

Brisbane CBD

Redbank Plaza

Collingwood Park  
State School

Woodlinks  
Estate

Woolworths

OUTLINE INDICATIVE ONLY

COLLINGWOOD DRIVE,  
COLLINGWOOD PARK QLD 4301

# INFORMATION MEMORANDUM

PREPARED BY RAY WHITE SPECIAL PROJECTS QLD  
JANUARY 2019



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# THE OPPORTUNITY

Ray White Special Projects (Queensland) are pleased to offer for sale by Public Auction, a 27.154 hectare\* residential development site situated in Collingwood Drive, Collingwood Park Qld 4301.

Highlights include:

- Total Land Area: 27.154\* hectares across three separate titles
- Located 30 km\* west of the Brisbane CBD and 10km\* from Springfield Central including Orion Shopping Centre and Springfield Central Railway Station
- Designated Residential Low Density (Sub Area 2) under the Ipswich City Council Planning Scheme
- Lapsed Development Approval for 238 residential allotments, child care and a, 2,603m<sup>2</sup>\* Townhouse site
- Directly opposite Woolworths Shopping Centre
- Surrounded by existing and future residential development including the adjoining Woodlinks Estate to the south
- Close proximity to both Woodlinks State School and Collingwood Park State School
- One of the last remaining development opportunities in this precinct

As the exclusive marketing agents we encourage your strong consideration of this outstanding asset and look forward to assisting with your enquiries.



**Tony Williams**  
Ray White Special Projects (QLD)  
M 0411 822 544  
E tony.williams@raywhite.com



**Mark Creevey**  
Ray White Special Projects (QLD)  
M 0408 992 222  
E mark.creevey@raywhite.com

\*Approximately

^ Important: Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.

# SALES SUMMARY

**Address** Collingwood Drive, Collingwood Park QLD 4301

The property is for sale by Public Auction to be held at Level 26, ONE ONE ONE, 111 Eagle Street, Brisbane Qld on Friday 15 March 2019 at 10.30am.

The property is offered for sale on terms including a 10% deposit payable on the fall of the hammer with a 90 day settlement and otherwise on terms satisfactory to the Seller.

Please note:

Any intending bidder is required to:

**Sale Details**

- Execute the Bidder Registration Form and provide to the agents prior to the Auction (refer Annexure C).
- Contracts are available from:  
c/- Tony Williams and Mark Creevey  
Ray White Special Projects (QLD)  
Level 26, One One One Eagle Street  
111 Eagle Street, Brisbane Qld 4000
- The sale of this property is on the basis of a GST exclusive transaction

**Auction Date** Friday 15 March 2019 at 10.30am

**Auction Venue** In rooms of Ray White  
Level 26 One One One Eagle Street  
111 Eagle Street  
Brisbane QLD 4000

**Inspections** Inspections must only be carried out when accompanied by the appointed agents.

<b>Marketing Agents</b>	Tony Williams	Mark Creevey
	Ray White Special Projects (Qld)	Ray White Special Projects (Qld)
	M: 0411 822 544	M: 0408 992 222
	E: tony.williams@raywhite.com	E: mark.creevey@raywhite.com

# PROPERTY OVERVIEW

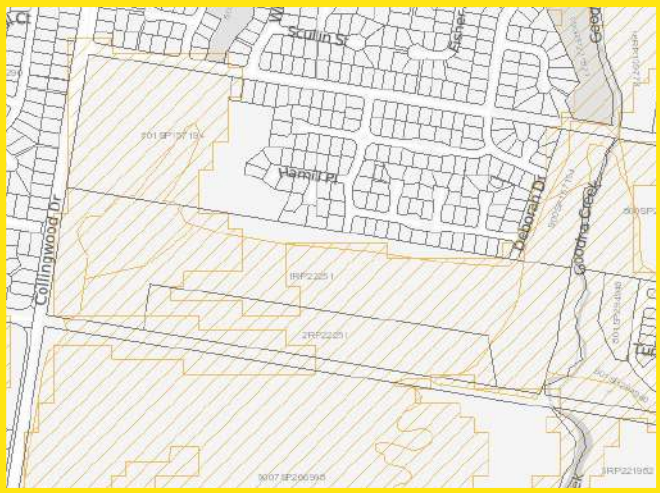
<b>Property Address</b>	<b>Collingwood Drive, Collingwood Park QLD 4301</b>
<b>Real Property Description</b>	Lot 801 on SP157194, Lots 1 & 2 on RP22251
<b>Title Reference</b>	50478237, 11990092 & 11990093
<b>Local Council</b>	Ipswich City Council
<b>Total Land Area</b>	27.154* hectares
<b>Town Planning</b>	The site is zoned RL02 - Residential Low Density (Sub Area 2)
<b>Site Description</b>	<p>The site comprises the amalgamation of three adjoining allotments, forming an irregular shaped development parcel. The site slopes moderately to steeply in part, and overall provides a suitable topography for future redevelopment. It is predominantly vegetated throughout, noting there was a previous Development Approval permitting clearing.</p>
<b>Development Approval Overview</b>	<p>The subject land parcels previously carried a Development Approval for a 238 lot residential subdivision, over multiple stages. The Approval included 20 duplex lots, in addition to a 2,928sqm* proposed childcare lot.</p>
<b>Roads and Access</b>	<p>The northern Lot 801 is provided with dual street frontage to both Goss Drive to the northern alignment and Collingwood Drive to the west. The Southern Lot 1 is provided with frontage to Collingwood Drive to the western alignment. It also benefits from stub road frontage to two local streets to the completed development to the north.</p> <p>Upon completion of Eagle Street to the south, the site will have direct frontage to three roadways, in addition to stub road frontages to both Jo Ann Miller Drive and Deborah Drive.</p>

\*Approximately

# PROPERTY OVERVIEW

## KEY OVERLAYS

Key State Government Vegetation Mapping overlays are outlined below:



MSES - Wildlife habitat



MSES - Regulated vegetation (category B)



MSES - Regulated vegetation (essential habitat)

# PROPERTY OVERVIEW

Koala Habitat State Planning Policy Mapping - DERM



# TOWN PLANNING

The property is zoned “RL02 - Residential Low Density (Sub Area 2)” under the current Town Planning Scheme for the Ipswich City Council.

Uses within the Residential “Low Density Zone” provide a mix of low to medium density housing types and allotment sizes in response to community housing needs. Dual Occupancy within the Low Density Zone is Code Assessable, where the lot is 800m<sup>2</sup>\* or more in area.



 Residential Low Density - RL

\*Approximately



# LAPSED DEVELOPMENT APPROVAL

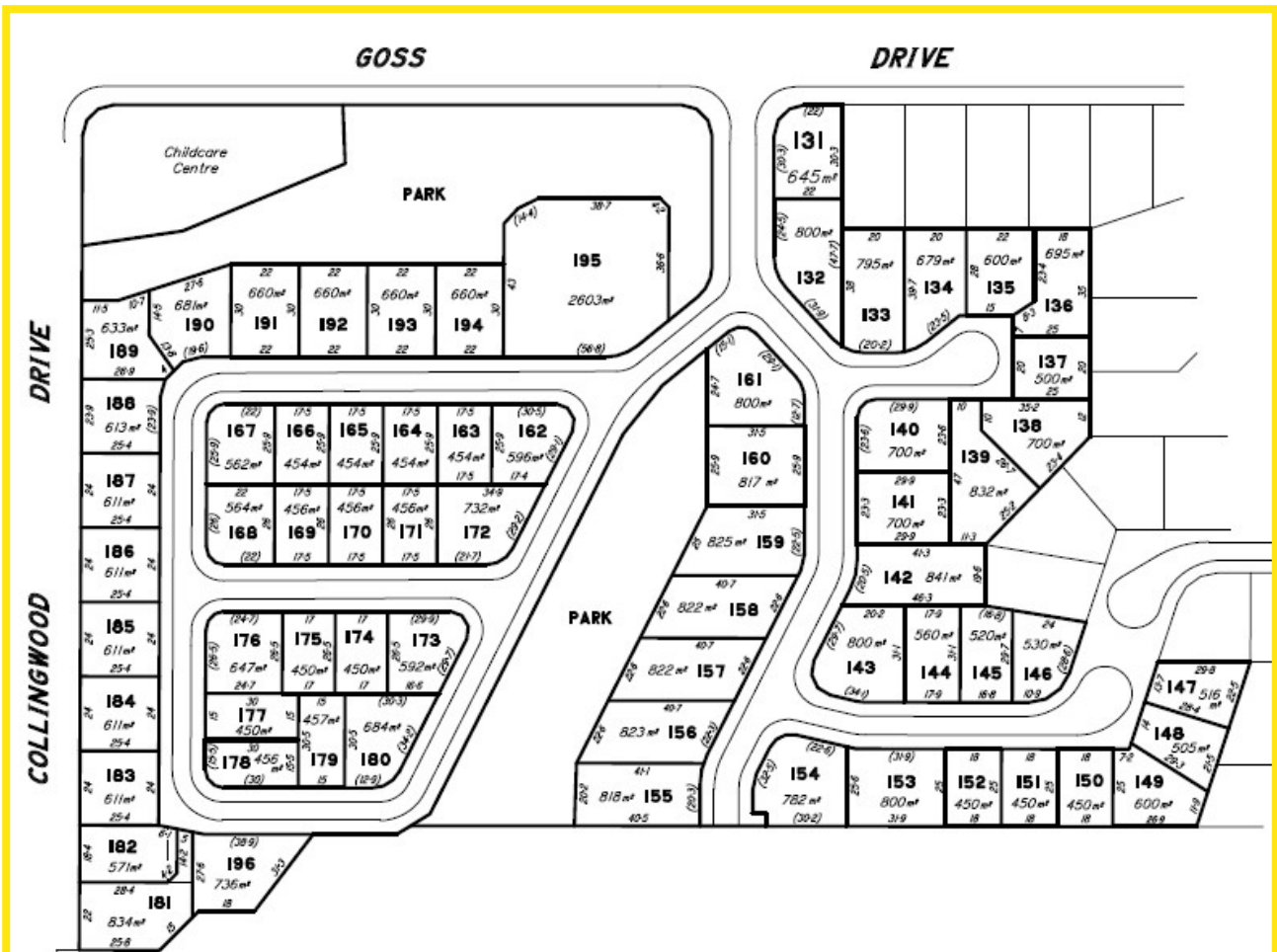
The subject 27.154 hectare site was previously approved for a 238 lot residential subdivision development. Recently completed residential estates border the subject site to the northern and eastern boundaries. The Development Approval for the subject parcel has since lapsed.

The Approval is broken down as follows over the three subject lots to the north and south.

## LOT 801 ON SP157194

Lot 801 was previously approved for a 67 lot residential subdivision development, which can be broken up as follows:

- Stage 6 – 31 lots varying in size from 450m<sup>2</sup> to 841m<sup>2</sup>
- Stage 7 – 2,928m<sup>2</sup> Child Care Site
- Stage 8 – 35 lots comprising:
  - 24 standard lots
  - 10 duplex lots
  - 2,603m<sup>2</sup> unit site (8 units)



# LAPSED DEVELOPMENT APPROVAL

LOTS 1-2 ON RP 22251

The property previously carried a Development Approval for a 171 lot residential subdivision over 4 stages, being Stages 9-12.

The proposed allotments range in size from 467m<sup>2</sup>\* to 1,273 m<sup>2</sup>\*. It included:

- a retained parkland area to the far eastern portion of the parcel,
- a drainage reserve to the north west
- 10 dual occupancy lots and 14 hillside homes ranging in size between 802m<sup>2</sup>\* and 1,273m<sup>2</sup>\*.



# LOCATION OVERVIEW

## COLLINGWOOD PARK PROFILE

Collingwood Park is an established residential locality, in a strategic position, situated 12 kilometres\* east of the Ipswich central business district and less than 10 kilometres\* west of Springfield Lakes Masterplanned Community.

The site offers access to arterial roads providing connectivity to Ipswich and Brisbane including the Ipswich Motorway, Brisbane Road, Redbank Plains Road and the Centenary Highway. The Woodlinks State Primary School is immediately adjacent to the site. Additionally Collingwood Park Primary School and the Collingwood Park Pre School are located to the north.

Directly adjacent the subject parcel is Woolworths Collingwood Park, which includes a supporting BWS, local restaurants, pharmacy and medical centre.

The area is well serviced by a wide range of public and private infrastructure including:

- Redbank Plaza including a Cineplex, Coles, Mcdonalds and Big W
- Redbank Plains Central commercial/retail precinct, including Woolworths, Coles, Aldi and Target
- Redbank and Dinmore Train Station
- Collingwood Park Train Station, Riverview Primary School, Woodlinks State School, Kruger State School, Redbank Plains State School and Redbank Plains High School all in close proximity
- Kruger State School, Redbank Plains State School and Redbank Plains High School all in close proximity
- St Andrew's Ipswich Private Hospital
- Ipswich hospital
- Proposed passenger rail line extension (Keidges road station)

The subject is also situated in close proximity to Greater Springfield, a 1,200Ha\* master planned community which features:

- More than 10 childcare facilities
- 11 primary and secondary schools
- Proximity to University of Southern Queensland Springfield Campus
- Springfield Lake Village
- Orion Springfield Central
- Cafes and restaurants
- Event cinemas
- 120ha\* dedicated to open space
- Established business and medical services
- Mater Private Hospital Springfield
- Springfield and Springfield Central Railway Station
- Brookwater Golf Course and Country Club

(Source: Google)

\*Approximately

# LOCATION OVERVIEW

## IPSWICH PROFILE

Over the next two decades it is anticipated Ipswich City will be:

- one of Australia's major job creation zones
- the highest population growth City in Australia
- and one of the most exciting urban economic growth zones in the country.

Ipswich City is a City of Centres with 20 employment and population growth centres it is projected that growth to 2031 will bring an additional 292,000\* people to the city, requiring an additional 120,000\* jobs. The City has the ultimate capacity to provide 335,000\* jobs.

Manufacturing is the lead driver in the City's economy and it is projected that this sector will grow significantly in the future.

Key manufacturing sectors in the City include:

- Aerospace and Defence base support
- Rail
- Food processing
- Advanced and high technology manufacturing
- Automotive and support businesses (motorsports)
- Building products
- A diverse range of light industry and specialist manufacturing capabilities

The City will also focus on employment and investment in:

- Knowledge industries – information and communication technology (ICT), business services, clean technologies, and technical and engineering services (supporting the Surat basin)
- Sustainable industries
- Education
- Health and human services
- Rural industries
- Retail and hospitality

*(Source: City of Ipswich / Economic Development Plan 2009 - 2031)*

\*Approximately



# LOCATION OVERVIEW

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## Population

Ipswich City has an estimated population of 196,179\*, and it is anticipated that the Ipswich area will be the fastest growing city in Queensland over the next 20 years.

More specifically by 2036 the region's population is projected to more than double to 484,716\* people. This reflects an annual growth rate of 2.97%, which is significantly above Queensland's projected growth of 1.4% pa.

(Source: Queensland Statisticians office)



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## Labour Force

Ipswich is a diverse and dynamic city with its population enjoying a wide variety of employment opportunities. The largest employment industries comprise Manufacturing (14.4%), Retail Trade (10.7%) and Health Care and social Assistance (12.1%). In addition the most popular occupations for Ipswich residents comprise Technicians & Trade Workers (16.2%), Clerical & Administrative Workers (15.6%) and Professionals (13.6%).

(Source: Queensland Statisticians office)



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## Economy

Over the last 10 years, Ipswich's economy has increased by 31.84% or 3.18% pa, with the City's Gross Regional Product reaching \$7.89 Billion as at June 2015. In addition the City's economy provides its residents with 66,663\* jobs, and 7,946\* local businesses.

(Source: Queensland Statisticians office)



# EMPLOYMENT GENERATORS

Collingwood Park is situated in close proximity to one of the largest employment and industry growth areas in Australia, and is strategically positioned for access to the following major employment generators:

## Ipswich CBD

The Ipswich CBD is a major business and commercial centre for the greater Ipswich district, and is currently undergoing a significant \$1 billion revitalisation program. Stage 1 of the program known as Icon commenced in 2011, and has now been completed with future stages of the project to deliver additional commercial towers, residential towers, a 60,000m<sup>2</sup> regional shopping centre, community amenities

(Source: City of Ipswich)



## Springfield

Greater Springfield is one of Australia's fastest growing regions with the population expected to grow from the current level of 32,000\* to over 100,000\* by 2030. Greater Springfield boasts two railway stations; a designated health precinct with hospital; a broad range of education facilities from primary through to tertiary; a growing commercial and business park presence and an expansive choice of retail and leisure options. Furthermore Springfield's CBD is already home to General Electric's state headquarters, and on completion the CBD will span a total area of 390ha\*, and will provide an employment base of 52,000\* workers.

(Source: Springfield Land Corporation)



## Swanbank Enterprise Park

The Swanbank Enterprise Park occupies over 492ha\* of prime industrial land in Brisbane's western corridor, and has received high levels of support from both state and federal governments. The Park has a total value of \$570.7 million, and accommodates heavy, general and light industry as well as mixed industry and business area users. A key tenant of the park is the \$75 million Holcim manufacturing plant which opened in 2013.

(Source: Avid Property Group)



# EMPLOYMENT GENERATORS

## Citiswich

Citiswich is a premium industrial estate located in the logistics hub of Brisbane's south-western corridor. The 350ha estate is one of Queensland's largest industrial developments, and provides affordable, well connected industrial land which caters for a wide range of industries including logistics, manufacturing, warehousing and distribution, construction and wholesale retail companies. It has recently been announced that retail giant Costco secured a site within the Citiswich Estate to locate its second Queensland store.

(Source: Walker Corporation)



## Amberley RAAF Base

The Amberley RAAF Base is located approximately 45 kilometres south west of Brisbane on the outskirts of Brisbane and is the Royal Australian Air Force's largest military base. The Amberley air base employs over 5,000 people, and is currently undergoing a \$1 billion expansion which will be completed over the next 4 years. Furthermore by the end of 2016 a workforce of 1,500 contract staff will be working on projects to accommodate and provide services for the rapid expansion of air power capability at the base.

(Source: QT News - Royal Australian Airforce)



## Ripley Town Centre

As Ripley Valley continues to grow and reaches its estimated population of 120,000 over the coming years. The town centre is anticipated to deliver a high level of convenience, culture and connectedness offering retail, dining, healthcare and education, commercial, speciality services, entertainment, a water-play destination, and a proposed state-of-the-art transit centre. The large-scale project will create in excess of 20,000 new jobs for the local area. Coles is due to open early 2018.

(Source: <http://eccoripley.com.au/town-centre/>)



## Town Square Redbank Plains

Town Square Redbank Plains is a contemporary shopping centre, home to a wide range of local and national retailers.

Set apart by an environmentally-integrated design and 5 distinct retailer precincts, the unique retail location offers a seamless variety of contemporary lifestyle services including free in-centre Wi-Fi, public art installations and more.

Town Square Redbank Plains is conveniently located 12 km from Ipswich CBD and offers a variety of unique retailers, including Coles, Woolworths, ALDI, Target, Australia Post and Ipswich's first Daiso.

