discharge stormwater runoff from all impervious areas to the existing flow path as indicated in the Engineering Services Report and Stormwater Management set out in part 3 of this development permit, subject to addressing Condition (c) below.	From the commencement of the use and at all times thereafter.
(c)	<p>The applicant must design stormwater quantity management infrastructure for the proposed development generally in accordance with the Engineering Services Report and Stormwater Management Plan set out in part 3 of this development permit, subject to the following clarifications and/or modifications:</p> <ul style="list-style-type: none"> (i) All the internal pipes must be entirely located within the development site. No internal pipe must cross the lot boundary and discharge into the road verge.  <ul style="list-style-type: none"> (ii) Access must be provided for machinery and personnel to the proposed stormwater mitigation solutions for any maintenance 	In conjunction with lodgement of the application for operational works.

	<p>purposes, considering the fence and other proposed landscape features.</p> <p>(iii) The existing dam must be removed (within the boundaries of the subject site) to be generally free draining, in accordance with Condition 12(a).</p> <p>An amended report and the detailed design must be submitted for Council's approval.</p>	
(d)	The applicant must construct the stormwater quantity management system for the proposed development generally in accordance with the approved design as required by Condition (c) above. The stormwater quantity treatment device must be regularly maintained to ensure that the functionality is maintained in perpetuity.	Prior to the commencement of the use.
(e)	The applicant must not provide any type of screen or external barriers / fencing, excepting the approved landscaping along the flow path, to ensure the flows are conveyed without any obstruction.	Prior to the commencement of the use and thereafter.
(f)	Necessary approval must be obtained for building over municipal infrastructure.	In conjunction with lodgement of the application for operational works and prior to commencement of any works.
(g)	The applicant must ensure that the external catchment flows are always conveyed through the development site, ensuring no ponding and concentration or redirection of flows on to any adjoining properties for all flows up to 1%AEP.	Prior to the commencement of the use and thereafter.

12.	Flooding	
(a)	<p>The development must be undertaken in accordance with the 'Technical Memorandum' and the 'Hydraulic Impact Assessment' report set out in part 3 of this development permit, subject to addressing the following:</p> <p>(i) There must not be any obstructions within the 1% AEP flow path extent (excepting required structural columns and approved landscaping and front boundary fencing).</p> <p>(ii) Any existing fence within the 1% AEP flow path along common boundary of the proposed development and Lot 64 SP193348 must be removed.</p> <p>(iii) The existing dam is to be removed to achieve a generally free draining waterway. The affected</p>	In conjunction with lodgement of the application for operational works.

	area is to be replanted and stabilised in accordance with Condition 8(a). The applicant must demonstrate that the necessary earthworks will not negatively affect the flood conveyance characteristics of the flow path, increase the flood hazard for other properties, or conflict with the requirements of Condition 11 'Stormwater Quantity' and Condition 13 'Stormwater Quality'. Any necessary approvals/permits for works to the dam must be obtained and amendments to any civil plans, where required, must be undertaken.	
(b)	The applicant must undertake the proposed development generally in accordance with Condition (a) above.	Prior to the commencement of the use and thereafter.
(c)	The applicant must provide a flood risk assessment and a flood emergency plan considering the recommendations of the flood reports mentioned in Condition (a) above. A flood risk management plan must be submitted to demonstrate how the future operators of the child care centre will manage the flood hazard. The report must be in accordance with Council's Planning Scheme Implementation Guideline No. 24 'Stormwater Management'.	In conjunction with lodgement of the application for operational works.
(d)	The applicant must undertake all the required precautions and comply with the recommendations of the approved Flood Risk Management Plan as required by Condition (c) above.	Prior to the commencement of the use and thereafter.
(e)	The applicant must maintain the vegetation and landscaping provided for screening within the flow path to ensure there is no worsening of the existing situation for any adjoining properties. The Manning's roughness must not exceed the values considered in the flood reports identified in part 3 of this development permit. The vegetation must be suitably maintained in perpetuity to ensure the flows are not impacted, preventing any actionable nuisance to adjoining neighbours.	From commencement of use and at all times thereafter.

13.	Stormwater Quality	
(a)	The applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 General Works of the Ipswich Planning Scheme prior to stormwater runoff discharging from the site.	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must submit for written approval by the assessment manager, a Stormwater Management Plan (SMP) in accordance with Implementation Guideline No. 24 'Stormwater Management' of the Ipswich Planning Scheme. The SMP must include the following items:	In conjunction with the lodgement of the first operational works application associated with this approval.

