

Your reference  
Our reference 1419/2022/RAL  
Contact Officer Sean Dickson  
Telephone (07) 3810 7266



Riverview Property Holdings Pty Ltd  
C/o Just Planning  
Attn: Mr Luke Munro  
Email: [justplanning@hotmail.com](mailto:justplanning@hotmail.com)

**Ipswich City Council**

45 Roderick Street  
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IPSWICH QLD 4305

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29 September 2023

Dear Mr Munro,

Re: Development Application – Approval  
Application No: 1419/2022/RAL  
Proposal: Reconfiguring a Lot – Two (2) lots into eighty-six (86) lots, one (1) drainage reserve lot, open space and road.  
Property Location: 36 Child Street, RIVERVIEW QLD 4303,  
49 Conway Street, RIVERVIEW QLD 4303

I refer to the above development application which was decided on 29 September 2023.

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 Sean Dickson on the telephone number listed above.

Yours faithfully

Lara Minion  
ACTING DEVELOPMENT ASSESSMENT EAST MANAGER

CC. Urban Utilities - [development@urbanutilities.com.au](mailto:development@urbanutilities.com.au)

Our Reference 1419/2022/RAL  
Contact Officer Sean Dickson  
Telephone (07) 3810 7266



29 September 2023

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

**Applicant details**

Applicant name: Riverview Property Holdings Pty Ltd  
Applicant contact details: [justplanning@hotmail.com](mailto:justplanning@hotmail.com)

**Application details**

Application number: 1419/2022/RAL  
Application type: Reconfiguring a Lot  
Description of proposed development: Reconfiguring a Lot - One (1) lot into eighty-six (86) lots, one (1) drainage reserve lot, open space and road.  
Date application received: 10 February 2022

**Site details**

Property location: 36 Child Street, RIVERVIEW QLD 4303,  
49 Conway Street, RIVERVIEW QLD 4303  
Real property description: Lot 45 RP 887270, Lot 159 RP 151219

**Decision**

Date of decision: 29 September 2023  
Decision Authority: Acting Development Assessment East Manager

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Reconfiguring a Lot - One (1) lot into eight-six (86) lots, one (1) drainage reserve lot, open space and road.	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 Reconfiguring a Lot – Two (2) lots into eighty-six (86) residential lots, one (1) drainage reserve lot, open space and Road.

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
C100	Proposed Residential Subdivision at 36 Child Street, Riverview QLD, Revision H	Bespoke Engineering Solutions	15 June 2023	<p>Lot boundaries of proposed lots 5 and 17 – 34 are to be amended to include Emt A as shown in red on the approved plan.</p> <p>Applicant to provide fencing to park as shown on the approved plan.</p> <p>Proposed lots 104 and 6 are not approved and to be converted to drainage reserve as shown on the approved plan.</p> <p>Proposed Road 4/5 to be amended as shown on the approved plan.</p> <p>Pedestrian connection to be provided to Conway Street as shown on the approved plan.</p>

C008	Stage 1 Plan of subdivision, Rev. A	Bespoke Engineering Solutions	3 May 2023	Lot numbers to be amended as shown on the approved plan.  Indicative lot layout shown within proposed Lot 2 is not approved as part of this development permit.
C100	Proposed Residential Subdivision at 36 Child Street, Riverview QLD (Staging Plan), Revision H	Bespoke Engineering Solutions	15 June 2023	Plan approved only as it relates to staging.
SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
B070	Stormwater Management Plan Revision F	Bespoke Engineering Solutions	15 June 2023	Refer to Condition 15(d)
-	Flood Technical Memorandum – 36 Child Street, Riverview	CWD Group	24 March 2023	N/A
Ref.2013/46	Desk-Top Mining Study at the Corner of Child Street and Old Ipswich Road, Riverview	Moreton Geotechnical Services	6 September 2013	N/A
R.001.Rev1	Desktop Mining Review Proposed Residential Subdivision 36 Child Street, Riverview	Douglas Partners	9 November 2022	N/A
115-17596	Geotechnical Investigation Revision 2	Soil Surveys	25 February 2016	N/A
1-25670	Slope Stability Assessment Version 1	Soil Surveys	1 December 2022	N/A
50620-RP01-A	Transport Impact Assessment Version A	Geleon	20 January 2022	N/A

50620-LT01-A	Response to Information Request – Application Number 1419/2022/RA	Geleon	26 October 2022	N/A
-	Proposed Sub-Division Entry Location, Urban Channelised Right-Turn & Rural Basic Left-Turn, Intersection Upgrade Works on Old Ipswich Road	Geleon	13 October 2022	N/A

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 in relation to this approval prior to the commencement of works pursuant to the *Planning Act 2016*.

Further development permit for a material change of use for a Single Residential in accordance with the requirements of the *Ipswich Planning Scheme* is required.

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

Not applicable to this decision.