(Source: <http://www.powearchitects.com/portfolio/redbank-plains-shopping-centre/>)



# EMPLOYMENT GENERATORS

## ADF/RHEINMETALL

German contractor Rheinmetall has won a \$5 billion contract to build more than 200 light armoured vehicles for the Australian defence forces at its new facility in Ipswich, west of Brisbane.

The new project is predicted to create more than 330 permanent jobs from the outset and up to 1,450 jobs over the 30-year life of the vehicles.

Ipswich is already home to RAAF Base Amberley, Australia's largest air base, and one Wacol industry, Volvo, produced 3000 trucks to a range of clients including the army in 2017.

Rheinmetall will supply its Boxer CRV vehicle to replace the Australian army's ageing light armoured vehicle fleet.

The CRVs will be used by the defence force for a range of missions, including enforcing regional stability and peacekeeping to high-threat operations.

Under the company's offering to the Commonwealth, Rheinmetall will build a majority of the vehicles in Queensland. The first 25 vehicles will be built in Germany in a move Rheinmetall says will support the transfer of technology. Australians will be embedded into teams in Germany to learn the necessary skills before transferring back to Australia for the build of the remaining 200 CRVs.

While the first 25 vehicles are being built overseas, Rheinmetall will establish its manufacturing hub, the Military Vehicle Centre of Excellence (MILVEHCOE) in Brisbane.



*PHOTO: More than 200 Rheinmetall Boxer CRV's will be built in Queensland. (Department of Defence)*

Sources:

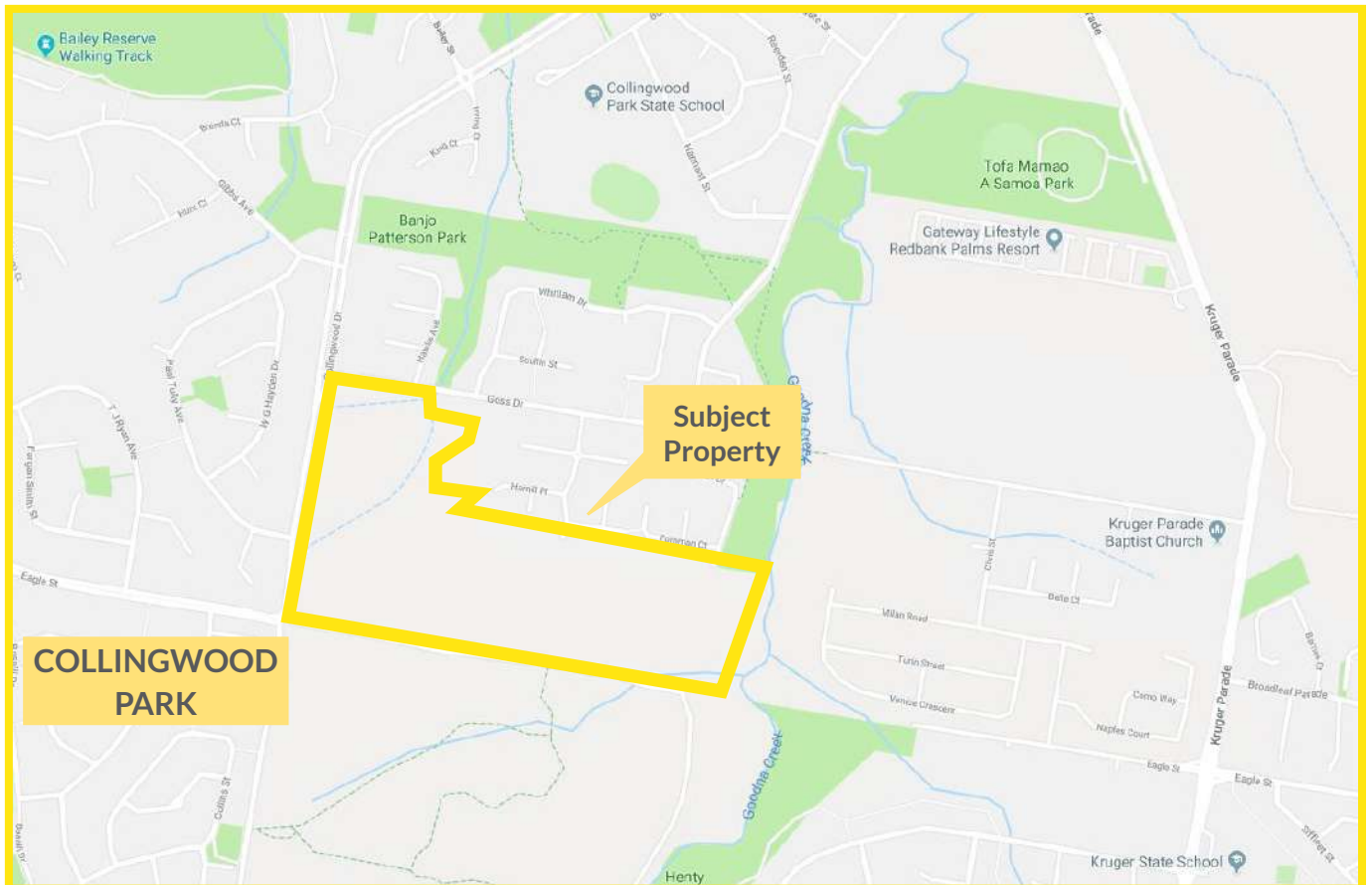
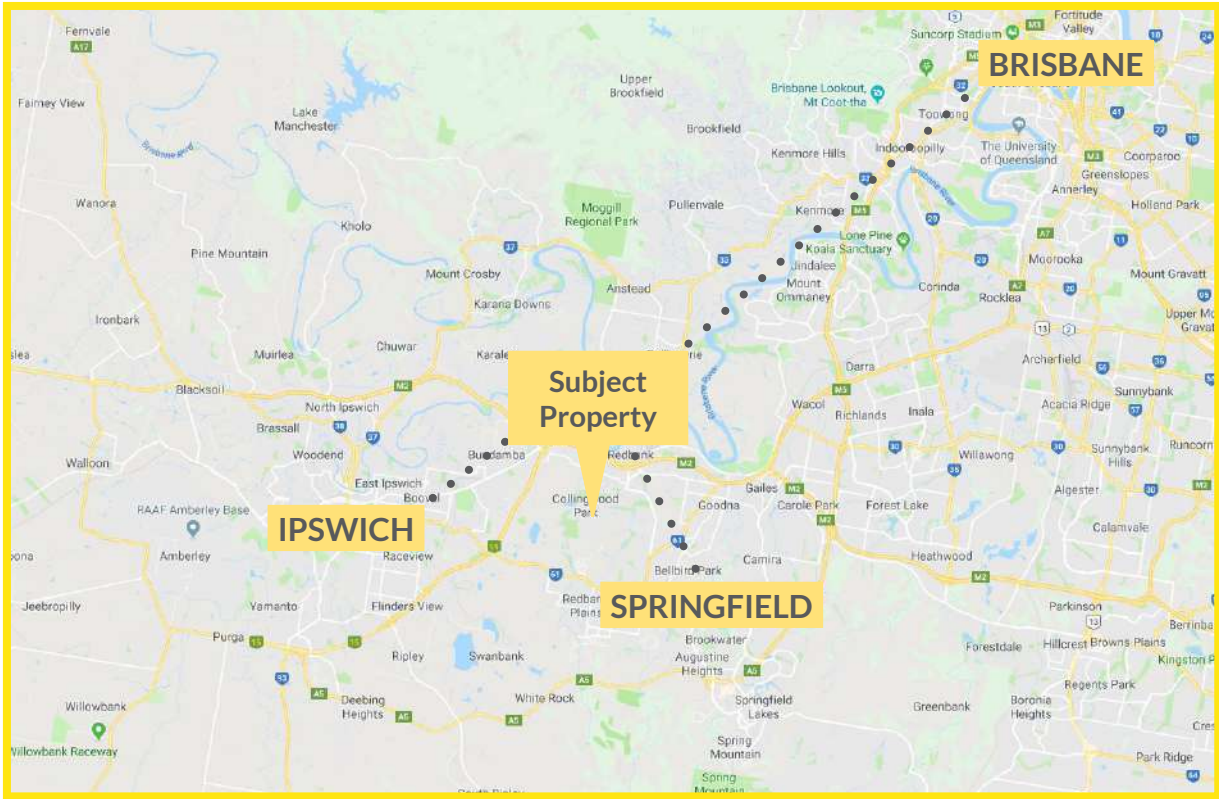
<http://www.abc.net.au/news/2018-03-14/ipswich-qld-wins-5-billion-army-purchase-light-armoured-vehicle/9545186>

<http://www.4-traders.com/RHEINMETALL-436527/news/Rheinmetall-Defence-contract-the-best-thing-for-Ipswich-since-rail-began-in-1865-26179532/>

<http://www.manmonthly.com.au/news/rheinmetall-wins-5bn-contract-jobs-way/>

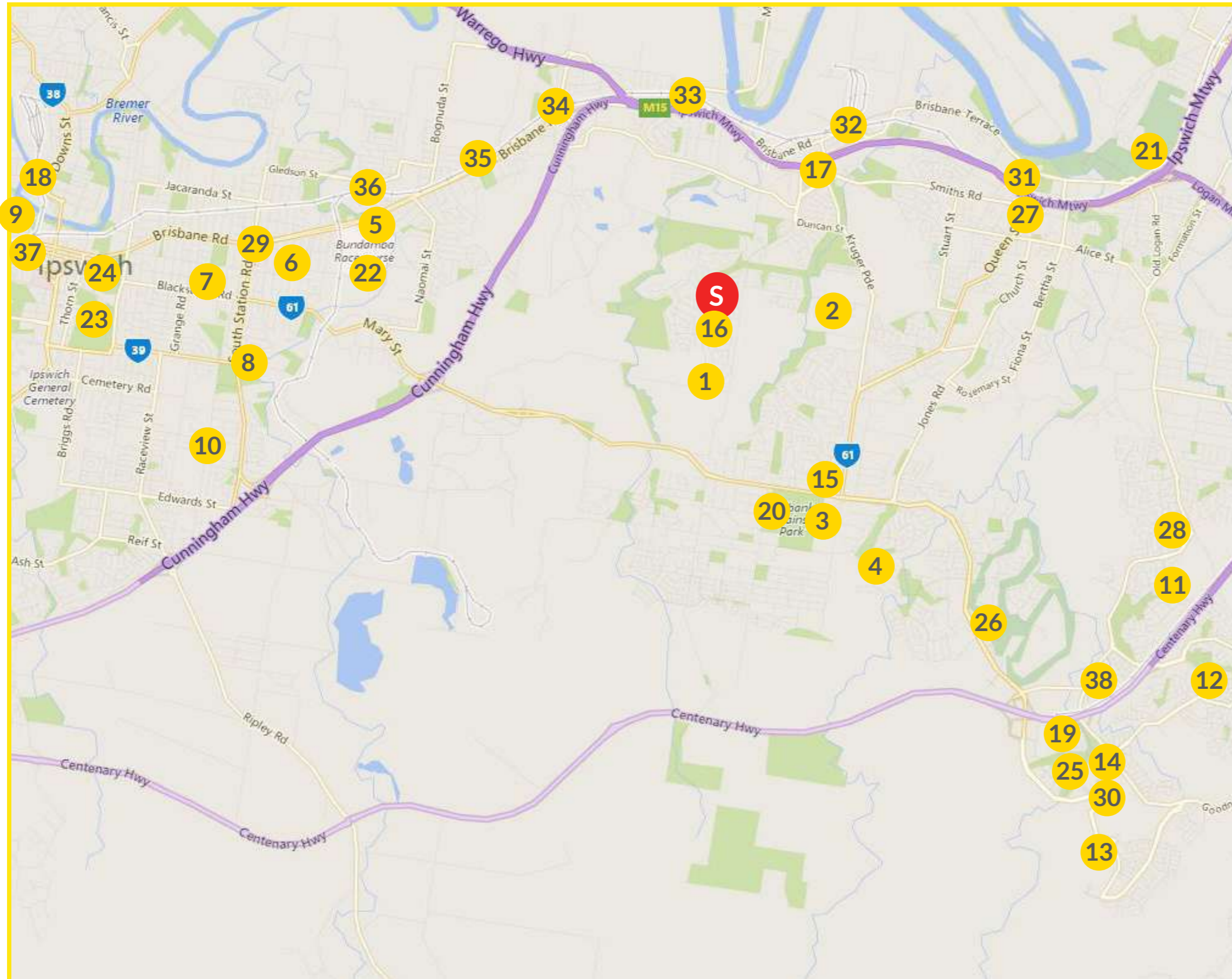


# LOCATION MAP



Outline and locations indicative only

# AMENITIES MAP



## Schools

1. Woodlinks State School
2. Kruger State School
3. Redbank Plains State High School
4. Augusta State School
5. Bundamba State School
6. Sacred Heart School
7. Silkstone State School
8. Claremont Special School
9. St Mary's Primary School
10. Raceview State School
11. Woodcrest Early Education Centre
12. Springfield Lakes State School
13. Springfield Central State High School
14. University of Southern Queensland

## Shopping

15. Town Square Redbank Plains Shopping Centre
16. Woolworths Collingwood Park
17. Redbank Plaza
18. Riverlink Shopping Centre
19. Orion Springfield Central

## Recreational

20. Rebank Plains Park
21. Gails Golf Club
22. Bundamba Racecourse
23. Limestone Park
24. Queens Park
25. Robelle Domain Parklands
26. Brookwater Golf & Country Club

## Medical

27. Goodna Medical Centre
28. Springfield Medical Centre
29. Booval Medical Centre
30. Mater Hospital Springfield

## Transport

31. Goodna Railway Station
32. Redbank Railway Station
33. Riverview Railway Station
34. Dinmore Railway Station
35. Ebbw Vale Railway Station
36. Bundamba Railway Station
37. Ipswich Railway Station
38. Springfield Central Railway Station

**S** Subject Site

# DISCLAIMER

The information contained in this Information Memorandum and any other verbal or written information given in respect of the property ("Information") is provided to the recipient ("you") on the following conditions:

1. Eagle Street (Brisbane) Pty Ltd ABN 68 164 201 629 trading as Ray White Commercial (Queensland) or any of its officers, employees or consultants ("we, us") make no representation, warranty or guarantee, that the Information, whether or not in writing, is complete, accurate or balanced. Some information has been obtained from third parties and has not been independently verified. Accordingly, no warranty, representation or undertaking, whether express or implied, is made and no responsibility is accepted by us as to the accuracy of any part of this, or any further information supplied by or on our behalf, whether orally or in writing.
2. All visual images (including but not limited to plans, photographs, specifications, artist impressions) are indicative only and are subject to change. Any measurement noted is indicative and not to scale. All outlines on photographs are indicative only.
3. The Information does not constitute, and should not be considered as, a recommendation in relation to the purchase of the property or a solicitation or offer to sell the property or a contract of sale for the property.
4. You should satisfy yourself as to the accuracy and completeness of the Information through your own inspections, surveys, enquiries, and searches by your own independent consultants, and we recommend that you obtain independent legal, financial and taxation advice. This includes as to whether any listing price is inclusive or exclusive of GST.
5. We are not valuers and make no comment as to value. "Sold/ leased" designations show only that stock is "currently not available" – not that the property is contracted/ settled. If you require a valuation we recommend that you obtain advice from a registered valuer.
6. The Information does not and will not form part of any contract of sale for the property. If an interested party makes an offer or signs a contract for the property, the only information, representations and warranties upon which you will be entitled to rely will be as expressly set out in such a contract.
7. Interested parties will be responsible for meeting their own costs of participating in the sale process for the property. We will not be liable to compensate any intending purchasers for any costs or expenses incurred in reviewing, investigating or analysing any Information.
8. We will not be liable to you (to the full extent permitted by law) for any liabilities, costs or expenses incurred in connection with the Information or subsequent sale of the property whatsoever, whether the loss or damage arises in connection with any negligence, default or lack of care on our part.
9. No person is authorised to give information other than the Information in this Information Memorandum or in another brochure or document authorised by us. Any statement or representation by an officer, agent, supplier, customer, relative or employee of the vendor will not be binding on the vendor or us.
10. To the extent that any of the above paragraphs may be construed as being a contravention of any law of the State or the Commonwealth, such paragraphs should be read down, severed or both as the case may require and the remaining paragraphs shall continue to have full force and effect.
11. You may not discuss the Information or the proposed sale of the property with the vendors or with any agent, friend, associate or relative of the vendor or any other person connected with the vendor without our prior written consent. We accept no responsibility or liability to any other party who might use or rely upon this report in whole or part of its contents.
12. The Information must not be reproduced, transmitted or otherwise made available to any other person without our prior written consent.

# SOURCES OF INFORMATION

PAGE	CONTENT	SOURCE
Page 05	Property Overview	RP Data
Page 07	Town Planning Overview	Ipswich City Council
Page 10	Location Particulars	Wikipedia, Google Maps, & Ipswich City Council
Page 11	Location Map	Google
Page 12	Amenities Map	Bing Maps
Annexure A	Photography	Skyepics
Annexure B	Auction Terms and Conditions	REIQ
Annexure C	Bidders Registration Form	REIQ
Annexure D	Title Search	Department of Natural Resources and Mines
Annexure E	Survey Plan	Department of Natural Resources and Mines
Annexure F	Smart Map	Department of Natural Resources and Mines
Annexure G	Development Approval (Lapsed)	Ipswich City Council
Annexure H	Approved Plans (Lapsed)	Saunders Havill Group

# DUE DILIGENCE INFORMATION

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Further information is available on request including:

- Development Permit - Stage 6 DA (lapsed)
- Development Permit - Stages 7–12 DA (lapsed)
- Development Permits & Currency Period Summary (lapsed)
- Geotechnical Report
- Stage 8 - Approved Plans - As per consent order (Lapsed)
- Stages 9–12 - Clearing Plan, Sediment & Erosion Place & Bulk Earthworks Plan
- Stage 7 - Approved Engineering Drawings
- Stages 9–12 - Approved OPW Plans - Ref 2017–11 incl Clearing Plans, Sediment & Erosion Plan & Bulk Earthworks (Lapsed)
- Application Decision Notice - 1328–10–OW (lapsed)
- OPW Stage 9–12 - Development Application Decision Notice - 2027–11 (lapsed)
- Approved Plan - Stages 9–12 (Lapsed)
- Approved Plan - Stage 8 (Lapsed)

# ANNEXURE A PHOTOGRAPHY

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SOURCE: SKYEPICS









# ANNEXURE B AUCTION TERMS AND CONDITIONS

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SOURCE: REIQ



# ANNEXURE C

# BIDDERS REGISTRATION FORM

SOURCE: REIQ

# Bidder Registration Form

## BIDDER NO:

The Property Occupations Act 2014 requires the auctioneer to only accept bids from registered bidders. To be registered, a bidder must provide the bidder's name and address and produce satisfactory evidence of the bidder's identity.

If you have an interest in bidding at the auction for a property or properties, please complete your name and address below and provide the auctioneer with satisfactory identification.