	<p>(i) Demonstrate stormwater runoff associated with the development achieves the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 General Works of the Ipswich Planning Scheme prior to discharge from the site.</p> <p>(ii) Where MUSIC modelling is undertaken an electronic copy of the MUSIC.sqz file must be submitted to the assessment manager for review; and</p> <p>(iii) Details of the ongoing maintenance activities required for the entire stormwater treatment system.</p>	
(c)	In order to comply with (a), the applicant must construct the bioretention basin, subject to incorporation of a saturated(s) filter zone within the bio-retention basin to support plant survival, per section 2.3.4 of Planning Scheme Policy 3 – General Works of the <i>Ipswich Planning Scheme</i> .	Prior to the commencement of the use.
(d)	The applicant must submit detailed drawings for the basin that achieves a low maintenance fully vegetated outcome designed in accordance with section 2.3.5 of Planning Scheme Policy 3 General Works of the <i>Ipswich Planning Scheme</i> and designed in consultation with a Landscape Architect registered with the AILA.	In conjunction with the lodgement of the first application for operational works.
(e)	The applicant must submit operational works drawings showing the final locations and cross sections of stormwater infrastructure in accordance with the amended SMP required by (b) and section 2.3.5 of Planning Scheme Policy 3 General Works of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the first operational works application associated with this approval.

14.	Stormwater Maintenance Plan	
(a)	The applicant must submit to the assessment manager, a stormwater maintenance plan for the entire stormwater system, prepared in accordance with Implementation Guideline 24 Stormwater Management of the <i>Ipswich Planning Scheme</i> .	Prior to the commencement of the use.
(b)	The applicant must implement the stormwater maintenance plan in perpetuity to the satisfaction of the assessment manager.	From the commencement of the use and at all times thereafter.
(c)	The applicant must maintain regular inspection records on site and make these records available to the assessment manager upon request for both the construction and operational phases. The inspection records must detail all actions undertaken as required by the approved stormwater maintenance plan.	From the commencement of the use and at all times thereafter.

(d)	The applicant must provide a copy of the signed supply agreement between the applicant and the stormwater filtration system supplier for the maintenance of the SQIDEP approved treatment device.	Prior to the commencement of the use.
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15.	Hours of Operation	
(a)	The applicant must not conduct work or business from the premises outside of Monday to Friday 6:30am to 6:30pm.	From the commencement of the use and at all times thereafter.
(b)	The applicant must ensure refuse collection vehicles and service vehicles do not access the premises outside of Monday to Friday 9:00am to 3:00pm.	From the commencement of the use and at all times thereafter.
(c)	The applicant must ensure outdoor play is limited to Monday to Friday 7:00am to 6:00pm.	From the commencement of the use and at all times thereafter.

16.	Acoustic Design Management	
(a)	The applicant must implement acoustic barriers in accordance with the approved Noise Assessment Report listed in part 3 of this approval.	Prior to the commencement of use.
(b)	<p>The applicant must construct an acoustic barrier that is in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li data-bbox="290 1070 1007 1211">(i) 1.8 metre high, gap free and constructed of materials with a minimum surface density of 12.5 kg/m² along the western property boundary as nominated on the approved plans. <li data-bbox="290 1261 1007 1402">(ii) 2.0 metre high, gap free and constructed of materials with a minimum surface density of 12.5 kg/m² along the complete southern property boundary as nominated on the approved plans. <li data-bbox="290 1451 1007 1561">(iii) Consist of timber, fibre cement, reinforced glass or brick, acrylic perspex or laminated glass and landscaped; and <li data-bbox="290 1610 1007 1753">(iv) At any opening (e.g., pedestrian entrance) has some means of blocking line of site from source to receiver such that the effectiveness of the barrier is not reduced. 	Prior to the commencement of the use.
(c)	<p>The applicant must ensure the following treatments are incorporated into the development:</p> <ul style="list-style-type: none"> <li data-bbox="290 1886 932 1951">(i) The use of outdoor public address systems is restricted to emergency use only. <li data-bbox="290 2000 903 2065">(ii) Amplified music or live music is not played outdoors. 	From the commencement of the use and at all times thereafter.

	<p>(iii) Outdoor play is limited to the hours of 7.00am to 6.00pm.</p> <p>(iv) No elevated play equipment is to be located adjacent or above the acoustic barrier or along residential boundaries.</p> <p>(v) Driveway and carpark areas are finished with surface coating to prevent tyre squeal (uncoated concrete is acceptable).</p> <p>(vi) All metal grilles, metal plates or similar infrastructure that is subject to vehicular traffic is secured to prevent rattling and environmental nuisance; and</p> <p>(vii) Mechanical plant and equipment is installed in accordance with the <i>Environmental Protection Act 1994</i>.</p>	
(d)	The applicant must provide a certificate of compliance from an independent and suitably qualified acoustic consultant demonstrating that conditions (b) and (c)(v) & (c)(vi) have been met.	Prior to the commencement of the use.