12. Trunk Infrastructure

The following trunk infrastructure is applicable to this development and is listed in the table below:

Trunk Infrastructure	Conditions
<i>Park</i>	
Citywide Linear Park	Condition 4(c) – Subdivision Plan

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: 1419/2022/RAL**

*Location: 36 Child Street, RIVERVIEW QLD 4303, 49 Conway Street, RIVERVIEW QLD 4303*  
**Proposal: Reconfiguring a Lot - One (1) lot into eight-six (86) lots, one (1) drainage reserve lot, open space and road.**

<b><u>Assessment Manager (Ipswich City Council) Conditions</u></b> <b>Conditions applicable to this approval under the Planning Act 2016</b>		
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	<b>Basis of Approval</b>	
	<p>This approval incorporates as a condition, the applicant's common material (as defined in <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.	<b>Minor Alterations</b>	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.	At all times after the approval is granted.
3.	<b>Hours of Construction</b>	
	Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3</i> .	At all times during construction of the development.
4.	<b>Subdivision Plan</b>	
(a)	The applicant is to amend the subdivision plan so that it includes the removal of the proposed Lots 1-4 and 6, increases the drainage reserve area and amends the road location as shown on the approved plan, to ensure stormwater quality and quantity infrastructure will be accommodated and be consistent with the approved Stormwater Management Plan required by Condition 15.	In conjunction with the lodgement of the application to sign the subdivision plan.
(b)	The applicant must submit to the assessment manager an amended subdivision plan generally in accordance with the approved plan required by Condition 4(a).	In conjunction with the lodgement of the application to sign the subdivision plan.
(c)	The applicant must dedicate the proposed Citywide Linear Open Space in accordance with the Local	In conjunction with the lodgement of the application to

	Government Infrastructure Plan and Planning Scheme Policy 3.	sign the subdivision plan.
(d)	Pursuant to Condition 14 of development permit 1516/2018/VA, the applicant must embellish and dedicate free of cost or compensation payable to Council, the proposed Local Recreation Park in accordance with the Local Government Infrastructure Plan and Planning Scheme Policy 3.	In conjunction with the lodgement of the application to sign the subdivision plan for the relevant stage.
(e)	<p>As part of every contract of sale, the applicant must advise prospective purchasers in writing that:</p> <p>(i) The site is affected by a Planning Scheme Development Constraint Overlay relating to underground mining and that any future dwelling unit on the proposed lots will require a development permit for a material change of use for a Single Residential in accordance with the requirements of the <i>Ipswich Planning Scheme</i>.</p> <p>(ii) For noise affected lots identified pursuant to Condition 31 below, identify that the lot is required to incorporate relevant noise reduction design features into future building design, generally in accordance with the amended Noise Impact Assessment Required by Condition 31(a).</p>	At all times after the approval is granted.

5.	Stages For Reconfiguration	
(a)	<p>The applicant must undertake the staging of the development in accordance with the stages shown on the approved plans listed in Part 3 – Approved Plans as follows:</p> <p>Stage 1 Total of 2 lots &gt;450m<sup>2</sup>, plus Citywide Linear Open Space;</p> <p>Stage 1A Total of 39 residential lots &gt;=450m<sup>2</sup> (proposed lots 5, 7 – 16, 62 – 89) plus drainage reserve;</p> <p>Stage 2 Total of 27 residential lots &gt;=450m<sup>2</sup> (proposed lots 17 – 28 and 47 – 61);</p> <p>Stage 3 Total of 18 residential lots &gt;=450m<sup>2</sup> (proposed lots 29 – 46) and Local Recreation Park.</p> <p>The applicant must service each stage of the development independently.</p>	In conjunction with the lodgement of the application to sign the subdivision plan.
(b)	Development must occur in accordance with the above sequence of staging unless otherwise approved in	In conjunction with the lodgement of the application to

	writing by the assessment manager.	sign the subdivision plan.
6.	<b>Rates in Arrears</b>	
	The applicant must pay any outstanding rates and other expenses as a charge against the land in accordance with the provisions of the <i>Planning Act 2016</i> .	Prior to the assessment manager signing the subdivision plan for each relevant stage.
7.	<b>Fencing</b>	
	The applicant must construct a minimum 1.8m high 'Outlook Fencing' as shown in blue on the approved plans, detailed in Part 3 of the development permit. Timber palings must face the public realm/road reserve.	Prior to the assessment manager signing the subdivision plan for each relevant stage.
8.	<b>Detailed Park Plans</b>	
(a)	<p>The applicant must submit to the assessment manager for written approval a detailed park plan for the proposed Local Recreation Park, subject to the following requirements:</p> <ul style="list-style-type: none"> <li>(i) The pedestrian pathway network is to be highly legible to users and ensure that appropriate landscape treatment and signage (including all necessary maps, naming, way-finding, disability and interpretive signage) is provided at all entry, exits and other appropriate locations along the pathway;</li> <li>(ii) Stormwater conveyance over pathways is not acceptable. Culverts, pipes or bridge structures and necessary erosion protection must be provided at locations where pathways cross a stormwater flow path;</li> <li>(iii) Where required, bollards and locking rails must be installed to restrict vehicular access to only maintenance and service vehicles. Consideration is to be given to any existing vehicle tracks and whether such tracks need deterrent treatment (or otherwise approved equivalent barriers. e.g. sandstone boulders etc);</li> <li>(iv) Turf batters must not exceed 1:6. Planting batters must not exceed 1:3;</li> <li>(v) Trees along pathways must be provided at a density to ensure maximum shade cover to pedestrians and cyclists;</li> </ul>	In conjunction with the lodgement of related application for operational works.