If applicable, the registered bidder acknowledges that they have been given a copy of the Form 36 Notice of No Pool Certificate at the time of completing this Bidder Registration Form.

## BIDDER DETAILS:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_ STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ EMAIL: \_\_\_\_\_

IDENTIFICATION: \_\_\_\_\_

The above bidder is registered to bid in relation to the following property:

ADDRESS: \_\_\_\_\_

SUBURB: \_\_\_\_\_ STATE: \_\_\_\_\_ POSTCODE: \_\_\_\_\_

## SIGNATURES

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The Auctioneer will not disclose the identity of any bidder to anyone other than:

- (i) An inspector or the court; and
- (ii) The seller if it is necessary for negotiations with the bidder after the property has been passed in or for facilitating the sale of the property.

# ANNEXURE D

# TITLE SEARCH

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SOURCE: DEPARTMENT OF NATURAL RESOURCES AND MINES

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30486713

Search Date: 31/01/2019 08:59

Title Reference: 11990092

Date Created: 25/03/1937

Previous Title: 10049218

REGISTERED OWNER

Dealing No: 719031278 08/10/2018

COMMONWEALTH OF AUSTRALIA

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 22251  
Local Government: IPSWICH

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10011193 (POR 61)
2. STATUTORY CHARGE No 715890042 11/07/2014 at 14:12  
The Commissioner of State Revenue under SEC 60 of the Land  
Tax Act 2010

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]  
Requested By: D-ENQ GLOBAL X

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30486711

Search Date: 31/01/2019 08:59

Title Reference: 11990093

Date Created: 25/03/1937

Previous Title: 10587151

REGISTERED OWNER

Dealing No: 719031278 08/10/2018

COMMONWEALTH OF AUSTRALIA

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 22251  
Local Government: IPSWICH

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10011193 (POR 61)
2. STATUTORY CHARGE No 715890042 11/07/2014 at 14:12  
The Commissioner of State Revenue under SEC 60 of the Land  
Tax Act 2010

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\*\* End of Current Title Search \*\*

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Requested By: D-ENQ GLOBAL X



CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 30486712

Search Date: 31/01/2019 08:59

Title Reference: 50478237

Date Created: 22/01/2004

Previous Title: 50385259

REGISTERED OWNER

Dealing No: 719031278 08/10/2018

COMMONWEALTH OF AUSTRALIA

ESTATE AND LAND

Estate in Fee Simple

LOT 801 SURVEY PLAN 157194  
Local Government: IPSWICH

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 40015048 (Lot 60 on CP SL1427)
2. STATUTORY CHARGE No 715890042 11/07/2014 at 14:12  
The Commissioner of State Revenue under SEC 60 of the Land  
Tax Act 2010

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

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Requested By: D-ENQ GLOBAL X

# ANNEXURE E

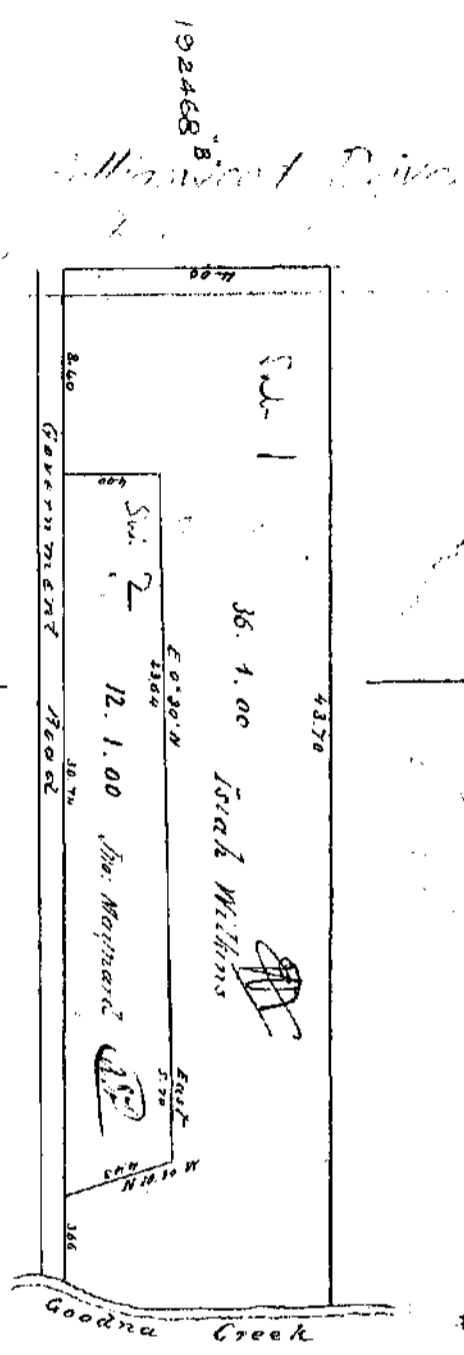
# SURVEY PLAN

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SOURCE: DEPARTMENT OF NATURAL RESOURCES AND MINES

For Additional Plan & Document Notings Refer to CISP

192468  
18227 0' (E25)



**REGISTERED DESCRIPTION**

Note: This description takes effect upon amendment of the current Title Deed which will be evidenced by a further notation.

Survey of Lot (s) 1 and 2

on R.P. 22251

Cons Lot 61 and 62

Plan of  
Subdivision of Portion No 61  
Parish of Goodna County of Whitley

Scale VIII chains to an Inch

A

A 221824

6

22251

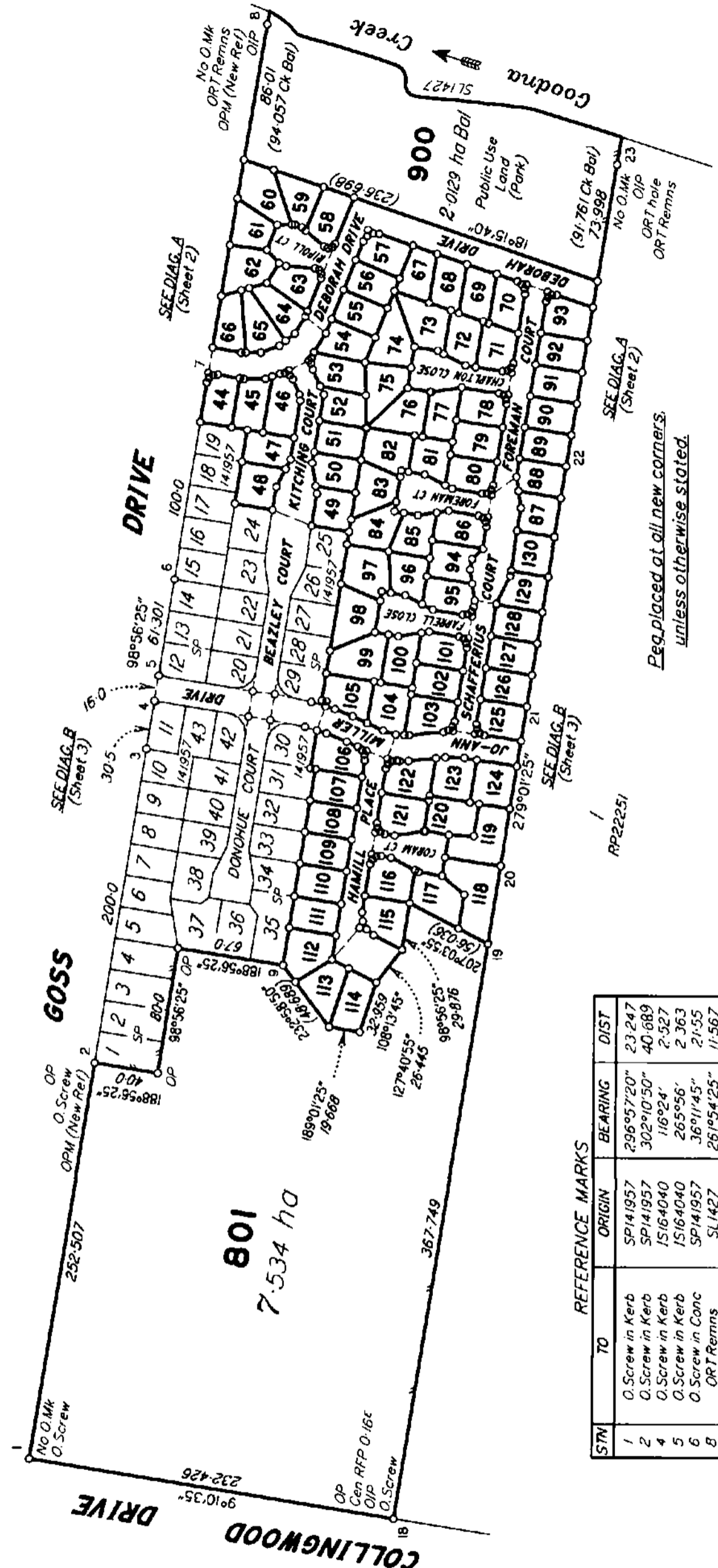


22251

Land Title Act 1994 ; Land Act 1994  
Form 21 Version 2

**SURVEY PLAN**

SHEET 1 of 5



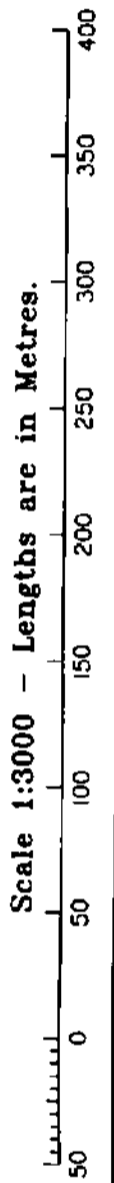
Original information compiled from SP141957  
in the Department of Natural Resources & Mines.

**Total Area of New Road**  
2.113 ha

Reg. placed at all new corners,  
unless otherwise stated.

PM	ORIGIN	BEARING	DIST	NO
2-OPM (New Ref)	SP141957	49°41'30"	34.302	103196
3-OPM (New Ref)	RP231116	32°14'30"	24.222	110122
7-OPM (New Ref)	RP231115	350°17'10"	18.059	74537
8-OPM (New Ref)	RP163423	317°36'20"	30.629	59805
15-OPM	15164040	238°36'20"	9.607	147790

STN	TO	ORIGIN	BEARING	DIST
1	O. Screw in Kerb	SP141957	296°57'20"	23.247
2	O. Screw in Kerb	SP141957	302°10'50"	40.689
4	O. Screw in Kerb	15164040	116°24'	2.527
5	O. Screw in Kerb	15164040	265°56'	2.363
6	O. Screw in Kerb	SP141957	36°11'45"	21.55
8	O. Screw in Kerb	SL1427	261°54'25"	11.567
8	O. Screw in Kerb	SP141957	286°09'20"	11.762
9	O. Screw in Kerb	15164040	313°10'	1.001
10	O. Screw in Kerb	15164040	259°14'05"	12.673
11	O. Screw in Kerb	SP141957	113°55'05"	7.321
12	O. Screw in Kerb	15164040	235°46'	1.103
13	O. Screw in Kerb	15164040	207°51'	1.365
14	O. Screw in Kerb	15164040	0°31'	1.201
15	O. Screw in Kerb	15164040	72°18'	1.146
16	O. Screw in Kerb	15164040	245°34'20"	19.311
17	O. Screw in Kerb	SP141957	152°15'05"	64.075
17	O. Screw in Kerb	SP141957	130°56'25"	151.657
18	O. Screw in Kerb	RP192468	279°05'25"	1.0
18	O. Screw in Kerb	SP141957	278°17'55"	21.922
19	Pin	15164040	283°07'55"	40.748
20	Pin	15164040	292°16'	8.421
21	Pin	15164040	291°05'50"	9.43
22	Pin	15164040	93°17'	5.53
23	Pin	15164040	316°54'15"	4.53
23	ORT hole	SP141957	281°14'25"	6.578
23	ORT Remns	SL1427	3°48'25"	11.668
23	ORT Remns	SL1427	3°48'25"	11.668



SAUNDERS HAVILL GROUP  
SAUNDVILL PTY LTD. ACN 009 947 880 hereby certify that the Company has surveyed the land comprised in this plan by Ross William GORDON, Licensed Surveyor and Jay Garrie ARGENT, Registered Surveyor, for whose work the company accepts responsibility, that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1992 and that the said survey was completed on 8.1.2004

**The Common Seal of SAUNDVILL PTY. LTD. A.C.N. 009 947 880**

*Ross William Gordon*  
Director and Licensed Surveyor

*Jay Garrie Argent*  
Director

8.1.2004  
Date

**Plan of Lots 44-130, 801 & 900**

Cancelling Lot 800 on SPI41957

PARISH: **GOODNA** COUNTY: **Stanley**

Meridian: **MGA Zone 56 (vide SPI41957)**

F/N's: **No**

Scale: **1:3000**

Format: **STANDARD**

**SP157194**

Plan Status:

707404802

\$5563.55  
21/01/2004 14:59

BE 400 NT

WARNING : Folded or Mutilated Plans will not be accepted.  
Plans may be rolled.  
Information may not be placed in the outer margins.

Registered

5. Lodged by

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

1/We EAST WEST INTERNATIONAL DEVELOPMENT  
PROPRIETRY LIMITED  
A.C.N. 076 258 565

(Names in full)

\* as Registered Owners of this land agree to this plan and dedicate the Public Use Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

\* as Lessees of this land agree to this plan.

*[Signature]* As Sole Director  
Signature of \*Registered Owners \*Lessees

\* Rule out whichever is inapplicable

6. Existing

Created

Title Reference	Lot	Plan	Lots	Emts	Road
50385259	800	SPI41957	44 - 130, 801 & 900	---	New Rd

2. Local Government Approval.

\*IPSWICH CITY COUNCIL  
hereby approves this plan in accordance with the:  
% Ipswich City Council certifies that the requirements of this Council, the Local Government Act 1993, the Integrated Planning Act 1997 and all Local Laws have been complied with and that this plan relates to a Development application Decision Notice dated 9 April 2002 and is approved.

Dated this 7<sup>th</sup> day of JANUARY 2004.

*[Signature]*

# Authorised Local Government Officer.

\* Insert the name of the Local Government % Insert Integrated Planning Act 1997 or # Insert designation of signatory or delegation Local Government (Planning & Environment) Act 1990

3. Plans with Community Management Statement :

CMS Number :  
Name :

4. References :

Dept File :  
Local Govt :  
Surveyor : 3396

Lot 60 on SL1427 44 - 130, 801 & 900

Orig Lots

7. Portion Allocation :

8. Map Reference :  
9442-14222

9. Locality :  
Collingwood Park

10. Local Government :  
IPSWICH C. C.

11. Passed & Endorsed :

By: Saundvill Pty Ltd  
Date: 8.1.2004  
Signed: *[Signature]*  
Designation: Director/Licensed Surveyor

12. Building Format Plans only.

I certify that:  
\* As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road.  
\* Part of the building shown on this plan encroaches onto adjoining \* lots and road

Licensed Surveyor/Director \* Date  
\* delete words not required

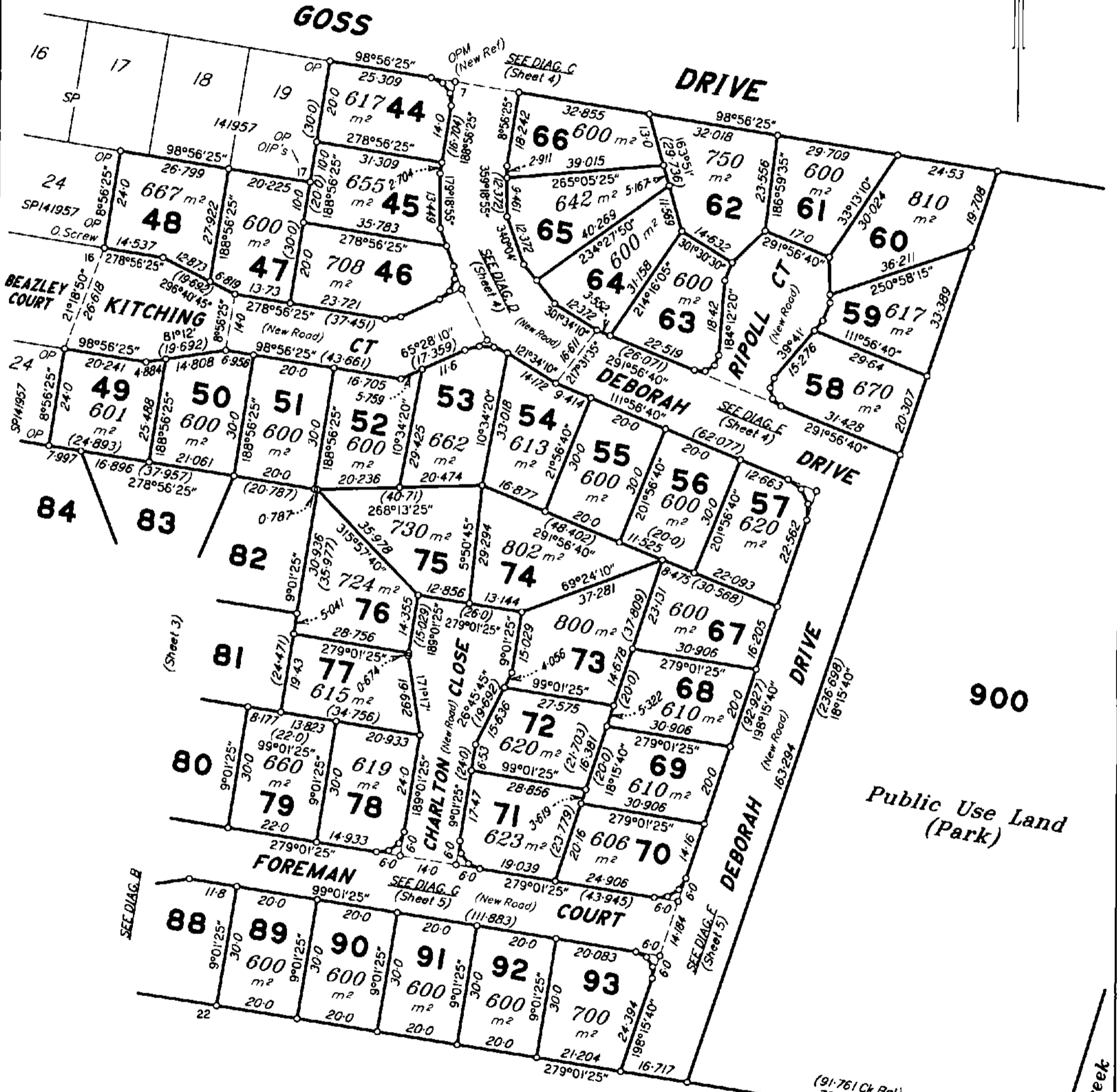
13. Lodgement Fees :

Survey Deposit \$  
Lodgement \$  
New Titles \$  
Photocopy \$  
Postage \$  
TOTAL \$

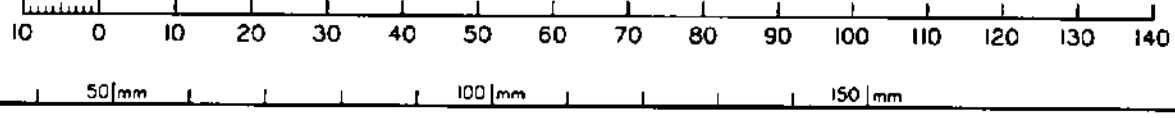
14. Insert Plan Number  
SP157194

# DIAGRAM A.

Scale 1:1000



Scale 1:1000 - Lengths are in Metres.