17.	Putrescible Waste	
(a)	The applicant must ensure suitable waste bins are provided for the storage and collection of soiled nappies, food scraps and other putrescible waste.	From the commencement of the use and at all times thereafter.
(b)	<p>The applicant must ensure waste bins that are intended to store putrescible waste are:</p> <p>(i) Located in an area that is not accessible to children and away from the main entrance to the building.</p> <p>(ii) Provided with a level, concreted pad with no intervening ridge between it and the road way.</p> <p>(iii) Appropriately shaded and screened to minimise odour.</p> <p>(iv) Emptied at least every forty-eight hours.</p> <p>(v) Maintained so as not to pose a health or environmental nuisance; and</p> <p>(vi) Collected onsite.</p>	From the commencement of the use and at all times thereafter.
(c)	The applicant must ensure all wash down waters from bin cleansing performed on the site is either:	From the commencement of the use and at all times thereafter.

	<p>(i) Appropriately treated and discharged to sewer subject to a Trade Waste approval; or</p> <p>(ii) The services of a refuse bin cleaning company are engaged.</p>	
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18.	Earthworks	
(a)	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> . A detailed design for proposed earthworks and retaining walls, including the requirements under Condition 12(a), must be submitted for approval by the assessment manager.	In conjunction with the lodgement of the application for operational works and during construction.
(b)	The applicant must undertake all the earthworks for the proposed development as required by Condition (a) above.	Prior to the commencement of the use.
(c)	The applicant must implement all dispersive soil management devices generally in accordance with recommendations of the approved DSMP report as required by Condition 21(d) 'Design Standards'.	From the commencement of work until completion

19.	Geotechnical/Slope Stability	
(a)	The applicant must submit a geotechnical report prepared by a RPEQ demonstrating that all municipal works (access, drainage infrastructure/ earthworks and retaining walls, etc.) for the proposed development have been adequately designed based on the existing geotechnical conditions of the site and that they achieve a long-term factor of safety greater than 1.5 against geotechnical instabilities.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must construct all the municipal works (road works/ drainage infrastructure/ earthworks and retaining walls etc.) generally in accordance with the approved geotechnical report as required by Condition (a) above.	Prior to the commencement of the use.

20.	Sediment and Erosion Management	
(a)	The applicant must provide sediment and erosion control management (which includes deposition by both water and air) measures and facilities in accordance with a currently endorsed E&SCP.	Prior to the commencement of any construction, and at all times during the construction (including vegetation clearing) and operational (maintenance) phases of the development.
(b)	The applicant must not undertake any works, including implementation works concerning erosion and sediment control unless there is a corresponding currently endorsed E&SCP.	At all times.

21.	Design Standards	
(a)	The applicant must design all municipal works (roadworks/stormwater/earthworks/retaining walls etc.) in accordance with <i>Planning Scheme Policy 3 - General Works and Implementation Guidelines 24 and 28 of the Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must design all internal works (stormwater drainage/car parking/earthworks etc.) in accordance with <i>Planning Scheme Policy 3 - General Works and Implementation Guidelines 24 and 28 of the Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.
(c)	The applicant must submit a safety audit to the assessment manager for the drainage infrastructure (inlet and outlet structures, retention or detention basin, etc) for approval. The safety audit must be certified by a RPEQ, provide recommendations on the need for safety fencing and inlet and outlet screens and be prepared in accordance with AS/NZS ISO 31000:2009 'Risk Management – Principles and Guidelines' and QUDM.	In conjunction with the lodgement of the application for operational works.
(d)	The applicant must submit to the assessment manager a Dispersive Soil Management Plan (DSMP), prepared by a suitably qualified person in accordance with Council's Implementation Guideline 28 – Dispersive Soil Management of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.