<ul style="list-style-type: none"><li>(vi) Trees on the northern side of playgrounds and other nodes are recommended to maximise shade provision;</li><li>(vii) All signage within public open space is to be in accordance with ICC's Parks Signage Manual. All signage within natural areas is to be in accordance with ICC's Natural Area Signage Manual;</li><li>(viii) In order to provide ease of maintenance access, all turf areas must have a minimum or unobstructed width of 3m;</li><li>(ix) Unless otherwise varied by the conditions of this approval, the applicant must ensure that the parks comply with all of the Desired Standards of Service outlined in the Planning Scheme Policy 3 - General Works, Part 3 of the <i>Ipswich Planning Scheme 2006</i>;</li><li>(x) Declared plants, environmental weeds and rubbish must be removed;</li><li>(xi) Dead trees must be removed and dangerous trees made safe within 10.0m of allotments, pathways or playgrounds;</li><li>(xii) Open areas must be grassed and left in a mowable condition;</li><li>(xiii) Grassed areas must be free of rocks, stumps, humps and hollows with a maximum gradient of 1:6;</li><li>(xiv) Disturbed areas must be revegetated using indigenous plant species;</li><li>(xv) A cleared 4.0m wide mowable fire break strip must be formed between allotments and reserves;</li><li>(xvi) All rubbish must be removed from parkland;</li><li>(xvii) Parkland must be freely and safely drained;</li><li>(xviii) No overburden or spoil shall be pushed or deposited into parkland;</li><li>(xix) Water/ power service must be provided to the park;</li></ul>	
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	<p>(xx) There must be no removal of soil or filling around trees; and</p> <p>(xxi) Powder coated aluminium tubular steel fencing must be provided to the Local Recreation Park along the full road frontage to Old Ipswich Road.</p>	
(b)	The applicant must undertake all works in accordance with the approved park plans.	Prior to the assessment manager signing the relevant subdivision plan.
(c)	Any areas within park that are disturbed as a result of civil works and which are not already detailed on the approved plans must be rehabilitated consistent with the adjacent landscaped area in the park.	Prior to the assessment manager signing the relevant subdivision plan.

9.	Market Cost for Trunk Infrastructure	
(a)	The applicant must determine and submit to Council the market cost for the nominated trunk infrastructure item (i.e. Linear Open Space land dedication) set out in Part 12 of the development permit. The market cost for the work has the same meaning as set out in the Ipswich Adopted Infrastructure Charges Resolution (AICR) and is limited to the inclusions and exclusions set out in the AICR.	Prior to the lodgement of any application for operational works for the nominated trunk infrastructure.
(b)	<p>The market cost is to be determined as follows:</p> <p>(i) the applicant is to undertake an open tender process for the work;</p> <p>(ii) the applicant is to give to the local government a notice which states the following:</p> <p>(A) an open tender process has been conducted;</p> <p>(B) the tenders received;</p> <p>(C) the applicant's preferred tenderer;</p> <p>(D) the applicant's reason for the preferred tenderer;</p> <p>(E) the terms of the construction contract for the work;</p> <p>(F) a plan for the nominated trunk infrastructure clearly showing the extent of the work for which an offset is sought; and</p> <p>(G) the applicant's calculation of the market cost for the work.</p>	Prior to the lodgement of any application for operational works for the nominated trunk infrastructure.

10.	Utility Services	
(a)	The applicant must connect the development to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication utilities.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	The applicant must provide written evidence (e.g.	Prior to the assessment manager

	<p>connection certificates) from each service provider stating either that the development has been connected to applicable utility service or has a current supply agreement.</p> <p>Where an electricity property pole has been installed, the applicant must provide certification of accordance with AS/NZS 3000 and the Queensland Electricity Connection Manual.</p>	<p>signing the relevant subdivision plan.</p>
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11.	<p>Access, Parking and Manoeuvring Areas</p> <p>Vehicle access to or from proposed Lot 35 is prohibited from Old Ipswich Road.</p>	<p>Prior to the assessment manager signing the subdivision plan and at all times thereafter.</p>
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12.	Roadworks	
(a)	<p>The applicant must construct all the internal roads and footpaths to service all proposed allotments in accordance with Council's standards for Collector Streets and Access Streets.</p>	<p>Prior to the assessment manager signing the relevant subdivision plan.</p>
(b)	<p>The applicant must construct a 2.0 m wide footpath extending from the existing footpath in Old Ipswich Road and connecting to footpath in Road 1.</p>	<p>Prior to the assessment manager signing the subdivision plan for Stage 1A.</p>
(c)	<p>The applicant must submit to the assessment manager for approval, design details for the upgrade of the intersection of Old Ipswich Road and Road 1 generally in accordance with the approved plans detailed in Part 3 of the development permit.</p>	<p>In conjunction with the lodgement of the application for operational works.</p>
(d)	<p>The applicant must construct and upgrade the intersection of Old Ipswich Road and Road 1 generally in accordance with approved drawings/design as required by Condition 12(c) above.</p>	<p>Prior to the assessment manager signing the relevant subdivision plan.</p>