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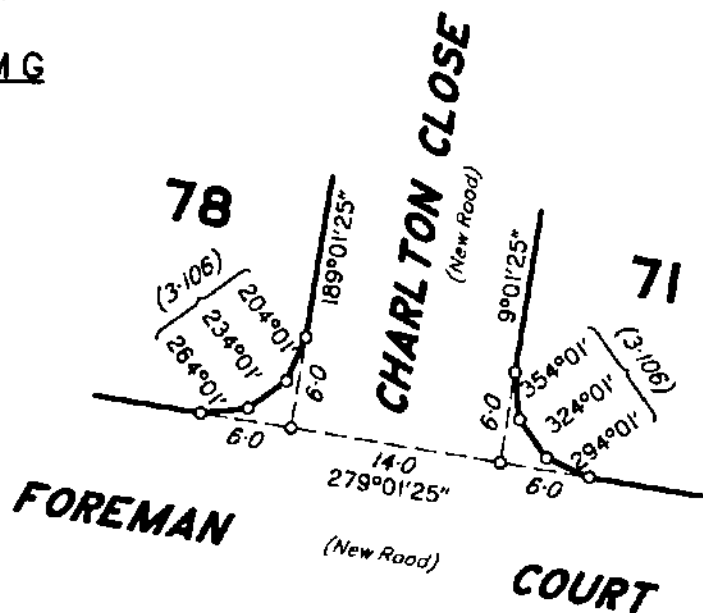
Insert Plan Number **SP157194**



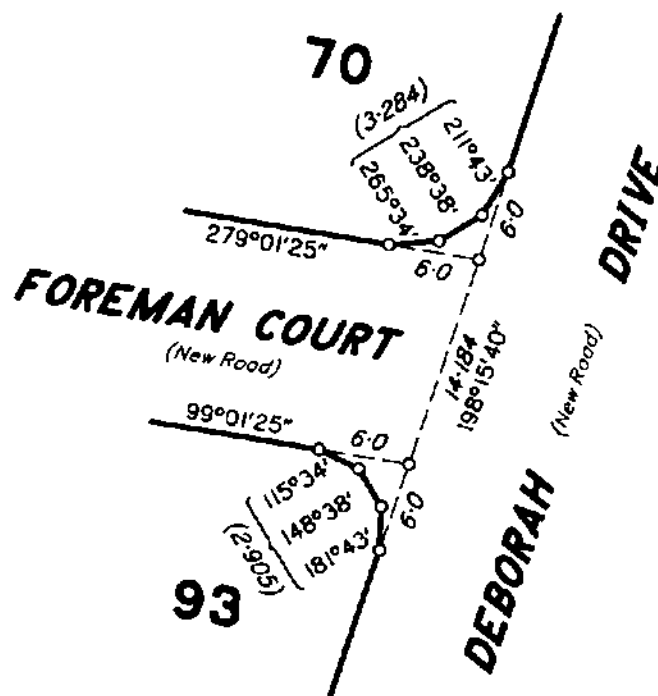




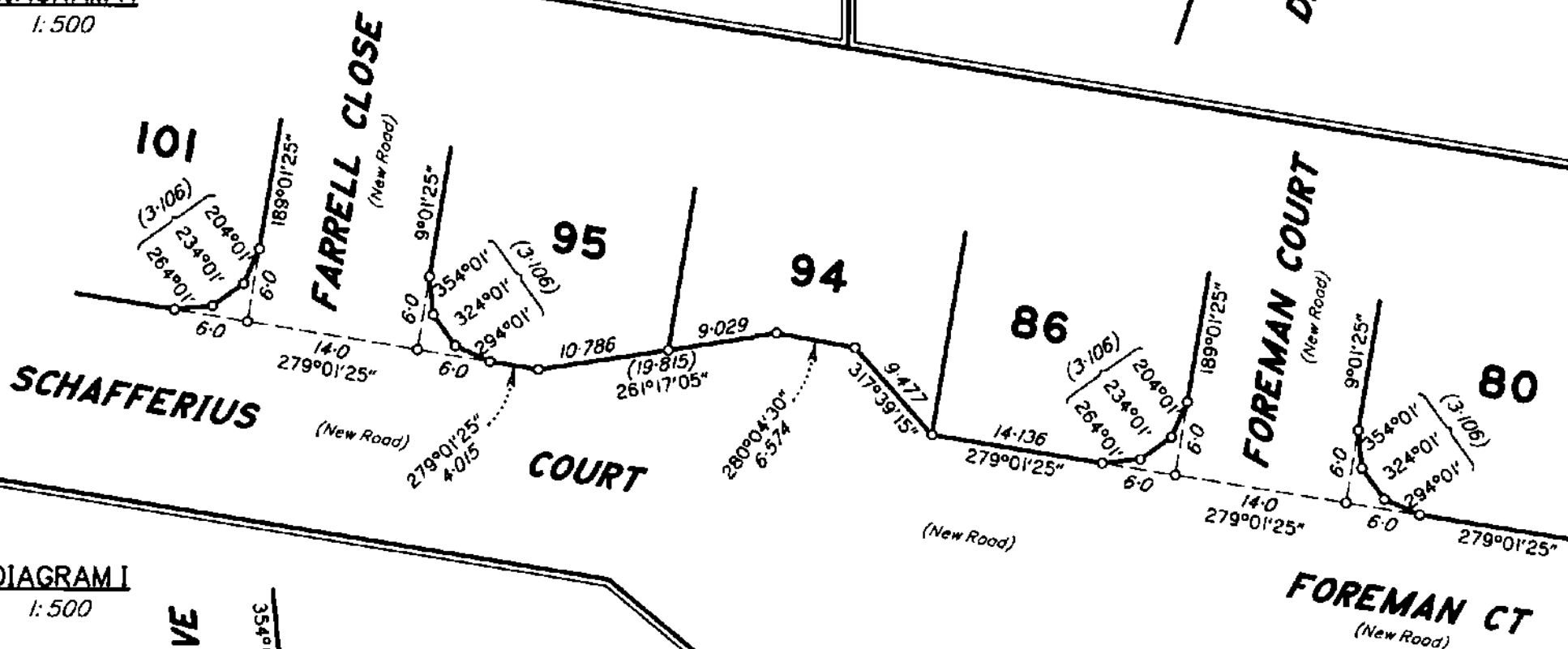
**DIAGRAM G**  
1:500



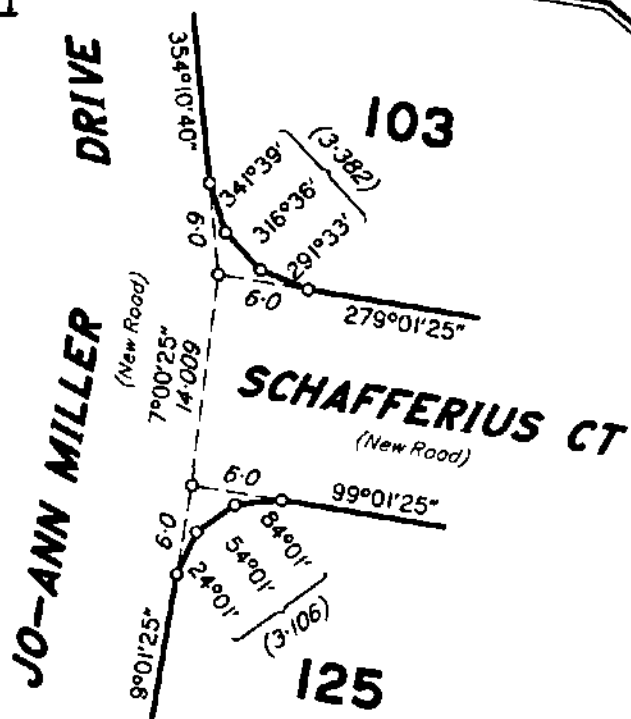
**DIAGRAM E**  
1:500



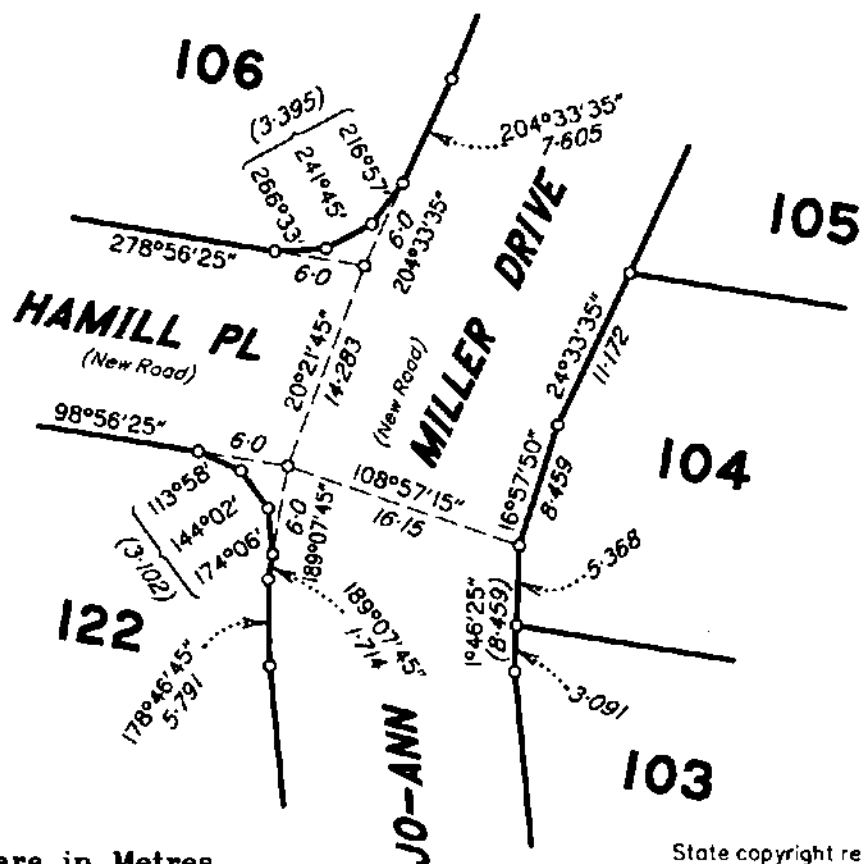
**DIAGRAM H**  
1:500



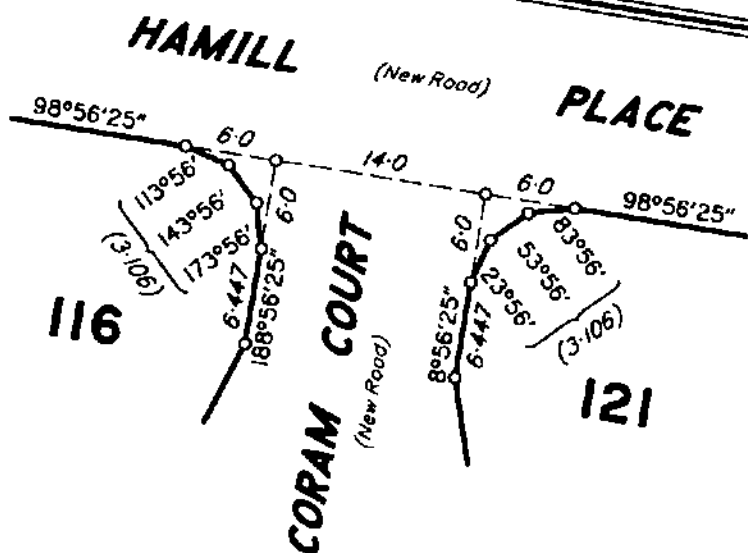
**DIAGRAM I**  
1:500



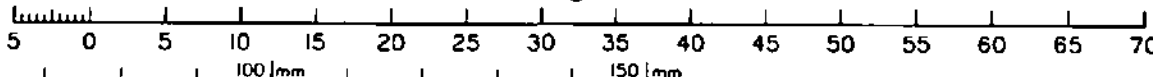
**DIAGRAM J**  
1:500



**DIAGRAM K**  
1:500



Scale 1:500 - Lengths are in Metres.



State copyright reserved.

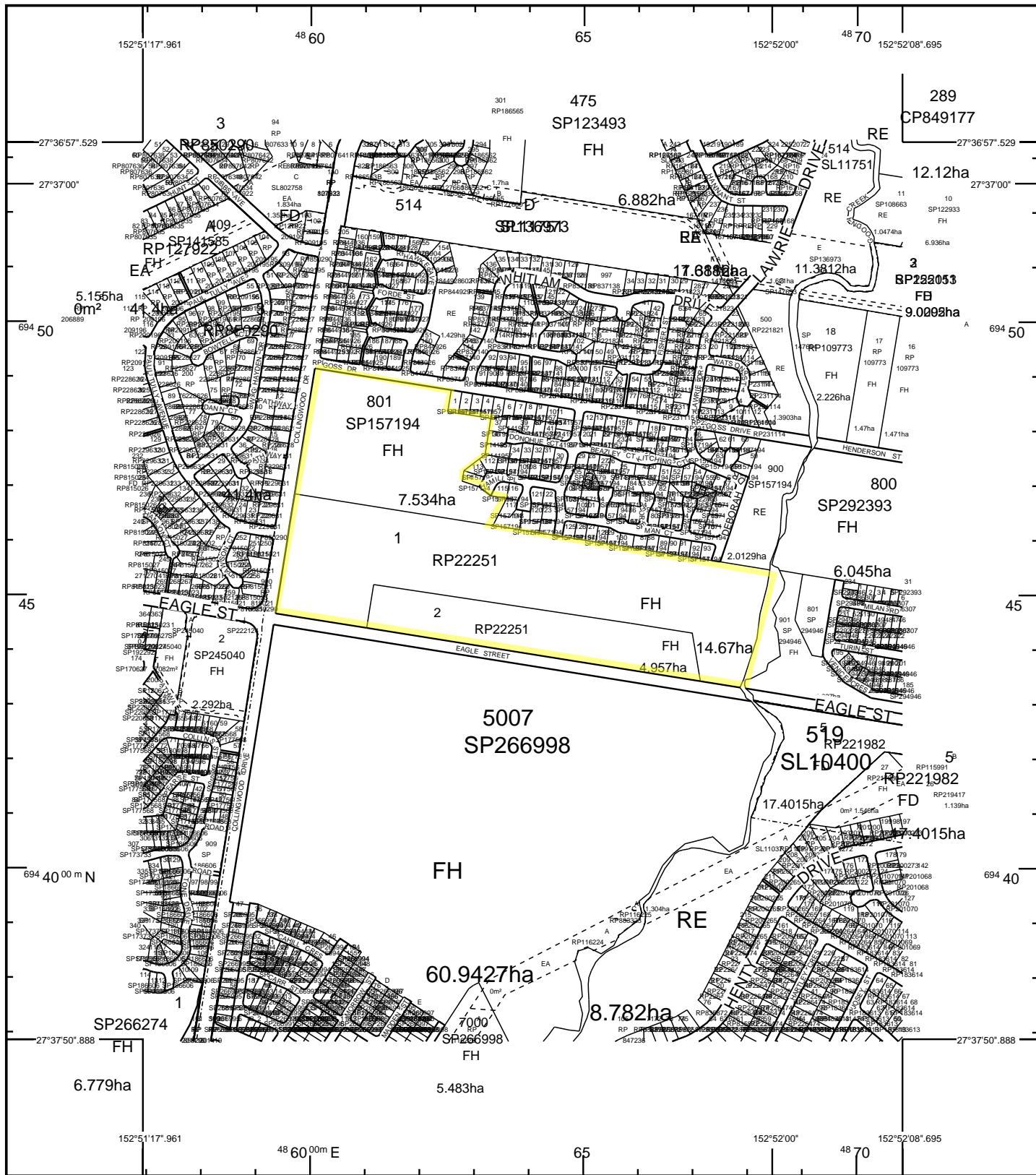
Insert Plan Number **SP157194**

# ANNEXURE F

# SMART MAP

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SOURCE: DEPARTMENT OF NATURAL RESOURCES AND MINES

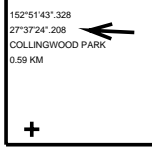


STANDARD MAP NUMBER  
9442-14222



**SmartMap**

MAP WINDOW POSITION & NEAREST LOCATION



**SUBJECT PARCEL DESCRIPTION**

DCDB	1/RP22251
Lot/Plan	14.67ha
Area/Volume	FREEHOLD
Tenure	IPSWICH CITY
Local Government	COLLINGWOOD PARK
Locality	10073/3
Segment/Parcel	

**CLIENT SERVICE STANDARDS**

PRINTED (dd/mm/yyyy) 31/01/2019

DCDB 30/01/2019

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

An External Product of SmartMap Information Services  
Based upon an extraction from the Digital Cadastral Data Base



**Queensland Government**  
(c) The State of Queensland, (Department of Natural Resources, Mines and Energy) 2019.



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# ANNEXURE G DEVELOPMENT APPROVAL (LAPSED)

SOURCE: IPSWICH CITY COUNCIL



26 July 2004

**INTEGRATED PLANNING ACT 1997**

**DEVELOPMENT APPLICATION NEGOTIATED DECISION NOTICE**

*Note: This Negotiated Decision Notice replaces Council's previous  
Decision Notice dated 17 May 2004*

**Application Details**

**Appn No:** 6233/03

**Real Property Description:** Lot 800 on SP141957

**Property Location:** Lot 800 Goss Drive, Collingwood Park

**Names and Addresses of all Referral Agencies:** N/A

**Negotiated Decision Date:** 21 July 2004

**Decision:** Approved subject to the conditions detailed below.

**Decision Authority:** Team Co-ordinator - East

**Nature of Change:** Condition 4 (e) and (f), Condition 10, Condition 15 (j) and (l),  
Condition 24, Condition 28, and Condition 34 to be amended.

Condition 4 (b) and Condition 12 (k) to be deleted.

Condition 3, Condition 4 (h) and (i), Condition 8, Condition 12  
(b) and (h) and Condition 32 to remain unchanged.

A number of new 'Advices' to be included.

East West International Developments Pty Ltd  
c/- Ross Gordon Saunders Havill Group  
23 Edgar Street  
BOWEN HILLS QLD 4006

Please Address All Correspondence to:  
Chief Executive Officer  
Ipswich City Council  
A.B.N. 61 461 981 077  
PO Box 191 Ipswich Qld 4305  
Telephone: (07) 3810 6666  
Facsimile: (07) 3810 6731  
Email: council@gil.com.au  
Website: www.ipswich.qld.gov.au

**Approval Details:**

<b>Proposal</b>	<b>Development</b>	<b>Decision</b>	<b>Approval Type</b>
Reconfigure a Lot (1 lot into 31 lots)	Reconfiguring a lot	Approved	Development Permit.