22.	Design Certifications	
(a)	The applicant must submit to the assessment manager a RPEQ (geotechnical and/or structural as per appropriate discipline for the relevant works) certification stating that all cut/fill batters and retaining structures associated with proposed earthworks, access and building pads have been designed in accordance with the recommendations of the geotechnical report as required by Condition 19 'Geotechnical/Slope Stability'.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must submit to the assessment manager a RPEQ design certification(s) stating that all civil and associated works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	In conjunction with the lodgement of the application for operational works.
(c)	The applicant must submit to the assessment manager a RPEQ certification stating that all proposed works have been designed in accordance with the recommendations of the flooding and stormwater reports as identified in part 3 and requirements of Condition 11 'Stormwater Quantity Management' and Condition 12 'Flooding'. A certification must clearly state that there is no worsening on to any adjoining	In conjunction with the lodgement of the application for operational works.

	properties and further downstream as a result of proposed development for all flows up to/including 1%AEP and Council can rely on the findings of the stormwater and flooding reports and any future claim against Council.	
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23.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to commencement of use.
(b)	The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to commencement of use.
(c)	The applicant must reinstate all disturbed verge and open space areas with turf (including provision of topsoil to minimum depth of 50mm).	Prior to commencement of use.

Assessment Manager (Ipswich City Council) Advice

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Acronyms and Terms Acronyms and terms used in this notice have the following meanings:	
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.	
(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</i> , produced by the Queensland Department of Environment and Natural Resources	
(g)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR	
(h)	DTMR - Department of Transport and Main Roads	
(i)	DES – Department of Environment and Science	
(j)	DNRME – Department of Natural Resources, Mines and Energy	
(k)	DSDMIP – Department of State Development, Manufacturing, Infrastructure and Planning	
(l)	AEP – Annual Exceedance Probability - used to define flood frequency and severity	
(m)	AHD - Australian Height Datum (m)	
(n)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.	
(o)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.	

2.	Bonds	
	Any bonding sought to be approved in relation to development will be considered in accordance with Planning Scheme Policy 3 of the <i>Ipswich Planning Scheme</i> .	

	The Bond, Licence Deed and conditions of security payment can be found online at http://www.ipswichplanning.com.au/development-planning/development-planning-information . Council's preference is for bonds to be submitted by way of a Bank Guarantee.
3.	Operational Works Submission The applicant must submit to the assessment manager all engineering drawings in accordance with the requirements of <i>Ipswich Planning Scheme 2 – Information Local Government May Request</i> . For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and specifications must take precedence.
4.	Proximity of Earthworks to Adjoining Property Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the <i>Ipswich Planning Scheme</i> . Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the Council's satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application.
5.	Portable Long Service Leave Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the <i>Planning Act 2016</i> .
6.	Telecommunication Conduit Infrastructure The installation of telecommunication conduit and infrastructure is to be in accordance with the latest Communications Alliance publication or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on 'Fibre in new developments'.
7.	Road Permit Application 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.
8.	Engineering Analysis A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by Council. Neither Council nor council engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant's RPEQ engineer.

9.	Report Assessment
	The applicant is advised that should Council require the submission of an amended report prior to the lodgement and/or in conjunction with any Operational Works development application, a fee will apply in accordance with the current Council Fees and Charges.
10.	Advertising Signage
	Unless any advertising devices associated with the proposed use meets the exempt criteria set out in Schedule 9 of the <i>Ipswich Planning Scheme 2006</i> , such signage would require submission to Council of a 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.
11.	Flooding
	The subject site is partially inundated by an Urban Catchment Flow Path. Council, and its servants and agents, accept no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the applicant and in reliance of information submitted by the applicant in support thereof.
12.	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.
13.	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.

14.	Section 73 of the <i>Planning Act 2016</i>
	Pursuant to Section 73 of the <i>Planning Act 2016</i> , a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.
15.	Easement Documentation
	The documentation associated with easements may be prepared by the applicant in a form satisfactory to Council's city solicitor, or the applicant may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the applicant's expense.
16.	Build Over Infrastructure
	The applicant is advised that further approvals may be required in relation to building over existing infrastructure, prior to the commencement of any works. In relation to building over or near stormwater pipes, an application must be made to Council. In relation to building over or near water or wastewater pipes, an application must be made to QUU.
17.	Food Licence
	Where food is sold, served and or produced on the site there may be a need to hold a licence to do so under the <i>Food Act 2006</i> . Please contact the Planning and Regulatory Services Department of Ipswich City Council for advice regarding this matter on telephone number 3810 6666.
18.	Trade Waste
	Wastewater directed to sewer must only be carried out in compliance with an approved Trade Waste Permit for the site. All associated water treatment equipment (if any) must be covered by the permit, where released to sewer. Enquiries regarding Trade Waste requirements can be made by contacting Urban Utilities on telephone number 13 26 57.
19.	Further Approvals
	The applicant is advised to seek advice from the State government before works commence on site in relation to whether the works within the waterway may require a Riverine Protection Permit under the <i>Water Act 2000</i> or require compliance with certain self-assessable codes for waterway barrier works.