13.	Park – Electrical Services and Lighting	
(a)	<p>The applicant must provide a detailed design for the electrical services and lighting generally in accordance with Part 3 of Planning Scheme Policy 3 – General works under the <i>Ipswich Planning Scheme</i> and the Ipswich City Council document “Electrical Specification For Parks &amp; Facilities”.</p> <p>Electrical infrastructure and lighting designs must be designed in accordance with <i>AS/NZS 3000 – Electrical Installations</i> and <i>Wiring Rules, AS/NZS 1158:3.1 – Lighting for Roads and Public Spaces</i> and <i>AS/NZS 4282 – Control of the obtrusive effects of outdoor lighting</i>.</p>	<p>In conjunction with lodgement with the lodgement for the Operational Works for landscaping.</p>
(b)	<p>The applicant must provide electrical services and lighting generally in accordance with the approved</p>	<p>Prior to the assessment manager signing the relevant subdivision</p>

	design as required by Condition 13(a) above.	plan.
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14.	Street Lighting	
(a)	The applicant must provide a detailed design for street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with <i>Planning Scheme Policy 3 – General Works, Part 1 of the Ipswich Planning Scheme and AS/NZS 1158 series.</i>	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must provide the street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with the approved design as required by Condition 14(a) above.	Prior to the assessment manager signing the relevant subdivision plan.

15.	Stormwater Quantity Management	
(a)	<p>The applicant must provide all necessary internal and external stormwater drainage infrastructure 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 assessment manager signing the relevant subdivision plan.
(b)	Where lots drain towards the rear, the applicant must provide a detailed design for an inter-allotment drainage system which is designed in accordance with QUDM and not less than Level III.	In conjunction with lodgement of the application for operational works.
(c)	The applicant must construct the inter-allotment drainage system for the proposed lots generally in accordance with approved design as required by Condition 15(b) above.	Prior to the assessment manager signing the relevant subdivision plan.
(d)	<p>The applicant must submit to the assessment manager for approval an amended stormwater management plan.</p> <p>The stormwater management plan must be prepared and certified by a suitably qualified RPEQ, with 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. In particular, the report must:</p>	Prior to the lodgement of the first application for operational works.

	<ul style="list-style-type: none"> <li>(i) Include details of the previously unconsidered, external catchment, to the south of <i>Ex. Catchment 1</i>, including area, flows and how these will be captured and piped through the development (i.e. appropriate pipe size and over land flow path);</li> <li>(ii) Include preliminary design details of the proposed pit and grate to capture the external catchment CA1 to Road 4;</li> <li>(iii) Include a detailed blockage sensitivity analysis of the pit and grate at the Road 4 cul-de-sac. The analysis must demonstrate that any flows within Road 4 accord with the requirements of Implementation Guideline 24 and QUDM;</li> <li>(iv) Include plans, calculation tables and long sections. The plans must include details of the structure names as detailed on the long sections;</li> <li>(v) Include details of the basin freeboard to ensure the basin does not overtop in larger storm events;</li> <li>(vi) Provide basin stage – storage curve characteristics (i.e. ensure no increase in peak flows from Q2 to Q100 storm events);</li> <li>(vii) Include basin outlet flow velocities and necessary erosion protection measures;</li> <li>(viii) Include the basin outlet pipe/s invert level;</li> <li>(ix) Include the basin spillway design level; and</li> <li>(x) Provide details of scour protection and energy dissipation based on out velocities and in accordance with QUDM.</li> </ul>	
(e)	The applicant must construct the stormwater quantity management system for the proposed development, generally in accordance with approved design as required by Condition 15(d) above.	Prior to the assessment manager signing the relevant subdivision plan.
(f)	The applicant must provide the screen or external barriers / fencing in accordance with the approved safety audit recommendations as required by Condition 20(c) Design Standards.	Prior to the assessment manager signing the relevant subdivision plan.