**Further Development Permits Required**

Further Development Permits, as required by the *Integrated Planning Act 1997*, shall be obtained in respect of any Operational Works in relation to this approval before any such works are commenced.

***Conditions******Assessment Manager (Ipswich City Council)******Conditions applicable to this approval under Integrated Planning Act:***1. **Basis of Approval**

Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

2. **Minor Alterations**

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

3. **Site Development**

The proposed development of the subject site shall be undertaken generally in accordance with Plan Number 3396 /P18 (prepared by Saunders Havill Group, dated 24 October 2003) subject to the amendments in red. Minor Changes to this plan as required by the fulfilment of the conditions of this development approval shall be approved by the Development Manager in writing prior to the submission of an Operational Works application.

4. **Plan of Survey**

- (a) The Developer shall submit a plan of survey to conform with Plan Number 3396 /P18 (prepared by Saunders Havill Group, dated 24 October 2003) and be consistent with any approved changes to the plan of development further to Condition 3.
- (b) Easements shall be centrally located over the alignment of stormwater paths and be of a width sufficient to encompass the overland flow from a storm event with an ARI of 100 years.
- (c) Easements shall be of sufficient width to contain any fitting, access chamber etc located on stormwater drains, water mains, and sewerage rising mains.
- (d) In accordance with condition 15 (h), all land below the Q100 flood level shall be dedicated as Drainage Reserve at no cost to Council. Land below this level shall not be considered as parkland contribution.

- (e) Adequate permanent survey marks shall be installed. The Developer shall submit a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position, in accordance with the plan of survey.
- (f) Land required for detention basins or equivalent is to be dedicated as drainage reserve in favour of Council and not included within parkland dedication unless approved as parkland by Council.
- (g) No land to be dedicated to Council for drainage reserve purposes is to include a permanent water body unless otherwise approved by Council.

5. Road Naming

The Developer shall submit to and for approval of Council a list of at least three suggested names and their name meanings for each new road to be opened. The suggested names shall be submitted as part of the Operational Works application. Should a theme be considered appropriate, the suggested theme should be submitted to Council at the time of submitting the road names.

6. Rates in Arrears

In accordance with the provisions of the *Integrated Planning Act 1997*, all rates and other expenses as a charge against the land shall not be in arrears at the date of signing of the plan of survey.

7. Hours of Construction

Unless otherwise approved in writing by the Development Manager hours of construction shall be:

Monday to Saturday      6.30 a.m. to 6.30 p.m.

Work or business shall not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

8. Locality References

- (a) Any place name or estate name used by the developer (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development) shall make reference to the relevant, approved place name under the *Place Names Act 1994*.
- (b) Any reference to the regional location of the site or the development shall not refer to the place or estate as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).

9. Compliance with Conditions

- (a) Unless otherwise stated all conditions shall be completed prior to signing of the relevant plan of survey or as determined by the Development Manager.
- (b) All conditions shall be completed to the satisfaction of the Development Manager.

10. Contributions

In accordance with the relevant Planning Scheme Policies, the Developer shall pay, prior to Council signing the plan of survey, the following monies to Council:-

- (a) Roadworks Contribution = \$23,744.14
- (b) Social Infrastructure Contribution = \$16,342.00
- (c) Open Space (Parks) Infrastructure Contribution = \$76,522.00
- (d) Water Supply Contributions = \$64,244.00
- (e) Sewerage Contributions = \$65,401.00

Calculation of contributions are based on the infrastructure contribution rates applicable at the date a development application was lodged with Council. The contributions above shall be applicable for a period of twelve (12) months from the date of the development approval, and thereafter shall be based on the infrastructure contribution rates applicable at the date when payment is made.

11. Engineering Requirements

The following engineering requirements, detailed in Conditions 12–20, shall be completed to the satisfaction of the Senior Development Engineer.

Terms

- (a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required. Furthermore, the RPEQ required for the analysis and reporting for mining shall be experienced in the analysis of underground and surface mining within the Ipswich area.
- (b) QUDM - The Queensland Urban Drainage Manual, produced by the Queensland Department of Primary Industries.
- (c) Queensland Streets - The Design Guidelines for Subdivisional Street Works, prepared for the Institute of Municipal Engineers of Australia (QLD).
- (d) AMCORD - The Australian Model Code of Residential Development produced by the Commonwealth Department of Housing and Regional Development.
- (e) DMR - Department of Main Road.



- (f) MUTCD - The Manual of Uniform Traffic Control Devices, published by DMR.
- (g) Ipswich Water - Commercial Business Unit of Ipswich City Council providing water and sewerage services.
- (h) DNRM - Department of Natural Resources and Mines.

## 12. Roadworks

- (a) Roadworks shall be designed and constructed in accordance with Council's Standards, Queensland Streets, Austroads Publications, AMCORD, the relevant and appropriate roadworks design standards and guidelines, and any other documentation deemed appropriate by Council. Such design and construction shall ensure that road carriageway widths are consistent with the road function and position in the road hierarchy and are in accordance with the relevant design speed environment.
- (b) The pavement designs shall be in accordance with the Ipswich City Council's Engineering Works Manual, Chapter 5 - Roadworks. All roads shall have two-way crossfalls in accordance with Council's adopted standards.

The minimum dedicated road widths, pavement widths and footpath requirements shall be in accordance with Ipswich City Council's Subdivision Code as set out below:

Road Type	Dedication Width	Pavement Width	Footpath	Path Width
Access place	15.0 m	6.5 m	1 Path	1.5 m
Access street	15.0 m	6.5 m	1 Path	1.5 m
Collector	17.0 m	8.5 m	1 Path	1.5 m
Trunk collector	20.0 m	9.0 m or 2 x 5.0 m	2 Cycleway	2.0 m
			or 1 Path + 1 Cycleway	1.5 m 2.0 m

- (c) The road pavement widths and geometric layout shall be sufficient to make adequate provision for Council's refuse collection vehicles and public transport movements.
- (d) A vehicle turning area shall be provided at the end of all "No through" roads and cul-de-sacs. Circular cul-de-sac turning heads, based on a minimum turning circle of 9.0m radius, are preferred. "T" and "Y" shaped turning heads are generally not to be used.
- (e) Traffic slow down devices shall be provided generally in accordance with Queensland Streets.
- (f) "No Through Road" signs shall be erected at the entries to cul-de-sacs and terminating roads.
- (g) All traffic signs and delineation shall be installed in accordance with MUTCD.
- (h) The Developer shall provide minimum 1.5 m wide concrete footpaths on one side of all the streets.

The construction of footpaths shall be in accordance with Council's Standard Drawing SR.19. The concrete footpaths shall be on the same side as the street lights, and the maximum longitudinal grade shall not exceed 1:8.

- (i) Kerb ramps are to be constructed in accordance with Council's Standard Drawing SR.18 at all intersections and at additional locations where required to connect the concrete pathways and cycleways. Generally at "T" intersections, 4 kerb ramps are required.
- (j) Any terminating roads that are to be constructed as a part of any latter stage, shall be provided with an all-weather gravel surfaced turn-around area of sufficient size to enable Council's refuse vehicle to negotiate a clear turn. Hazard markers and delineator posts shall be erected at the ends of the turnarounds.
- (k) The Developer shall provide concrete kerb and channel (on an alignment to match the existing kerb and channel in Goss Drive) plus gravel pavement infill with asphaltic concrete overlay or full depth asphaltic concrete pavement between the new kerb and channel and the existing pavement. The extent to which the widening intrudes into the existing pavement shall be determined on site by the Senior Development Engineer. The asphaltic concrete overlay shall extend over the existing pavement where longitudinal and cross sectional profiles warrant. The work shall extend for the full Goss Drive frontage of this stage and shall include the appropriate transitions back to the existing bituminous pavement.
- (l) Provision shall be made for 6 m, three chord truncations at intersections. The 6.0 m distance is measured along each frontage from the property corner.

### 13. Sewerage

- (a) The Developer shall provide a sewerage reticulation system with appropriate house connection branches, designed so as to command the whole of each of the proposed allotments.
- (b) In the positioning of any building envelopes on allotments, the Developer shall comply with one of the following:
  - (i) All structures shall be a minimum of 1.2 m clear of the outer edge of the existing sewers;  
or
  - (ii) Should it be impractical for the structures to be constructed clear of the existing sewer, then the Developer shall either:
    - Relay the sewer around the proposed structures, or
    - Replace the existing sewer in polyethylene wrapped cement lined ductile iron (DICTL) pipe for the length to be overbuilt, with access chambers constructed at both ends of the DICTL section, unless approved otherwise by Ipswich Water.
- (c) The Developer shall pay the full cost for Council to provide a suitable connection into the existing sewerage reticulation system. All works on live sewers are to be carried out by Council at the Developer's expense, unless arranged otherwise with Ipswich Water.
- (d) The Developer shall demonstrate that the proposed pipe sizes and connection points are adequate for the total upstream catchment and the proposed development.

- (e) No work on the sewerage reticulation system shall commence prior to the approval of the Operational Works application.

#### 14. Water

- (a) The Developer shall provide a reticulated water supply system together with valves and fire hydrants, in accordance with the "Guidelines for Planning and Design of Urban Water Supply Systems", which connects into Council's existing reticulation system.
- (b) A blue, bi-directional raised reflective pavement marker (RRPM) shall be provided to all hydrants. The marker shall be installed in accordance with the Department of Main Roads Fire Hydrant Indication System Technical Guideline.
- (c) The Developer shall demonstrate that the pipe sizes proposed and the available pressure head complies with the requirements of Ipswich Water's "Water Supply Planning Guidelines", and the "Guidelines for Planning and Design of Urban Water Supply Systems" and are adequate to cater for the proposed development. Such demonstration is to cover as a minimum:
  - (i) available pressure during maximum hour;
  - (ii) available pressure and flows for fire fighting and other purposes, and any recommendations pertaining thereto; and
  - (iii) comments regarding the situation at various stages of the development.

Note:

Details regarding available pressure heads at various points in the existing water reticulation network for use in the calculations to be produced for such demonstration may be obtained from the Senior Development Engineer on submission of completed application forms and payment of the relevant fees.

- (d) All works on live water mains are to be carried out by Council in accordance with Council's policy, and at the Developer's expense.
- (e) Where concrete footpaths are to be constructed, the Developer shall provide 100 mm diameter conduits under the footpath and in line with the conduits under the road, for future ease of installing the individual water services. The letter "W" shall be embossed in the concrete to mark the location of the conduit.
- (f) Wherever possible, the water main shall be constructed on the opposite side to the concrete footpaths. Where the water main is under a concrete footpath, the Developer shall provide a water connection (up to, but excluding the provision of meters) to each allotment, including the provision of approved pre-cast concrete or cast iron boxes over the stop cock.
- (g) Where the water reticulation network is serving in excess of 20 allotments in any one stage, the site shall be served from two directions and shall not be in the form of a single dead end supply. All other mains shall be looped around the cul-de-sac head to join back on to itself.
- (h) Sufficient stop valves shall be installed so that in the event of any break in the supply, the maximum number of allotments to be without water is 20.

**15. Stormwater**

- (a) The Developer shall provide all necessary stormwater drainage (both internal and external to the development) and such drainage works (except for roofwater systems) shall be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years.

Overland flow paths shall be suitably designed to cater for the water from a storm event with an ARI of 100 years. In the case where the piped system is carrying part of the flow, the overland flow paths shall be designed to cater for that volume which is represented by the difference between the predicted volume from the storm event with an ARI of 100 years and the capacity of the pipe system, noting the requirements of QUDM.

- (b) A suitable roofwater system shall be designed in accordance with QUDM, for allotments that do not have adequate fall from within the allotment to the design invert level of the kerb and channel. The design is to be to a minimum Level II in QUDM.
- (c) All stormwater flows within and adjacent to the development, other than inter-allotment drainage, shall be confined to dedicated roads, drainage reserves, registered drainage easements or within parkland. The registered drainage easements, if related to piped drainage, shall be centrally located over such underground pipe system and shall be not less than 4.0 m wide, except for drainage easements required for side boundaries which may be 3.0 m wide where approved by the Senior Development Engineer. In addition, the easements shall be of suitable width to contain the predicted overland flow from the storm event with an ARI of 100 years in that location.
- (d) No ponding or redirection of stormwater shall occur onto adjoining land unless specifically approved by Council in consultation with the owner of the adjoining land.
- (e) Due consideration shall be given in the design and construction of the development in relation to the effect of the developed catchment flows on the downstream discharge receival areas. Suitable stormwater control devices are to be provided to ensure that there is no increase in flow in watercourses. Such control devices are to be designed so as to integrate the landscaping, recreational, infrastructural and drainage roles of watercourses.
- (f) All stormwater runoff from the development shall be discharged in a manner and to a point to be approved by the Senior Development Engineer. In this instance, stormwater discharge from all impervious areas shall be the drainage reserve located in the western portion of stage 6. The stormwater outlet shall be constructed in accordance with Queensland Transport's Standard Drawing Nos. 1304, 1305 and 1306.
- (g) Stormwater drainage plans are to be submitted and approved by the Senior Development Engineer, in conjunction with the submission of an Operational Works application.
- (h) The Developer shall provide a stormwater detention basin (or equivalent) on the subject land, which shall be designed and constructed in accordance with QUDM. The detention basin (or equivalent) shall be constructed to ensure that flows, at any point downstream in the catchment, are not increased by the development for any combination of frequency and duration from the storm event with an ARI of 2 years up to and including the storm event with an ARI of 100 years.

- (i) Each proposed allotment shall contain an area of at least 400 m<sup>2</sup> above the design flood/stormwater level from a storm event with an ARI of 100 years, which is suitable for a building platform and has unimpeded access to a road system which is also above the design flood level.
- (j) Appropriate works shall be carried out to ensure that stormwater drainage from the new kerb and channel discharges suitably into the existing drainage system. To this end, in accordance with QUDM and Council's Subdivision Code, the design of culverts in collector roads and lower order roads are to pass flows generated by storm events up to a Q10 flow before overtopping the crown of the road at the lowest point near the culvert. For major roads, the culverts are to pass flows generated by storm events up to a Q50 flow before overtopping the crown of the road at the lowest point near the culvert.
- (k) Development of the property with buildings or other structures below the flood level associated with an ARI of 100 years will not be permitted.
- (l) There shall be no filling or removal of material in the flood area below the flood level associated with an ARI of 100 years or minimal disturbance to vegetation in the flood area, unless prior written approval is obtained from the Development Manager. Such approval would need to be assessed on the basis of potential impacts on adjacent and nearby properties and the mitigation of such impacts. Such a request would need to be considered as a part of the Operational Works application and be accompanied by adequate plans and engineering details (including an Hydraulic Assessment to facilitate the review of any proposed cut and fill).
- (m) Filling in proposed Lots 155 – 161 and the road to meet Goss Drive, which are adjacent to the watercourse shown on the proposal plan, shall not be undertaken without the written approval of Council.
- (n) Pollutant control devices shall be installed in the stormwater system. Locations and types of the devices shall be approved by the Senior Development Engineer.
- (o) The area of the water body is to be filled, re-levelled and revegetated to match surrounding topography. As part of any operational works application, the developer is to demonstrate that the area of the water body will no longer hold permanent water and that the entire basin functions appropriately as drainage reserve.

There shall be minimal disturbance to vegetation in the gully areas, unless prior written approval is obtained from Council. Stormwater drainage outlets shall be the subject of detailed design in the preparation of plans for each stage of the development.

#### 16. Public Utilities

- (a) Adequate provision shall be made in all proposed dedicated roads, access strips and easements, to cater for the public utility services that would normally serve the development.
- (b) The Developer shall provide appropriate road crossing conduits in accordance with Council's Standard Drawings SR.22 and SR.23. Where concrete footpaths are to be constructed, the conduits shall be extended to the property boundaries.

- (c) Street lighting shall be installed by the Developer in accordance with the Australian Standard 1158.3.1 Table 1.1. All street lighting associated with the development shall be certified by a RPEQ. Street lighting shall be installed on the same side as concrete footpaths (where applicable).
- (d) The Developer shall provide underground electricity/telecommunications within the development, constructed in the approved allocation as detailed in Council's Standard Drawings SR.22 and SR.23. Electricity/telecommunication drawings shall be co-ordinated with the civil engineering design documents, to ensure that service clashes are avoided. Where allotments front an existing overhead electricity/telecommunication service, these allotments may connect to such service subject to the approval and requirements of the service provider.
- (e) The Developer shall provide an Energex approved electrical reticulation layout plan. The electricity layout shall also be shown on the water reticulation layout plans.
- (f) The Developer shall provide each allotment with an electricity supply.
- (g) Prior to the Signing and Sealing of the Plans of Survey, the Developer shall provide Council with a copy of an agreement with Energex for the supply of electricity to the development.
- (h) Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of Energex and the authorised telephone/cable service provider.
- (i) The Developer shall make suitable arrangements for the provision of telephone and (where applicable) cable services to all proposed lots within the development. Documentary evidence that discussions have commenced with any authorised telephone/cable service provider, on the provision of telephone/cable services, shall be provided prior to the signing of the plan of survey by Council.

#### 17. Erosion & Silt Management

- (a) The Developer shall be responsible for the installation and maintenance of silt management facilities from the time of commencement of construction until the site has been stabilised against erosion and sediment transportation. All silt management facilities are to be in accordance with the document "Soil Erosion and Sediment Control" published by the Institution of Engineers Australia, or equivalent.
- (b) Silt traps shall be sited upstream from any park or reserve area discharge point preferably on land comprising future allotments, such that no silt impinges on the park or reserve areas. The silt trap areas may be phased out after the development work is complete and adequate grass cover is obtained.
- (c) Diversion drains and ponds, as necessary, shall be installed on the site before any other work is undertaken on site to ensure that "dirty water" is contained and/or isolated.
- (d) A procedure shall be submitted with the engineering drawings for approval for maintaining the facilities, setting out the frequency of attention, with inspections to be made after each significant rainfall event.

- (e) The Developer shall lodge a \$5 000 siltation and erosion performance bond with Council, prior to the commencement of works, which shall only be released by Council at the termination of the maintenance period. Where Council determines that a draw-down of the bond is required, the Developer shall restore the bond to its full amount within 10 days of a notice from Council to that effect. Such bond shall guarantee adequate performance in the circumstances (i) and (ii) below:
- (i) In the event that instructions issued to the Consulting Engineer by the Senior Development Engineer for the installation of erosion control measures, are not complied with within 24 hours, Council will call upon the bond to the extent required to carry out the necessary works.
- (ii) If the Senior Development Engineer determines that silt damage has occurred on the site, or the downstream drainage system has become silted, the Developer shall be responsible for restoration. Such restoration shall be completed in the time determined by the Senior Development Engineer.

Should the Developer fail to complete the works determined by the Senior Development Engineer within the specified time, Council shall complete the work and recover all costs from the Developer associated with that work.