16.	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 <i>Ipswich Planning Scheme</i> prior to stormwater runoff discharging from the site.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	The applicant must construct stormwater infrastructure in accordance with the Stormwater Quality Management Plan required at Condition 16(c).	Prior to the assessment manager signing the relevant subdivision plan.
(c)	<p>The applicant must submit for written approval by the assessment manager, a stormwater quality management plan (SQMP), in accordance with Implementation Guideline 24 Stormwater Management of the <i>Ipswich Planning Scheme</i>, the Bioretention Technical Design Guidelines for South East Queensland, Condition 15 Stormwater Quantity Management Plan, Condition 18 – Earthworks, Condition 19 – Geotechnical / Slope Stability. The SQMP must include the following items:</p> <ul style="list-style-type: none"> <li>(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 <i>Ipswich Planning Scheme</i> prior to discharge from the site;</li> <li>(ii) Detail maximum batters of 1:4 and maintenance access having maximum grade 1:6 as per Council's Standard Drawing SD.15;</li> <li>(iii) Under-drainage layers, including both a transition layer and saturated zone;</li> <li>(iv) A sediment forebay as per the Bioretention Technical Design Guidelines for South East Queensland and Council's Standard Drawing;</li> <li>(v) Demonstrate how flows &gt;Q3month bypass the basin and will be managed to ensure downstream receiving environments are not subject to excessive erosion scour;</li> <li>(vi) Detail the duration and depth of inundation for all storm events influencing the bioretention basin and demonstrate that vegetation will not be adversely impacted through excessive inundation;</li> <li>(vii) Detail consistency in dimensions of bioretention basin details presented in the report body, drawing plans and sections, and any music modelling files prepared;</li> </ul>	Prior to the lodgement of the first application for operational works.

	<p>(viii) Detail planting in accordance with Technical Design guidelines;</p> <p>(ix) flow management and energy dissipation details demonstrating that flows can be suitably managed to prevent erosion scour within the recreation zone and Six Mile Creek receiving environment, consistent with Condition 25 – Geomorphic Assessment;</p> <p>(x) 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>(xi) Details of the ongoing maintenance activities required for the entire stormwater treatment system.</p>	
(d)	The applicant must submit operational works drawings showing the final locations and cross sections of stormwater infrastructure in accordance with the SQMP once approved 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 application for operational works.

17.	Flooding	
(a)	The applicant must complete all development works in accordance with Council's Planning Scheme; Part 11- 'Overlays' Division-4, Section 11.4.7 Division-4 - 1(c) in relation to construction of the proposed development.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	All the building pad levels must be at a level of 500mm or higher above the Adopted Flood Regulation Line level of 20.1m AHD.	Prior to the assessment manager signing the relevant subdivision plan.
(c)	The applicant must construct the proposed development generally in accordance with the approved flood report, as detailed in Part 3 of the development permit.	Prior to the assessment manager signing the relevant subdivision plan.

18.	Earthworks	
(a)	The applicant must design and construct all the 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.
(b)	Unless otherwise approved by the assessment manager, the applicant must ensure that retaining walls are designed as follows:	Prior to the assessment manager signing the relevant subdivision plan.
	(i) With a maximum height of 3m;	

	<p>(ii) Where the height of the wall exceeds 1.5m, the wall must be tiered with a minimum 1m wide horizontal bench;</p> <p>(iii) Walls facing public realm or road must be concrete sleeper retaining walls with full depth colour treatment;</p> <p>(iv) Walls must be designed to consider the ability for them to be maintained in perpetuity, including any landscaped element incorporated into the wall.</p>	
(c)	The applicant must implement all dispersive soil management devices generally in accordance with recommendation of the approved DSMP report as required by Condition 20(d) Design Standards.	From the commencement of work until completion.

19.	Geotechnical/Slope Stability	
(a)	The applicant must submit a design for all development and municipal works including roadworks, drainage infrastructure, earthworks and retaining walls, which complies with the recommendations and comments of the approved geotechnical/slope stability reports as detailed in Part 3 of this development permit.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must construct the development municipal works generally in accordance with the approved geotechnical/slope stability report as required by Condition 19(a) above.	Prior to the assessment manager signing the relevant subdivision plan.

20.	Design Standards	
(a)	The applicant must design all the municipal works in accordance with Planning Scheme Policy 3 – General Works and Implementation Guidelines 24 and 28 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the application for operational works.
(b)	<p>The applicant must submit to the assessment manager a design for all municipal works including roadworks, drainage infrastructure, retaining walls and structures, which complies with the recommendations of the approved mining reports, as detailed in Part 3 of this development permit.</p> <p>The design must clearly indicate the location of Site 6 and Site 11 and demonstrate how the recommendations of the Douglas Partners report for the lots impacted by Site 6 and Site 11 have been complied with.</p>	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	In conjunction with the lodgement of the application for

	(inlet and outlet structures, basin etc.) and earth retaining structures. The safety audit must be certified by a RPEQ, provide recommendations on the need for safety fencing and outlet screens and be prepared in accordance with AS/NZS ISO 31000:2009 'Risk Management – Principles and Guidelines' and QUDM.	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.

21.	Design Certifications	
(a)	The applicant must submit to the assessment manager RPEQ (structural) certification stating that all proposed infrastructure has been designed in accordance with the recommendations of the approved mining reports, as detailed in Part 3 of this development permit.	In conjunction with the lodgement of the application for operational works.
(b)	The applicant must submit to the assessment manager RPEQ (structural) certification stating that all cut/fill batters and retaining structures associated with proposed earthworks, access roads and building pads have been designed in accordance with the recommendations of the approved geotechnical/soil stability reports, as detailed in Part 3 of this development permit.	In conjunction with the lodgement of the application for operational works.
(c)	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 the lodgement of the application for operational works.
(d)	The applicant must submit to the assessment manager RPEQ certification stating that all proposed works have been designed in accordance with the recommendations of the approved flooding report, as detailed in Part 3 of this development permit.	In conjunction with the lodgement of the application for operational works.

22.	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.

23.	Road Dedication and Easements	
(a)	The applicant must grant, free of cost or compensation payable by Council, land for road purposes, in order to facilitate the Old Ipswich Road/Road 1 intersection.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	The applicant must grant, free of cost to or compensation payable by Council, minimum 4.0m wide easements located centrally over 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 assessment manager signing the relevant subdivision plan.
(c)	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 below Adopted Flood Regulation Line.	Prior to the assessment manager signing the subdivision plan for Stage 1.

24.	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 assessment manager signing the subdivision plan.
(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 assessment manager signing the subdivision plan.
(c)	The applicant must reinstate all disturbed verge and open space areas with turf (including provision of topsoil to minimum depth of 50mm).	During the construction of the development and prior to the assessment manager signing the subdivision plan.

25.	Geomorphic Assessment	
(a)	The applicant must submit to the assessment manager for approval, a Geomorphological Assessment, undertaken by a suitably qualified geomorphic and hydrobiological specialist. The assessment must:  (i) Investigate the features and structure of the Six Mile Creek receiving environment (within proximity of the proposed stormwater discharge and downstream instability points), including existing or potential future instability features such as erosion, head cuts or areas having risk of erosion or bank failure following flood/ storm events;	Prior to the lodgement of the first application for operational works.

	<p>(ii) specify outlet velocities, including recommendations as to appropriate setbacks from the top of bank of the waterways for the purposes of slope stability and geomorphic change, which will protect the bed and banks and integrity of the aquatic environment;</p> <p>(iii) inform an appropriate design of energy dissipation works to be undertaken within the development site prior to discharge;</p> <p>(iv) identify mitigation measures to ensure the protection of the integrity and values of the Six Mile Creek waterway corridor; and</p> <p>(v) Designs for any remedial measures within proximity to the riparian corridor should minimise hardening and ensure planted vegetative outcomes are achieved.</p>	
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26.	Vegetation Retention	
(a)	The applicant must retain native vegetation within proposed Lot 1 in Stage 1 (Recreation Zone), as depicted on the approved plans listed in Part 3 of this development permit.	From the commencement of onsite works and at all times thereafter.
(b)	The applicant must maximise the retention of mature koala habitat trees located within the local recreation park and protect against the impacts of construction.	From the commencement of onsite works and at all times thereafter.
(c)	Unless otherwise approved in writing by the assessment manager, the applicant must not undertake any development, including building and earthworks, within proposed Lot 1, Stage 1.	From the commencement of onsite works and at all times thereafter.

27.	Nil Net Loss	
(a)	<p>(i) The applicant must pay a monetary contribution to the assessment manager to ensure a nil net loss of mature native vegetation in accordance with Section 7 of Implementation Guideline 19 Vegetation Retention of the <i>Ipswich Planning Scheme</i>. The monetary contribution must be paid in accordance with section 6.4.1 of Council's Fees and Charges applicable at the date when payment is made.</p> <p><i>Or</i></p> <p>(ii) The applicant must undertake tree planting at a rate of one (1) new advanced tree planting per existing mature tree, or at a rate of 1000 tube stock per hectare of cleared area in accordance with section 7 of Implementation Guideline 19 Vegetation Retention of the <i>Ipswich Planning</i></p>	Prior to the assessment manager signing the subdivision plan for the relevant stage.

	<i>Scheme.</i>	
(b)	<p>Should the applicant choose to comply with (a)(ii) above, the applicant must:</p> <p>(i) identify the number of trees required to be planted in accordance with Condition 27(a), above;</p> <p>(ii) detail the tree species to be planted, consistent with the requirements of Condition 28(a); and</p> <p>(iii) identify the proposed location of planting within the Bushland Management Plan required by Condition 28(b).</p>	In conjunction with the lodgement of the first application for operational works associated with this approval.
28.	Rehabilitation – Six Mile Creek Open Space	
(a)	<p>The applicant must rehabilitate the area denoted as “Land Dedication” (Linear Open Space) on the approved plans listed in Part 3 of this development permit to a natural bushland setting, consistent with the Regional Ecosystem communities identified within the <i>Detailed Ecological Assessment</i> (prepared by S5 Environmental and dated 22 November 2022):</p> <ul style="list-style-type: none"> <li>- Re 12.3.3 for the riparian corridor immediately adjoining Six Mile Creek.</li> <li>- RE 12.3.7 adjacent to the riparian corridor.</li> </ul>	Prior to the assessment manager signing the subdivision plan for Stage 1.
(b)	The applicant must submit to the assessment manager for written approval a Bushland Management Plan (BMP) in accordance with section 3.1.1A(4) of Planning Scheme Policy 3 of the <i>Ipswich Planning Scheme</i> demonstrating achievement of (a) above.	In conjunction with the lodgement of the first application for operational works.
(c)	<p>The BMP required by (b) must include but is not limited to the following:</p> <p>(i) Weed management, regeneration, planting, soil improvement and mulching works;</p> <p>(ii) Planned maintenance for the aspects referenced at (i) during establishment and maintenance phases of the works;</p> <p>(iii) Reuse of rocks, logs and habitat features from cleared areas;</p> <p>(iv) Consistency with the requirements of any endorsed Bushfire Management Plan, <i>Environmental Protection and Biodiversity Conservation Act 1999 (EPBC)</i> approval, Geomorphic Assessment Recommendations</p>	In conjunction with the lodgement of the first application for operational works.