18. Operational Works – Municipal Works  
(ie Works being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.
- (b) The Developer shall comply with the requirements of the documents entitled "Engineering Works Manual" and "Standard Drawings".
- (c) All engineering drawings submitted to Council shall be in accordance with Council's Engineering Works Manual and Standard Drawings, and shall include as a minimum the following:
- (i) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ;
- (ii) The drawings shall be submitted as three A3 size sets and one full size set; and
- (iii) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.
- (d) Municipal works shall require a detailed design certified by a RPEQ, the design approved by Council Engineers with appropriate fees payable, a works pre-start meeting on-site and various detailed construction and audit inspections by Council Officers. A twelve month maintenance period is applicable for the works as well as the payment of a maintenance security deposit.

- (e) All works shall be supervised by a RPEQ competent in civil works and shall be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. Should it be deemed by the Senior Development Engineer that the contractor does not have the necessary competency or has constructed substandard works for Council in the past, Council reserves the right to reject the nominated contractor.
- (f) Municipal works shall be accepted "On Maintenance" prior to commencement of use. A maintenance bond equal to 5% of the construction cost (minimum of \$1,000.00) shall be retained by Council for a minimum period of twelve months, or until such time as the works are accepted "Off Maintenance" by Council.
- (g) "As Constructed" plans for municipal works shall be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance".
- (h) On completion of the works a certificate shall be submitted to Council by a RPEQ certifying that the works have been constructed in accordance with Council's construction standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.
- (i) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to the Operational Works approval.
- (j) Prior to the commencement of any municipal works associated with developments other than the subdivision of land, Council shall require the provision of a bond equivalent to not less than 10% (minimum of \$1,000.00) of the value of the works as security for the performance of the various construction obligations (including the provision of engineering certification and "As Constructed" information). The bond shall be reduced to an amount of not less than 5% of the value of the works upon formal acceptance of the works "On Maintenance" and shall be retained by Council during the maintenance period as security for the performance of the maintenance obligations. The bond shall be returned upon formal acceptance of the works "Off Maintenance".

19. Operational Works – Internal Works  
(ie Works not being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.
- (b) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ.
- (c) The drawings shall be submitted as three A3 size sets and one full size set. Where municipal works are also being undertaken, it is usually appropriate to make a combined submission.



- (d) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.
- (e) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent.
- (f) A certificate shall be submitted to Council by a RPEQ certifying that the completed works have been constructed in accordance with Council's requirements and standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.

## 20. General

- (a) All disturbed verge areas and allotments shall be graded, grassed and left in a mowable condition. The grass cover shall be obtained as early as possible during the development and an acceptable grass cover shall be achieved before the development can be accepted "Off Maintenance".
- (b) Street name signs shall be manufactured to Council specifications and shall be erected in accordance with Council's Standard Drawing SR.26 at each intersection.
- (c) All works required for this development shall take due regard of any and all existing services and, if considered necessary by the relevant authority or the Senior Development Engineer, such works shall be altered at the cost of the Developer.
- (d) Any allotment filling for a greater depth than 800 mm to provide for building platforms shall be conducted in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798, and a certificate of quality and uniformity of fill shall be provided by a RPEQ. The level of responsibility shall be Level 1.
- (e) A certificate from a RPEQ shall be issued to Council certifying that any retaining wall greater than 800 mm in height is structurally sound and capable of withstanding any likely surcharge loads. Retaining walls greater than 1.0 m in height are to be provided with railings or other barriers to provide pedestrian safety.
- (f) Retaining walls shall be designed so that there are no imposed loads placed upon Council's underground services. This may include extending the footing to a level 300 mm below the invert of the pipe.
- (g) Filling of gully areas if permitted shall be carried out strictly in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798 and a certificate of quality and uniformity of fill, shall be provided by the Supervising RPEQ for all filled areas.
- (h) All imported and exported materials shall be transported only on routes approved by the Senior Development Engineer.
- (i) For batters resulting from cutting and filling of the site and producing slopes greater than 1:6, Council requires a RPEQ to certify that they are stable and properly drained. Furthermore, any batters associated with the establishment of a building platform are to be contained within the subject lot.

- (j) A hydraulic study and a ground stability study shall be undertaken in regard to the site by a RPEQ. Such studies shall be comprehensive studies taking into account all matters relating to the site and shall include, but shall not be limited to, the following:
- Geology of the site and any related problems;
  - Instability features such as slips, soil creep etc;
  - Effects of existing vegetation and of any possible removal and or modification of same;
  - Effects of any fill material and the types of fill material recommended;
  - Water eg: ground water; scour potential in flood situations including the effects of turbulence; effects of rapid draw down of water level.

Such studies shall include any necessary recommendations in regard to the proposed development to ensure long term stability.

- (k) Approval of the Senior Development Engineer is required for any fill intended to be placed over Council's underground services.
- (l) If, after the preparation of detailed design plans for the various roads, it is found necessary to provide any additional dedicated road area, or modify the proposed dedicated roads to enable the full requirements of Council's standards, Queensland Streets, AMCORD and Austroads documents to be incorporated in any way (but particularly in the production of the required speed environment or because of longitudinal and cross sectional constraints) then the estate layout plan shall be altered accordingly.
- (m) Stick raking of the development is not a Council requirement for acceptance of the work "On Maintenance". Should the Developer wish to have the development stick raked on completion of the works, then stick raking shall be carried out in conjunction with watering, prior to and during the stick raking operation, so that no dust is produced.

Stick raking shall cease immediately if there is dust evident and/or if ordered to cease by the Senior Development Engineer. Stick raking shall not recommence until such time as the area has been adequately watered and is considered acceptable by the Senior Development Engineer for recommencement.

## 21. Health and Environmental Protection Requirements

Conditions 22–25, unless otherwise stated, shall be completed to the satisfaction of the Chief Environmental Health Officer.

## 22. Stormwater

- (a) The Developer shall prepare a Detailed Design Stormwater Quality Management Plan for the development.
- (i) Prior to Operational Works approval, the Developer shall submit and receive approval from the Senior Development Engineer and the Health and Environmental Protection Manager for a Detailed Design Stormwater Quality Management Plan (SQMP). The plan must be generally in accordance with the Site Based Stormwater Management Plan (document reference no. 03154 Issue A), prepared by Bornhorst and Ward and dated January 2004. Unless otherwise specifically advised in writing by the Senior Development Engineer or the

Health and Environmental Protection Manager, the SQMP must also incorporate bioretention system functions. The plan must be prepared by a suitably qualified and experienced professional and must demonstrate, through appropriate pollutant export modelling (eg AQUALM or MUSIC), that the pollutant levels in the stormwater discharged from the site comply with the pollutant levels identified in Table 1 below. The plan must also provide a detailed drawing showing the location of the stormwater quality treatment train /catchment boundaries and design drawings of the stormwater quality treatment measures eg. trash racks, GPTs, bioswales etc.

- (ii) Prior to site works commencing, implement and then continue to maintain the approved Detailed Design Stormwater Quality Management Plan to prevent or minimise the contamination of stormwater and the release of contaminated stormwater.
- (iii) Throughout the entire construction and operation of the development, update the Detailed Design Stormwater Quality Management Plan as required to reflect current standards, best practices, plant modifications, etc, however, any modifications with the potential to result in increased environmental impacts must be submitted to Council for approval.

**TABLE 1**

Indicator	Modified ecosystem, wildlife, cultural heritage, secondary & visual recreation, industry, stock and irrigation
Total Phosphorus <sup>(1)</sup>	70 ug/L
Total Nitrogen <sup>(2)</sup>	650 ug/L
Suspended solids	15mg/L for combined wet and dry periods <sup>(1)</sup> 90% ile < 100mg/L for wet weather periods <sup>(2)</sup>
Litter/gross pollutants <sup>(3)</sup>	No anthropogenic (man-made) material greater than 5mm in any dimension
Riparian vegetation & habitat	Protect & restore consistent with Council policy and plans
Cultural heritage	Protect & restore consistent with Council policy and plans

- Levels are upper limits for median values or ranges in which medians should lie, unless otherwise stated.
- If a parameter relevant to a particular activity is not given in the above table please refer to the latest Australian Water Quality Guidelines for Fresh and Marine Waters (ANZECC).
  1. Derived from the Draft Queensland Water Quality Guidelines (EPA, 1998)
  2. Derived from local and interstate information. A wet weather period is defined as "any period where stormwater runoff leaves the site".
  3. An interpretation of what is acceptable to the community in terms of visual impact. Litter definition derived from information provided by the CRC for Catchment Hydrology.

## 23. Waste Servicing

- (a) The road design shall allow for adequate emptying of waste bins and manoeuvring of side loading waste removal trucks. The following dimensions are given as a minimum of front rear- and side- loading truck dimensions for a guide to design for the adequate emptying of the bin and manoeuvring of the truck:

	Front/Load	Rear/Load	Side/Load
Length overall	10.9 m	8.2 m	8.7 m
Length when loading	12.6 m	9.5 m	3.0 m
Travelling overhead clearance required	4.0 m	3.0 m	3.5 m
Loading overhead clearance required	6.5m x 10m*	3.0 m	3.0 m
Access width required	3.8 m	3.8 m	4.0 m
Turning radius	14 m	8.0 m	11.1 m
Gross vehicle mass (GVM)	28 tonne	13.6 t	13.6 t

\*from the back of the bin

#### 24. Noise

- (a) All dwellings proposed to be constructed on allotments adjacent to Goss Drive must:
- (i) Be designed and constructed in accordance with the methods set out in "*Australian Standard AS3671 Acoustics - Road Traffic Noise Intrusion Building Siting and Construction*" in order to achieve the relevant maximum recommended design sound levels specified in "*Australian Standard AS2107 Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors*".
  - (ii) Be designed and constructed so as to ensure an outside recreation area of not less than 60m<sup>2</sup>, is provided on the southern or south-western side of the dwelling.
- (b) The Developer shall prepare a Covenant for Council's approval prior to the signing of the plan of survey. The approved Covenant is to be lodged for registration with the Register of Titles with the signed plan of survey. The covenant shall be to the satisfaction of the Development Manager and the Health and Environmental Protection Manager and must state that all dwellings proposed to be constructed on the allotments must:
- (i) Be designed and constructed in accordance with the methods set out in "*Australian Standard AS3671 Acoustics - Road Traffic Noise Intrusion Building Siting and Construction*" in order to achieve the relevant maximum recommended design sound levels specified in "*Australian Standard AS2107 Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors*".
  - (ii) Be designed and constructed so as to ensure an outside recreation area, of not less than 60m<sup>2</sup>, is provided on the southern or south-western side of the dwelling.

#### 25. Incineration

- (a) No incineration of waste, including cleared vegetation, is permitted.
- (b) All cleared vegetation must be removed from site or chipped/mulched and spread on site within one (1) week of it being felled.

#### 26. Conservation, Parks and Sport Requirements

Conditions 27- 31, unless otherwise stated, shall be completed to the satisfaction of the Conservation, Parks and Sport Manager.

#### 27. Streetscape Contribution

- (a) A contribution shall be made towards Council's streetscape program within the Streetscape Contribution Precinct (Collingwood Park). The rate for the 2003/04 financial year is \$35.00 per allotment. Such streetscape works may not necessarily occur within the proposed development. However, this will be used on the major streets, entries and feature landscape areas within that Landscape District.
- (b) Alternatively, the Developer shall:

- (i) Place street trees at a rate of one per allotment to road or park frontage of the estate, in accordance with an approved streetscape or park plan including planting and maintenance details, and
- (ii) Provide a bond to guarantee (b)(i) above. Such bond is required prior to signing of the relevant Plan of Survey.

28. Streetscape Plan

If applicable, in accordance with Condition 27 (b) the Developer shall submit a Plan of Streetscaping and accompanying explanatory letter/report with the Engineering Drawings. Such plan shall be in accordance with Council's Streetscaping of Roads Policy to the satisfaction of the Conservation, Parks and Sport Manager.

29. Entry walls or features

The provision of entry walls or features is prohibited on road reserves or proposed parkland. Entry walls or features shall be fully contained on private property. These entry features or walls shall be designed such that maintenance for Council following the 'Off Maintenance' inspection is minimal.

30. Irrigation to footpaths

Irrigation to streetscape works is not permitted on a permanent basis. Temporary irrigation systems used for vegetation establishment may be approved by the Conservation, Parks and Sport Manager subject to their removal prior to the on maintenance inspection. Such irrigation shall include all necessary devices to prevent contamination of the water supply.

31. Other streetscape and temporary works

Authorisation for temporary landscaping treatments and / or features shall be obtained from the Conservation, Parks and Sport Manager, and a bond lodged for their removal. Such special treatment / features shall be removed by the Developer, and the site remediated, prior to the streetscape on maintenance inspection.

32. Vegetation Clearing

The developer shall minimise the clearing of mature vegetation throughout the site. Where possible, mature vegetation should be retained within the estate including Road and Drainage Reserves. To this end, a plan of clearing is to be submitted and approved by the development manager prior to Operational Works Approval.

33. When Approval Takes Effect

This approval has effect in accordance with the provisions of Section 3.5.19 of the *Integrated Planning Act 1997* as follows:

- (a) If the applicant does not appeal the decision to the court - from the time the decision notice is given (or if a negotiated decision notice is given, from the time the negotiated decision notice is given); or

- (b) If an appeal is made to the court - subject to the decision of the court, when the appeal is finally decided.

34. When Approval Lapses

- (a) The currency period for this approval is 4 years starting the day the approval takes effect. The Developer is required to submit to Council an accurate plan of survey before the end of the currency period, otherwise the approval will lapse.
- (b) An extended currency period may be agreed upon, pursuant to Section 3.5.22 of the *Integrated Planning Act 1997*, provided a written notice to Council is made before the end of the currency period. Such written notice is to be on Council's approved form, accompanied by the owner's consent and the prescribed fee in Council's Register of General Charges.

NOTE: Operational Works application(s) required to be submitted must be approved and works completed within the currency period stated above.

*Advice*

*The following advices are offered for your information only  
and should not be viewed as mandatory conditions of this approval.*

*Assessment Manager (Ipswich City Council)*

1. Natural Gas

The Developer should contact Origin Energy in order to determine whether it is appropriate for the estate to be reticulated with natural gas.

2. Portable Long Service Leave

From 1 January 2000, the Building and Construction Industry (Portable Long Service Leave) Levy must be paid prior to the issue of a development permit where one is required for the 'Building and Construction Industry'. This applies to Building Works, Operational Works and Plumbing and Drainage Works applications, as defined under the *Integrated Planning Act 1997*, where the works are \$80 000 or more and matching the definition of 'Building and Construction Industry' under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*.

Council will not be able to issue a Decision Notice without receipt of details that the Levy has been paid. Should you require clarification in regard to the amendments to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

3. Fire Ants

In accordance with the *Plant Protection Act 1989* and the Plant Protection Regulation 1990, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.

It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary Industries on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:

Director General  
Department of Primary Industries  
GPO Box 46, Brisbane QLD 4001

It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of a Department of Primary Industries Inspectors Approval. More information can be obtained from the Queensland Department of Primary Industries website [www.dpi.qld.gov.au](http://www.dpi.qld.gov.au).

The development approved herein, by its very nature, includes activities considered to be "high risk" in respect of controlling the spread of Fire Ants. The following lists show high risk activities and some precautions should be considered for implementation.

- (a) High risk activities can include:
  - (i) Earthworks of a minor or major scale;
  - (ii) Revegetation or rehabilitation;
  - (iii) Import of fill onto a site;
  - (iv) Export of fill or other materials such as soils, gravel, mulch and plants; and
  - (v) Export off or import on to a site of construction and demolition waste and materials or green waste.
- (b) Precautions for implementation
  - (i) Checking for ants regularly;
  - (ii) Checking all soil, fill and waste materials (construction and green waste) for ants;
  - (iii) Asking questions about the quality and source of soil, fill and waste materials (construction and green waste);
  - (iv) Keeping records of all movements of soil, fill and waste materials (construction and green waste);
  - (v) Cleaning of all earthmoving or other soiled vehicles prior to exit from the site; and
  - (vi) Informing staff and contractors about these precautions.

4. Infrastructure Contribution Calculations

Infrastructure Contributions for Stage 6 of the estate were calculated on the basis that no credit was given to the balance land created through the approval of Stages 3-5 (Application No. 386/02). Accordingly, no credit has been created for the balance land associated with this development approval (ie. balance land for the purposes of Stages 7 and 8) and as such credits will not apply to the calculation of infrastructure contributions for future stages on this land.

5. Operational Works for Stage 8

Should the drainage reserve included in Stage 6 of this estate (the subject of this application) be dedicated to Council as trustee prior to the approval of and commencement of works associated with Stage 8, consent from Council as owner of the drainage reserve will be required to permit the making of a Development Application.

6. Pavement Width

'Pavement width' is the perpendicular distance measured between the inverts of the kerb and channel on either side of a defined pavement and/or the invert of the kerb and channel and the base of the barrier or drive-over kerb. This definition is contained within Council's Engineering Works Manual.

Pursuant to the provisions of the *Integrated Planning Act 1997*, I also enclose herewith a copy of Section 4.1.27 concerning the institution of an appeal.

Yours faithfully



Brendan Nelson

**DEVELOPMENT MANAGER**





**Your Ref:**  
**Our Ref:** WL:AA:250150

16 July 2007

Mr R Gordon  
Saunders Havill  
23 Edgar Street  
BOWEN HILLS QLD 4006



Dear Ross

**EAST WEST INTERNATIONAL PTY LTD – TOWN PLANNING APPEAL – 168  
COLLINGWOOD DRIVE, COLLINGWOOD PARK**

We refer to the above and to our discussions earlier today.

**Attached** is a copy of the Consent Orders for the following appeals:-

1. Appeal No. BD739 of 2005;
2. Appeal No. BD740 of 2005; and
3. Appeal No. BD741 of 2005.

Should you have any queries, please do not hesitate to contact the writer to discuss.

Yours faithfully

Bill LeMass

Encl

In the Planning and Environment  
Court

Appeal No **BD739** of 2005

Registry: **Brisbane**

Between: **EAST WEST INTERNATIONAL DEVELOPMENTS PTY LTD**  
**ACN 076 258 565**  
Appellant

And: **IPSWICH CITY COUNCIL**  
Respondent

Before His Honour Judge:

Date of Hearing: 15 June 2007

Date of Order: 15 June 2007

**THIS MATTER** having come on for hearing by way of appeal against the decision of the Respondent in approving an application subject to conditions made by the Appellant under the *Integrated Planning Act* 1997 in respect of land situated at 218 Collingwood Drive, Collingwood Park more particularly described as Lot 801 on SP157194 and Lot 1 on RP22251, for a development permit for reconfiguring two lots into 35 lots; for a development permit for material change of use for attached housing; and for a development permit for material change of use for dual occupancies

**UPON** the Court being satisfied that there has been compliance with the provisions of Chapter 3, Part 4 of the *Integrated Planning Act* 1997, relating to the giving of public notice of the application

**AND UPON** the Court being satisfied that there has been compliance with section 4.1.41 of the *Integrated Planning Act* 1997, relating to the giving of notice of the appeal or to the extent that there has been non-compliance, the Court is willing to waive that non-compliance

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**ORDER**

**LEMASS' SOLICITORS**  
4/183 North Quay, Brisbane, 4000  
Telephone: (07) 3236 2632  
Facsimile: (07) 3236 1884

**AND UPON HEARING** the Solicitors for the Appellant, and the Solicitors for the Respondent:-

**IT IS ORDERED THAT:-**

1. The Appeal be allowed;
2. The Application be approved subject to the conditions in the development approval package attached hereto and marked "A".