	<p>required by Condition 25;</p> <p>(v) Rehabilitation and stabilisation works for any degraded or disturbed;</p> <p>(vi) Detailed plans and cross sections showing riparian areas and the entire linear open space corridor to be stabilised and rehabilitated;</p> <p>(vii) A list of environmental and declared weeds, with a staged plan of removal, including weed mapping to show locations, species and density of weed infestation. Weed infestations providing temporary native fauna habitat should be recognised. The weed removal plan should incorporate a mosaic pattern of work areas to minimise erosion risk;</p> <p>(viii) Actions that have achievable and measurable targets (eg. the current percentage cover and proposed percentage weed cover, erosion sites stabilised, survival rates of revegetation etc) and timeframes to allow tracking of targets. An adaptive management approach must be outlined within the BMP enabling information gathered during inspections to be fed back into the BMP and tailor the plan accordingly;</p> <p>(ix) Milestones detailing the proposed timing and delivery of the works, including how these works relate to the staging of the civil works, consistent with the approved staging; and</p> <p>(x) Evidence demonstrating that the open space area is free from contamination.</p>	
(d)	The applicant must complete the rehabilitation works in accordance with condition 28 (a) –(c).	Prior to the assessment manager signing the subdivision plan for Stage 1.

29.	Rehabilitation – Balance Lot (Retained in private)	
(a)	The applicant must undertake weed removal and stabilisation works within the proposed Lot 1 (Stage 1) as shown on the approved plans listed in Part 3 of this development permit to ensure that the lot does not contribute ongoing sediment and weed dispersal into the adjoining Six Mile Creek environment.	Prior to the assessment manager signing the subdivision plan for Stage 1.
(b)	The applicant must maintain the weed management and stabilisation works required by (a) above.	At all times until the Six Mile Creek Linear Open Space Lot is accepted off maintenance.
(c)	The applicant must submit to the assessment manager	In conjunction with the

	for written approval a Bushland Management Plan (BMP) in accordance with section 3.1.1A(4) of Planning Scheme Policy 3 of the <i>Ipswich Planning Scheme</i> demonstrating achievement of (a) above.	lodgement of the first application for operational works.
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30.	Vegetation Assessment Plan	
(a)	The applicant must submit to the assessment manager for approval a Vegetation Assessment Plan (VAP) in accordance with section 1.6(A) of the Ipswich Planning Scheme Policy 2 – Information Local Government May Request. The VAP must comply with vegetation retention required by Condition 26 of this development permit and detail the following for all areas located within the local recreation park and an area within 10m of the boundary of proposed Lot 1 – Stage 1 (located within the REC zone): <ul style="list-style-type: none"> <li>(i) An appropriately scaled plan that identifies all native trees including species, diameter at breast height (dbh), habitat, health and individual Tree Protection Zones (TPZ) as per <i>AS4970-2009 Protection of trees on development sites</i>; and</li> <li>(ii) Identify areas that will require temporary and permanent exclusion and protection fencing.</li> </ul>	In conjunction with the lodgement of the first application for operational works.
(b)	The plan required at (a) must have the development plan layout overlaid and detail civil infrastructure (including services), earthworks extents and clearly identify trees and native vegetation required to be retained by Condition 26 are protected from the impacts of works.	In conjunction with the lodgement of the first application for operational works.

31.	Acoustic Management	
(a)	The applicant must submit for written approval by the assessment manager, an amended Noise Impact Assessment (NIA), generally in accordance with the <i>Environmental Noise Impact Assessment</i> (prepared by CRG Acoustics and dated 17 November 2022), incorporating the lot layout and Lot numbers detailed on the approved plans listed at Part 3 of this development permit.  The amended report must identify the lots affected by noise constraints, and the indicative level and type of mitigation recommended to achieve the Acoustic Quality Objectives specified in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2019</i> , must be detailed.	Prior to the lodgement of the first application for operational works
(b)	The applicant must register a covenant with the Titles Office of the Department of Resources over the	Prior to the assessment manager signing the relevant subdivision