Filed on: 15 June 2007

Filed by: LeMass Solicitors  
Solicitors for the Appellant

Service Address: Level 4, 183 North Quay, Brisbane Qld 4000

Phone: 07 3236 2632

Fax: 07 3236 1884

Registrar:

**INTEGRATED PLANNING ACT 1997**

**DEVELOPMENT APPLICATION DECISION NOTICE**

*Application Details*

**Application No:** 1328/04

**Real Property Description:** Lot 801 on SP157194 and Part of Lot 1 on RP22251

**Property Location:** Lot 801 Goss Drive and Part of 218 Collingwood Drive, Collingwood Park

**Names and Addresses of all Referral Agencies:** N/A

**Decision:** Approved subject to the conditions detailed below.

**Approval Details:**

<b>Proposal</b>	<b>Development</b>	<b>Decision</b>	<b>Approval Type</b>
Reconfiguring a Lot (Stage 8: 2 lots into 35 lots - plus balance area)	Reconfiguring a Lot	Approved	Development Permit.
Dual Occupancy -Ten (Proposed Lots 172, 183, 186, 189 - 194)	Making a material change of use of premises	Approved	Development Permit.
Multiple Residential - 8 Units (Proposed Lot 195)	Making a material change of use of premises	Approved	Development Permit.
Single Residential (Proposed Lots 162 to 195)	Building Works	Approved	Preliminary Approval.

Further Development Permits Required

Further Development Permits, as required by the *Integrated Planning Act 1997*, shall be obtained in respect of any Operational Works, Building Works and Plumbing Works in relation to this approval before any such works are commenced.

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

**Development Permit for Reconfiguring a Lot (Stage 8: 2 lots into 35 lots - plus balance area)**

1. **Basis of Approval**

Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

2. **Minor Alterations**

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

3. **Rates in Arrears**

In accordance with the provisions of the *Integrated Planning Act 1997*, all rates and other expenses as a charge against the land shall not be in arrears at the date of signing of the plan of survey.

4. **Plan of Survey**

- (a) The Developer shall submit a plan of survey to conform with Plan No. 3396/P.21 Revision D (prepared by Saunders Havill Group and dated 31 May 2006).
- (b) No direct access from individual residential lots shall be permitted to Collingwood Drive.
- (c) The Developer shall dedicate the required land from the subject property as Collingwood Drive road reserve in accordance with 'Plan and Longitudinal Section Control Line MC10 Ch. 0-440 Sheet 5 of 5', Drawing No. PL05, Job No. 84629 and prepared by ARUP. The final width of the dedication is to be determined by the Senior Development Engineer in conjunction with the issue of a Development Permit for Operational Works
- (d) Adequate permanent survey marks shall be installed. The Developer shall submit a certificate signed by a cadastral surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position, in accordance with the plan of survey.
- (e) Land required for detention basins or equivalent is to be dedicated as drainage reserve in favour of Council and not included within parkland dedication unless approved as parkland by Council.

5. **Road Naming**

The Developer may submit to Council a list of proposed street names and the corresponding name meanings for the new road(s) to be opened. The proposed

names should normally be submitted as part of the Operational Works application. Should a theme be considered appropriate, the theme should be submitted at the same time. Council reserves the right to accept any or none of the proposed names.

6. Locality References

- (a) Any place name or estate name used by the developer (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development) shall make reference to the relevant, approved place name under the *Place Names Act 1994* in a contrasting colour and in lettering no less than 50% of the Estate name.
- (b) Any reference to the regional location of the site or the development shall not refer to the place or estate as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).

7. Earthworks

Earthworks to bench lots to accommodate building construction is not permitted without prior written approval from the Development Manager.

8. Hours of Construction

Unless otherwise approved in writing by the Development Manager, hours of construction shall be:

Monday to Saturday 6.30 a.m. to 6.30 p.m.

Work or business shall not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

9. Contributions

In accordance with the relevant Planning Scheme Policies, the Developer shall pay, prior to Council signing the plan of survey, the following monies to Council:-

Contribution	Sector	Rate	Proposal	Calculation
Social Infrastructure	Collingwood Park - Redbank	Level 1: \$44.94/EP Level 2: \$62.35/EP Level 3: \$48.70/EP	Number of Lots (> 450m <sup>2</sup> ): 36.000 @ 3.080 EP	Level 1: \$52.62 x 104.720 = \$5,510.86 Level 2: \$73.01 x 104.720 = \$7,645.80 Level 3: \$57.03 x 104.720 = \$5,971.94
		Unit Charge = 1.171 Total = Level 1: \$52.62/EP Level 2: \$73.01/EP Level 3: \$57.03/EP	Existing Credit of 6.160 EP Proposal = 104.720 EP	Total = \$19,126.00
Open Space	Collingwood Park - Redbank	Level 1: \$110.43/EP Level 2: \$572.86/EP Level 3: \$572.60/EP	Number of Lots (> 450m <sup>2</sup> ): 36.000 @ 3.080 EP	Level 1: \$121.91 x 104.720 = \$12,766.91 Level 2: \$632.44 x 104.720 = \$66,228.85 Level 3: \$632.15 x 104.720 = \$66,198.79
		Unit Charge = 1.104 Total = Level 1: \$121.91/EP Level 2: \$632.44/EP	Existing Credit of 6.160 EP Proposal = 104.720 EP	Total = \$145,192.00

		Level 3: \$632.15/EP		
<b>Water Supply</b>	Collingwood Park High Level Water Zone	\$618.22/EP Unit Charge = 1.171 Total = \$723.94/EP	Number of Lots (> 450m <sup>2</sup> ): 36.000 @ 3.300 EP  Existing Credit of 6.600 EP  <b>Proposal = 112.200 EP</b>	\$723.94 x 112.200 = \$81,225.58 <b>Total = \$81,225.00</b>
<b>Sewerage Catchment</b>	Goodna Catchment (excluding Springfield)	\$629.36/EP Unit Charge = 1.171 Total = \$736.98/EP	Number of Lots (> 450m <sup>2</sup> ): 36.000 @ 3.300 EP  Existing Credit of 6.600 EP  <b>Proposal = 112.200 EP</b>	\$736.98 x 112.200 = \$82,689.22 <b>Total = \$82,689.00</b>
<b>Road Contributions</b>	Collingwood Park-Redbank	To be calculated in accordance with revised policy after actual construction cost of Collingwood Drive and Eagle Street is determined and Planning Scheme Policy 5 (or its equivalent) is amended and updated (refer Note 1 below).		

Calculation of contributions are based on the infrastructure contribution rates and policies applicable at the date a development application was determined by Council. The contributions above shall be applicable for a period of twelve (12) months from the date of the development approval, and thereafter shall be based on the infrastructure contribution rates and policies applicable at the date when payment is made.

NOTE 1: Approved Trunk Road Infrastructure Works undertaken along Collingwood Drive and Eagle Street in accordance with the requirements of Planning Scheme Policy 5 may be off-set against road infrastructure contributions applicable to the development. To this end, an Infrastructure Agreement shall be prepared at the Developer's expense and agreed to by Council and the Developer. The Infrastructure Agreement shall be executed prior to the issue of any Operational Works approval associated with the Trunk Road Infrastructure Works.

10. Collingwood Drive Cross Section

An indicative cross section of the interface between Collingwood Drive and the lots adjacent to Collingwood Drive is to be submitted to and approved by the Development Manager. The cross section shall include details of retaining walls, earthworks, batters, fencing and landscaping and the final alignment of Collingwood Drive. The indicative cross section shall also provide for pedestrian access to lots from Collingwood Drive and is to be approved prior to approval of any Development Permits Operational Works and/or Building Works.

11. Engineering Requirements

The following engineering requirements, detailed in Conditions 12 – 21, shall be completed to the satisfaction of the Senior Development Engineer.

Terms

- (a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required. Furthermore, the RPEQ



required for the analysis and reporting for mining shall be experienced in the analysis of underground and surface mining within the Ipswich area.

- (b) QUDM - The Queensland Urban Drainage Manual, produced by the Queensland Department of Primary Industries.
- (c) Queensland Streets - The Design Guidelines for Subdivisional Street Works, prepared for the Institute of Municipal Engineers of Australia (QLD).
- (d) AMCORD - The Australian Model Code of Residential Development produced by the Commonwealth Department of Housing and Regional Development.
- (e) DMR - Department of Main Roads.
- (f) MUTCD - The Manual of Uniform Traffic Control Devices, published by DMR.
- (g) Ipswich Water - Commercial Business Unit of Ipswich City Council providing water and sewerage services.
- (h) DNRM - Department of Natural Resources and Mines.

## 12. Mining

- (a) All building structures shall be designed and constructed in accordance with the approved recommendations as outlined in the geotechnical report entitled 'Investigation of the Shaft at 186 Collingwood Drive, Collingwood Park' (prepared by Moreton Geotechnical Services Pty Ltd and dated 13 October 2003).
- (b) Any application for Building Works shall be accompanied by a Structural Engineer's Certificate certifying that the proposed structures have been designed in accordance with the abovementioned geotechnical report.

## 13. Roadworks

- (a) The roads shall be constructed with concrete kerb and channel and asphaltic concrete surfacing, together with associated works for the full length of all internal property frontages. Kerb ramps in accordance with Council's Standard Drawing SR.18 shall be provided at all intersections, unless otherwise specified in this approval.
- (b) Roadworks internal to the site shall be designed and constructed in accordance with Council's Standards, Queensland Streets, Austroads Publications, AMCORD, the relevant and appropriate roadworks design standards and guidelines, and any other documentation deemed appropriate by Council. Such design and construction shall ensure that road carriageway widths are consistent with the road function and position in the road hierarchy and are in accordance with the relevant design speed environment.
- (c) The pavement designs shall be in accordance with the Ipswich City Council's Planning Scheme Policy 3 - General Works, Chapter 5 - Roadworks. All roads shall have two way crossfalls in accordance with Council's adopted standards.

The minimum dedicated road widths, pavement widths and footpath requirements shall be in accordance with Council's Reconfiguring a Lot Code as set out below:

Road Type	Dedication Width	Pavement Width	Footpath	Path Width
Access place	15.0 m	6.5 m	1 Path	1.5 m
Access street	15.0 m	6.5 m	1 Path	1.5 m
Collector	17.0 m	8.5 m	1 Path	1.5 m
Trunk collector	20.0 m	9.0 m	2 Cycleway	2.0 m
		or 2 x 5.0 m	or 1 Path + 1 Cycleway	1.5 m 2.0 m

- (d) The road pavement widths and geometric layout shall be sufficient to make adequate provision for Council's refuse collection vehicles and public transport movements.
- (e) A vehicle turning area shall be provided at the end of all "No through" roads and cul-de-sacs. Circular cul-de-sac turning heads, based on a minimum turning circle of 9.0 m radius, are preferred. "T" and "Y" shaped turning heads are generally not to be used.
- (f) "No Through Road" signs shall be erected at the entries to cul-de-sacs and terminating roads.
- (g) All traffic signs and delineation shall be installed in accordance with MUTCD.
- (h) The Developer shall provide:
  - (i) a minimum 1.5 m wide concrete footpaths on one side of all the internal streets; and
  - (ii) a minimum 2.5 m wide concrete footpath on the eastern side of Collingwood Drive for the full frontage of the development.

The construction of footpaths shall be in accordance with Council's Standard Drawing SR.19. The concrete footpaths shall be on the same side as the street lights, and the maximum longitudinal grade shall be to the satisfaction of the Development Manager (generally limited to 1:8).

- (i) Kerb ramps are to be constructed in accordance with Council's Standard Drawing SR.18 at all intersections and at additional locations where required to connect the concrete pathways and cycleways. Generally at "T" intersections, 4 kerb ramps are required.
- (j) The Developer shall construct Goss Drive for the full frontage of the site and shall include the appropriate transitions back to the existing bituminous pavement. Goss Drive shall be constructed with concrete kerb and channel on the same alignment as exists in Goss Drive, plus gravel pavement infill with asphaltic concrete overlay or full depth asphaltic concrete pavement between the new kerb and channel and the existing pavement to a Trunk Collector Road standard. The extent to which the widening intrudes into the existing pavement shall be determined on site by the Senior Development Engineer. The asphaltic concrete overlay shall extend over the existing pavement where longitudinal and cross sectional profiles warrant.

- (k) The Developer shall upgrade Collingwood Drive between Goss Drive and Eagle Street prior to Council signing the plan of survey for the first lot of the site. These works shall be designed and constructed to a configuration generally consistent with the existing cross section of Collingwood Drive to the north of Goss Drive. Detailed design and construction of such works are to meet Council's Standards for a sub-arterial road and shall be generally in accordance with 'Plan and Longitudinal Section Control Line MC10 Ch. 0-440 Sheet 5 of 5', Drawing No. PL05, Job No. 84629 and prepared by ARUP. The Developer shall consult with Agility Management (ph 02 6295 5473) and Origin Energy Asset Management (ph 13 24 61) during the design and construction phases to ensure that their existing gas pipelines along Collingwood Drive are suitably protected and the pavement works required in Collingwood Drive do not compromise the integrity of the gas pipelines.
- (l) Provision shall be made for 6.0 m, three chord truncations at intersections. The 6.0 m distance is measured along each frontage from the property corner (including the intersection of Goss Drive and Collingwood Drive).
14. Access/Parking
- (a) Vehicular access from the roadways to all allotments shall be capable of being provided.
- (b) A concrete layback and driveway slab 3.0 m wide, from the layback to the property boundary, shall be constructed for access to proposed Lot 181 in accordance with Council's Standard Drawing SR.12.
- (c) The access driveway to proposed hatchet shaped Lot 181 shall be constructed from the property boundary for the full length of the access strip with the following design criteria:
- (i) shall be formed in reinforced concrete not less than 100 mm deep and 3m wide.
- (ii) The water services for the allotments, together with stormwater pipes and conduits for electricity and telephone, shall be installed for the full length of all access strip.
15. Sewerage
- (a) The Developer shall provide a sewerage reticulation system with appropriate house connection branches, designed so as to command the whole of each of the proposed allotments.
- (b) The Developer shall pay the full cost for Council to provide a suitable connection into the existing sewerage reticulation system. All works on live sewers are to be carried out by Council at the Developer's expense, unless arranged otherwise with Ipswich Water.
- (c) The Developer shall demonstrate that the proposed pipe sizes and connection points are adequate for the total upstream catchment and the proposed development.
- (d) No work on the sewerage reticulation system shall commence prior to the approval of the Operational Works application.
16. Water

- (a) The Developer shall provide a reticulated water supply system together with valves and fire hydrants, in accordance with the "Guidelines for Planning and Design of Urban Water Supply Systems", which connects into Council's existing reticulation system.
- (b) A blue, bi-directional raised reflective pavement marker (RRPM) shall be provided to all hydrants. The marker shall be installed in accordance with the Department of Main Roads Fire Hydrant Indication System Technical Guideline.
- (c) The Developer shall demonstrate that the pipe sizes proposed and the available pressure head complies with the requirements of Ipswich Water's "Water Supply Planning Guidelines", and the "Guidelines for Planning and Design of Urban Water Supply Systems" and are adequate to cater for the proposed development. Such demonstration is to cover as a minimum:
  - (i) available pressure during maximum hour;
  - (ii) available pressure and flows for fire fighting and other purposes, and any recommendations pertaining thereto; and
  - (iii) comments regarding the situation at various stages of the development.

NOTE: Details regarding available pressure heads at various points in the existing water reticulation network for use in the calculations to be produced for such demonstration may be obtained from the Senior Development Engineer on submission of completed application forms and payment of the relevant fees.

- (d) All works on live water mains are to be carried out by Council in accordance with Council's policy, and at the Developer's expense.
- (e) Where concrete footpaths are to be constructed, the Developer shall provide 100 mm diameter conduits under the footpath and in line with the conduits under the road, for future ease of installing the individual water services. The letter "W" shall be embossed in the concrete to mark the location of the conduit.
- (f) The Developer shall lodge a private works request on the prescribed Council form, for Council to supply a cost estimate to:
  - (i) provide a suitable metered water connection for each proposed allotment;

The appropriate fees are to be paid to Council prior to signing of any plan of survey.

- (g) Wherever possible, the water main shall be constructed on the opposite side to the concrete footpaths. Where the water main is under a concrete footpath, the Developer shall provide a water connection (up to, but excluding the provision of meters) to each allotment, including the provision of approved pre-cast concrete or cast iron boxes over the stop cock.
- (h) Where the water reticulation network is serving in excess of 20 allotments in any one stage, the site shall be served from two directions and shall not be in the form of a single dead end supply. All other mains shall be looped around the cul-de-sac head to join back on to itself.

- (i) Sufficient stop valves shall be installed so that in the event of any break in the supply, the maximum number of allotments to be without water is 20.

17. Stormwater

- (a) The Developer shall provide all necessary stormwater drainage (both internal and external to the development) and such drainage works (except for roofwater systems) shall be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years.

Overland flow paths shall be suitably designed to cater for the water from a storm event with an ARI of 100 years. In the case where the piped system is carrying part of the flow, the overland flow paths shall be designed to cater for that volume which is represented by the difference between the predicted volume from the storm event with an ARI of 100 years and the capacity of the pipe system, noting the requirements of QUDM.

- (b) A suitable roofwater system shall be designed in accordance with QUDM, for allotments that do not have adequate fall from within the allotment to the design invert level of the kerb and channel. The design is to be to a minimum Level II in QUDM.
- (c) All stormwater flows within and adjacent to the development, other than inter-allotment drainage, shall be confined to dedicated roads, drainage reserves, registered drainage easements or within parkland. The registered drainage easements, if related to piped drainage, shall be centrally located over such underground pipe system and shall be not less than 4.0 m wide, except for drainage easements required for side boundaries which may be 3.0 m wide where approved by the Senior Development Engineer. In addition, the easements shall be of suitable width to contain the predicted overland flow from the storm event with an ARI of 100 years in that location.
- (d) No ponding or redirection of stormwater shall occur onto adjoining land unless specifically approved by Council in consultation with the owner of the adjoining land.
- (e) Due consideration shall be given in the design and construction of the development in relation to the effect of the developed catchment flows on the downstream discharge receival areas. Suitable stormwater control devices are to be provided to ensure that there is no increase in flow in watercourses. Such control devices are to be designed so as to integrate the landscaping, recreational, infrastructural and drainage roles of watercourses.
- (f) All stormwater runoff from the development shall be discharged in a manner and to a point to be approved by the Senior Development Engineer.
- (g) Stormwater drainage plans and calculations are to be submitted and approved by the Senior Development Engineer, in conjunction with the submission of an Operational Works application.
- (h) Appropriate works shall be carried out to ensure that stormwater drainage from the new kerb and channel discharges suitably into the existing drainage system.