residential lots that details the requirement to incorporate relevant noise reduction design features into future building design, generally in accordance with the amended Noise Impact Assessment Required by Condition 31(a), above.	plan.
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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.	Future Dwelling Unit
	Any future dwelling unit on the proposed lots will require a development permit for a material change of use for a Single Residential in accordance with the requirements of the <i>Ipswich Planning Scheme</i> .
2.	Mining
	The land to which this approval relates may have been worked by underground coal mining operations. 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.
3.	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 <a href="http://www.daf.qld.gov.au/fireants">www.daf.qld.gov.au/fireants</a> .
(c)	The land over which you have made a development application is within a 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.
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 245 of the Sustainable Planning Act 2009
	Pursuant to Section 245 of the Sustainable Planning Act 2009, 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.	Indigenous Cultural Heritage
	<p>The Applicant is advised to ensure that any development obligations pursuant to the provisions of the Aboriginal Cultural Heritage Act 2003, the <i>Planning Act 2016 and the Planning Regulation 2017</i> are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.</p> <p>For more information, the applicant may seek information from the relevant Registered Aboriginal Cultural Heritage Body for the Ipswich Region the cultural heritage database or seek the advice of the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs.</p>
7.	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)	QUDM – The latest edition of the <i>Urban Drainage Manual</i>
(c)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR
(d)	UU - Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>
(e)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by RPEQ.
(f)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.
(g)	PSP 3 – Council Planning Scheme Policy 3
(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)	DSDIP – Department of State Development, Infrastructure and Planning
(l)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(m)	AHD - Australian Height Datum (m)
(n)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(o)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.
8.	Bonds
	Any bonding sought to be approved in relation to development will be considered in accordance with <i>Planning Scheme Policy 3</i> of the Ipswich Planning Scheme.

	<p>The Bond and conditions of security payment can be found online at <a href="http://www.ipswichplanning.com.au/development-planning/development-planning-information">http://www.ipswichplanning.com.au/development-planning/development-planning-information</a>. Council's preference is for bonds to be submitted by way of a Bank Guarantee.</p>
9.	<p><b>Operational Works Submission</b></p> <p>The applicant must submit to the assessment manager all engineering drawings in accordance with the requirements of <i>Ipswich Planning Scheme Policy 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>
10.	<p><b>Road Corridor Permit</b></p> <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>. Please contact the Department of Transport and Main Roads Metropolitan office for further information via email: <a href="mailto:Metropolitan_Corridor_Management@tmr.qld.gov.au">Metropolitan_Corridor_Management@tmr.qld.gov.au</a> or telephone (07) 3066 6759.</p>
11.	<p><b>Road Permit Application</b></p> <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: <a href="mailto:council@ipswich.qld.gov.au">council@ipswich.qld.gov.au</a> or telephone (07) 3810 6666.</p>
12.	<p><b>Engineering Analysis</b></p> <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>
13.	<p><b>Report Assessment</b></p> <p>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.</p>
14.	<p><b>Contaminated Land</b></p> <p>The applicant must ensure all land to be dedicated to Council is not listed on either the Contaminated Land Register or the Environmental Management Register prior to dedication. In this regard the applicant must be responsible for all works associated with</p>

	the removal of any land to be dedicated to Council from these registers. The applicant must provide details to Council demonstrating that the requirements of this condition have been met in conjunction with the lodgement of the application to sign the plan of subdivision.
15.	<b>Koala Protection</b> The Commonwealth has listed the Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) as 'endangered' under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act), accordingly Koalas in Queensland are protected under national environment law. Refer to the Australian Government – Department of Climate Change, Energy, Environment and Water (or contemporary agency name) ( <a href="mailto:epbc.referrals@dcceew.gov.au">epbc.referrals@dcceew.gov.au</a> or phone: 1800 423 135) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.
16.	<b>Swift Parrot Protection</b> The Commonwealth has listed the Swift Parrot as 'critically endangered' under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act), accordingly Swift Parrots in Queensland are protected under national environment law. Refer to the Australian Government – Department of Climate Change, Energy, Environment and Water (or contemporary agency name) ( <a href="mailto:epbc.referrals@dcceew.gov.au">epbc.referrals@dcceew.gov.au</a> or phone: 1800 423 135) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.
17.	<b>Cooneana Olive (<i>Notelaea ipsviciensis</i>) and Lloyd's Olive (<i>Notelaea lloyii</i>)</b> The Commonwealth has listed the Cooneana Olive ( <i>Notelaea ipsviciensis</i> ) as critically endangered and Lloyd's Olive ( <i>Notelaea lloyii</i> ) as a vulnerable under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act). Refer to the Australian Government – Department of Climate Change, Energy, Environment and Water (or contemporary agency name) ( <a href="mailto:epbc.referrals@dcceew.gov.au">epbc.referrals@dcceew.gov.au</a> or phone: 1800 423 135) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.
18.	<b>Matters of State Environmental Significance - <i>Nature Conservation Act 1992</i></b> The applicant is advised that clearing of native vegetation may be subject to the <i>Nature Conservation Act 1992</i> in relation to flora (Protected Plants) and fauna. In the event native fauna is present in the vegetation proposed to be cleared (including non-native vegetation) a spotter catcher may be required to remove and/or relocate the native fauna (i.e. Koalas, possums, glossy black cockatoos, bats etc.). Further information can be located on the Department of Environment and Science website in relation to wildlife permits: <a href="http://www.qld.gov.au/environment/plants-animals/wildlife-permits/">www.qld.gov.au/environment/plants-animals/wildlife-permits/</a> and protected plants: <a href="http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php">www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php</a> .