- (i) There shall be minimal disturbance to vegetation in the gully areas, unless prior written approval is obtained from Council. Stormwater drainage outlets shall be the subject of detailed design in the preparation of plans for each stage of the development.
- (j) The Developer shall provide a roofwater connection point to all lots which have a concrete footpath along the lot frontage and which drain to the street. The connection shall be located at the lowest corner of the lot on an alignment of 1.2 metres from the side boundary and shall discharge to the kerb and channel via a 100mm by 75mm galvanised RHS. The RHS should extend 0.5 metres into the property and have a suitable adaptor to allow connection to a roofwater pipe. All other lots, which drain to the street and do not have a concrete footpath along the lot frontage, do not require kerb adaptors.
- (k) The Developer shall provide a stormwater detention basin (or equivalent) on the subject land, which shall be designed and constructed in accordance with QUDM. The detention basin (or equivalent) shall be constructed to ensure that flows and velocities, at any point downstream in the catchment, are not increased by the development for any combination of frequency and duration from the storm event with an ARI of 2 years up to and including the storm event with an ARI of 100 years.
- (l) The Developer shall prepare a report (certified by a suitably qualified RPEQ) defining the area affected by a storm event with an ARI of 100 years, associated with the flows in the overland flow paths of the site. Areas affected by a storm event with an ARI of 100 years shall be external to any proposed residential allotments.
- (m) There shall be no filling or removal of material in the flood area below the flood level associated with an ARI of 10 years (except where required for access), and there shall be minimal disturbance to vegetation in the flood area, unless otherwise approved by Council's Senior Development Engineer.

#### 18. Public Utilities

- (a) Adequate provision shall be made in all proposed dedicated roads, access strips and easements, to cater for the public utility services that would normally serve the development.
- (b) The Developer shall provide appropriate road crossing conduits in accordance with Council's Standard Drawings SR.22 and SR.23. Where concrete footpaths are to be constructed, the conduits shall be extended to the property boundaries.
- (c) Street lighting shall be installed by the Developer in accordance with the Australian Standard 1158.3.1 Table 1.1. All street lighting associated with the development shall be certified by a RPEQ. Street lighting shall be installed on the same side as concrete footpaths (where applicable).
- (d) The Developer shall provide underground electricity/telecommunications within the development, constructed in the approved allocation as detailed in Council's Standard Drawings SR.22 and SR.23. Electricity/telecommunication drawings shall be co-ordinated with the civil engineering design documents, to ensure that service clashes are avoided. Where allotments front an existing overhead

electricity/telecommunication service, these allotments may connect to such services subject to the approval and requirements of the service provider.

- (e) The Developer shall provide an Energex approved electrical reticulation layout plan. The electricity layout shall also be shown on the water reticulation layout plans.
- (f) The Developer shall provide each allotment with an electricity supply.
- (g) Prior to the signing of a plan of survey, the Developer shall provide Council with a copy of an agreement with Energex for the supply of electricity to the development.
- (h) Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of Energex and the authorised telephone/cable service provider.
- (i) The Developer shall make suitable arrangements for the provision of telephone and (where applicable) cable services to all proposed lots within the development. Documentary evidence that discussions have commenced with any authorised telephone/cable service provider, on the provision of telephone/cable services, shall be provided prior to the signing of the plan of survey by Council.

19. Erosion & Silt Management

- (a) The Developer shall be responsible for the installation and maintenance of silt management facilities from the time of commencement of construction until the development has been released "Off Maintenance" by Council. All silt management facilities are to be in accordance with the document "Soil Erosion and Sediment Control" published by the Institution of Engineers Australia, or equivalent.
- (b) Silt traps shall be sited upstream from any park or reserve area discharge point preferably on land comprising future allotments, such that no silt impinges on the park or reserve areas. The silt trap areas may be phased out after the development work is complete and adequate grass cover is obtained.
- (c) Diversion drains and ponds, as necessary, shall be installed on the site before any other work is undertaken on site to ensure that "dirty water" is contained and/or isolated.
- (d) An erosion and sediment control program and maintenance procedures shall be prepared and submitted with the engineering drawings for approval for maintaining the facilities, setting out the frequency of attention, with inspections to be made after each significant rainfall event.
- (e) Council reserves the right to enter the site for the purpose of rectifying any silt management facilities which it deems to be inadequate, improperly maintained or not operating in a satisfactory manner.
- (f) The Developer shall lodge a \$5,000 siltation and erosion performance bond with Council, prior to the commencement of works, which shall only be released by Council at the termination of the maintenance period. Where Council determines that a draw-down of the bond is required, the Developer shall restore the bond to its full amount within 10 days of a notice from Council to that effect. Such bond shall guarantee adequate performance in the circumstances (i) and (ii) below:

- (i) In the event that instructions issued to the Consulting Engineer by the Senior Development Engineer for the installation of erosion control measures, are not complied with within 24 hours, Council will call upon the bond to the extent required to carry out the necessary works.
- (ii) If the Senior Development Engineer determines that silt damage has occurred on the site, or the downstream drainage system has become silted, the Developer shall be responsible for restoration. Such restoration shall be completed in the time determined by the Senior Development Engineer.

Should the Developer fail to complete the works determined by the Senior Development Engineer within the specified time, Council shall complete the work and recover all costs from the Developer associated with that work.

20. Operational Works – Municipal Works  
(i.e. Works being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.
- (b) The Developer shall comply with the requirements of the documents entitled "Planning Scheme Policy 3 - General Works" and "Standard Drawings".
- (c) All engineering drawings submitted to Council shall be in accordance with Council's Planning Scheme Policy 3 - General Works and Standard Drawings, and shall include as a minimum the following:
  - (i) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ;
  - (ii) The drawings shall be submitted as three A3 size sets and one full size set; and
  - (iii) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.
- (d) Municipal works shall require a detailed design certified by a RPEQ, the design approved by Council Engineers with appropriate fees payable, a works pre-start meeting on-site and various detailed construction and audit inspections by Council Officers. A twelve month maintenance period is applicable for the works as well as the payment of a maintenance security deposit.
- (e) All works shall be supervised by a RPEQ competent in civil works and shall be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. Should it be deemed by the Senior Development Engineer that the contractor does not have the necessary competency or has constructed



substandard works for Council in the past, Council reserves the right to reject the nominated contractor.

- (f) Municipal works shall be accepted "On Maintenance" prior to commencement of use. A maintenance bond equal to 5% of the construction cost (minimum of \$1,000.00) shall be retained by Council for a minimum period of twelve months, or until such time as the works are accepted "Off Maintenance" by Council.
- (g) "As Constructed" plans for municipal works shall be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance".
- (h) On completion of the works a certificate shall be submitted to Council by a RPEQ certifying that the works have been constructed in accordance with Council's construction standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.
- (i) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to the Operational Works approval.

## 21. General

- (a) All disturbed verge areas and allotments shall be graded, grassed and left in a mowable condition. The grass cover shall be obtained as early as possible during the development and an acceptable grass cover shall be achieved before the development can be accepted "Off Maintenance".
- (b) Street name signs shall be manufactured to Council specifications and shall be erected in accordance with Council's Standard Drawing SR.26 at each intersection.
- (c) With reference to any works, on land under other private ownership, written permission for the works shall be obtained and forwarded to Council. Similarly, written clearances shall be obtained after the works are completed, unless otherwise accepted by the Senior Development Engineer.
- (d) All works required for this development shall take due regard of any and all existing services and, if considered necessary by the relevant authority or the Senior Development Engineer, such works shall be altered at the cost of the Developer.
- (e) Any allotment filling for a greater depth than 800 mm to provide for building platforms shall be conducted in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798, and a certificate of quality and uniformity of fill shall be provided by a RPEQ. The level of responsibility shall be Level 1.
- (f) A certificate from a RPEQ shall be issued to Council certifying that any retaining wall greater than 800 mm in height is structurally sound and capable of withstanding any likely surcharge loads. Retaining walls greater than 1.0 m in height are to be provided with railings or other barriers to provide pedestrian safety.

- (g) Retaining walls shall be designed so that there are no imposed loads placed upon Council's underground services. This may include extending the footing to a level 300 mm below the invert of the pipe.
- (h) Filling of gully areas if permitted shall be carried out strictly in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798 and a certificate of quality and uniformity of fill, shall be provided by the Supervising RPEQ for all filled areas.
- (i) For batters resulting from cutting and filling of the site and producing slopes greater than 1:6, Council requires a RPEQ to certify that they are stable and properly drained.
- (j) Approval of the Senior Development Engineer is required for any fill intended to be placed over Council's underground services.
- (k) If, after the preparation of detailed design plans for the various roads, it is found necessary to provide any additional dedicated road area, or modify the proposed dedicated roads to enable the full requirements of Council's standards, Queensland Streets, AMCORD and Austroads documents to be incorporated in any way (but particularly in the production of the required speed environment or because of longitudinal and cross sectional constraints) then the estate layout plan shall be altered accordingly.
- (l) The Developer shall be responsible for ensuring that all approvals have been obtained from the relevant infrastructure stakeholders. All approvals shall be submitted in conjunction with the Operational Works.
- (m) Earthworks on any lot shall not exceed a total maximum height of 2.0 m. Retaining walls shall not exceed a total maximum height of 1.2 m with 1:4 batters from the top and toe of the wall unless it can be demonstrated to Council's Senior Development Engineer's reasonable satisfaction that a greater height is acceptable.
- (n) A 1.8 m high pool style fence shall be constructed on the common boundary of proposed Lots 189 to 195 and the drainage reserve.
- (o) A 1.2 m high fence shall be constructed along the Collingwood Drive frontage of Lots 181 to 189. Details of the fence are to be submitted to and approved by the Development Manager with the Collingwood Drive Cross Section.

22. Stormwater Quality (Management Plan)

- (a) The Developer shall provide a detailed Stormwater Quality Management Plan (SQMP) to be submitted to Council and approved by the Development Manager in conjunction with a Development Permit for Operational Works. The SQMP shall be in accordance with Planning Scheme Policy 3 - General Works and Council's Standard Drawings.
- (b) The plan shall be prepared by a suitably qualified and experienced professional, be developed in accordance with the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland, and demonstrate through appropriate pollutant export modelling that stormwater will be treated on site to a standard which meets Council's stormwater quality concentration and load-based objectives (TSS

80%, TP 60%, TN 45% and GP 90%). Any existing vegetated areas shall be considered as receiving environment.

- (c) The SQMP is to include a catchment plan showing the site layout, site contours, flow path directions, catchments and the location of proposed stormwater quality treatment measures.
- (d) Details of the plan shall include schedules and timing, including a staging program for all works and implementation of the SQMP.
- (e) Modelling parameters used and results generated by the modelling software shall be included in the SQMP. This includes the pollutant reduction efficiencies (to be agreed on by Council), meteorological data, time step, source node parameters (and where applicable any non-standard parameters used), percentage effective impervious areas, runoff generation parameters, base and stormflow concentration parameters, k and C\* values (or confirmation that these have not been altered), an interface layout (diagram demonstrating the source nodes and treatment nodes within the treatment train), treatment node parameters (seepage loss, dimensions etc), output figures and graphs.
- (f) Prior to acceptance of the works on-maintenance the Developer shall provide to Council Engineering certification, from a suitably qualified and experienced professional, that the all stormwater quality treatment devices have been constructed in accordance with the approved SQMP.
- (g) As part of the SQMP it shall be demonstrated that stormwater treatment measures will have minimal effect on existing vegetation.
- (h) All stormwater quality management treatments shall be fully constructed in accordance with the approved Stormwater Quality Management Plan and be fully operational (including well established plants) prior to works being accepted on-maintenance.

23. Stormwater Quality (Maintenance Plan)

- (a) A detailed Maintenance Plan for the entire stormwater system shall be prepared by the Developer and approved by Council in conjunction with the issue of a Development Permit for Operational Works.
- (b) The Maintenance Plan shall outline requirements for both the construction and operational phases specifying the regular maintenance of the stormwater system (e.g. cleaning of GPT filter baskets after storm events) along with the long-term management such as the replacement of the bio-retention filters.
- (c) At a minimum, the Maintenance Plan shall include all of the following details:
  - (i) aims and objectives (the design should ensure that treated stormwater quality will meet the Water Quality Objectives listed in Planning Scheme Policy 3, Part 2, Table 2.3.1 – Water Quality Objectives);
  - (ii) a separate maintenance schedule for each device (inspection and maintenance frequency and data collection);
  - (iii) describe how each maintenance action is to be carried out (including equipment needs, maintenance techniques, occupational health and safety, public safety,

- environmental management considerations, disposal requirements for polluted water and solid waste, access issues);
  - (iv) management structure and responsibilities;
  - (v) staging;
  - (vi) ongoing monitoring;
  - (vii) record keeping and reporting;
  - (viii) non-compliance procedures;
  - (ix) personnel training;
  - (x) waste management;
  - (xi) review and update;
  - (xii) any relevant contractor contact information.
- (d) The Maintenance Plan shall be prepared by a suitably qualified and experienced professional to the satisfaction of Council.
- (e) The Maintenance Plan shall be implemented to the satisfaction of Council by the Developer until accepted "Off maintenance".

#### 24. Landscaping and Rehabilitation Plan

- (a) A Landscaping and Rehabilitation Plan, shall be prepared by a corporate member of the Australian Institute of Landscape Architects, or other suitably qualified and experienced professional. The plan shall incorporate the requirements outlined in Section 27 of Planning Scheme Policy 2 – Information Local Government May Request. Specifically the plan shall include, amongst other necessary items, the following features:
- (i) soils, mulch and sub-grade treatment;
  - (ii) tree and shrub planting shown in diagrammatic form in accordance with the Ipswich City Council Standard Drawings;
  - (iii) existing vegetation proposed to be retained and protection measures;
  - (iv) location of services including drainage, sewerage, power, water, gas and communication (reference to other plans will not be accepted);
  - (v) contours and spot levels;
  - (vi) schedule of plant species (only natives to be used) including plants botanical and common names, planting size and mature size, quantities and densities;
  - (vii) location and specifications of retaining structures and stormwater treatment devices.
- (b) The plan shall address streetscape planting as well as the rehabilitation and revegetation of the parkland, drainage reserve, stormwater treatment devices and any other areas which are to remain as open space.
- (c) The park and drainage reserve shall be remediated and rehabilitated to a natural bushland setting except where active parkland use has been approved. Species used in regeneration works shall reflect the vegetation association detailed in the *Ipswich City Council Vegetation Communities Rehabilitation Guide 2 and 4*, locally endemic species and native flora observed on site. Any eroded or degraded areas are to be remediated.
- (d) All declared weeds, environmental weeds, and exotic pests shall be removed from the site.

- (e) The plan shall make provision for the placement of rocks and logs (which can be relocated from cleared areas), into the park to compensate for the loss of fauna habitat. The plan shall indicate the stockpile location and indicate the quantity and general relocation areas.
- (f) Rehabilitation areas shall be planted at a minimum of one (1) plant per square metre taking into consideration existing vegetation. Any stormwater treatment devices which require planting shall be planted in accordance with the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland.
- (g) Street Trees shall be provided in accordance with the Ipswich City Council Street Tree Strategy. The planting detail shall be shown on the plan in diagrammatic form and reflect the Ipswich City Council Standard Drawings.
- (h) The Developer shall complete approved landscaping, rehabilitation and revegetation works in accordance with the approved plans to the satisfaction of the Development Manager.
- (i) The Developer shall submit to Council a Certificate of Compliance – Landscape Works (Appendix 3 of Planning Scheme Policy 3 – General Works), which shall be signed by a corporate member of the Australian Institute of Landscape Architects, or a suitably qualified and experienced professional, prior to noting the plan of survey to certify all landscape works have been completed in accordance with the approved plans.

25. Health, Parks and Recreation Requirements

Conditions 26 – 29, unless otherwise stated, shall be completed to the satisfaction of the Chief Operating Officer – Health, Parks and Recreation.

26. Waste Servicing

The road design shall allow for adequate emptying of waste bins and manoeuvring of side loading waste removal trucks. The following dimensions are given as a minimum of front rear- and side- loading truck dimensions for a guide to design for the adequate emptying of the bin and manoeuvring of the truck:

	<i>Front/Load</i>	<i>Rear/Load</i>	<i>Side/Load</i>
<i>Length overall</i>	10.9 m	8.2 m	8.7 m
<i>Length when loading</i>	12.6 m	9.5 m	3.0 m
<i>Travelling overhead clearance required</i>	4.0 m	3.0 m	3.5 m
<i>Loading overhead clearance required</i>	6.5m x 10m*	3.0 m	3.0 m
<i>Access width required</i>	3.8 m	3.8 m	4.0 m
<i>Turning radius</i>	14 m	8.0 m	11.1 m
<i>Gross vehicle mass (GVM)</i>	28 tonne	13.6 t	13.6 t

*\*from the back of the bin*

27. Incineration

- (a) No incineration of waste, including cleared vegetation, is permitted.
- (b) All cleared vegetation must be removed from site or chipped/mulched and spread on the site.

28. Entry Walls or Features

The provision of entry walls or features is prohibited on road reserves or proposed parkland. Entry walls or features shall be fully contained on private property. These entry features or walls shall be designed such that maintenance for Council following the 'Off Maintenance' inspection is minimal.

29. Vegetation Clearing

- (a) The Developer shall minimise the clearing of mature vegetation throughout the site. Where possible, mature vegetation should be retained within the estate including road and drainage reserves. To this end, a plan of clearing shall be submitted to and approved by the Development Manager prior to the issue of any Operational Works approval.
- (b) The Developer shall ensure that areas not permitted for clearing are pegged and clearly marked prior to commencement of clearing. These areas shall be inspected by the Development Manager or delegate prior to the commencement of works.
- (c) No clearing shall be undertaken in proposed parkland/drainage reserve without the prior approval of the Development Manager.

30. Compliance with Conditions

- (a) Unless otherwise stated all conditions shall be completed prior to signing of the relevant plan of survey or as determined by the Development Manager.
- (b) All conditions shall be completed to the satisfaction of the Development Manager.

31. When Approval Takes Effect

This approval has effect in accordance with the *Integrated Planning Act 1997*.

32. When Approval Lapses

This approval is required to be completed within 4 years starting the day the approval takes effect. The Developer is required to submit to Council an accurate plan of survey before the end of this period, otherwise the approval will lapse.

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

**Development Permit for Material Change of Use (10 Dual Occupancies) (Proposed Lots 172, 183, 186, 189 - 194)**

1. Site Development

The proposed development of the subject site shall be undertaken generally in accordance with the following plans:

- (a) Site Plan 3396/P.21 Revision D (prepared by Saunders Havill Group and dated 31 May 2006);

- (b) Floor Plans titled 'Proposed Duplexes to Suit Lots 183-189' (prepared by Eric Hebron Architects and dated 15 December 2003); and
- (c) Indicative Elevations Drawing No. 001 (prepared by Eric Hebron Architects and dated 15 December 2003) with the following amendments:
  - (i) All dwellings proposed to be constructed on lots adjacent to Collingwood Drive shall be designed to address both road frontages of each lot. Further, any retaining walls, earthworks, batters and fences shall be in accordance with the approved Collingwood Drive Cross Section.

Prior to Operational Works approval, the Developer shall submit for review and approval by the Development Manager, an indicative site plan for the proposed Dual Occupancy allotments. Such plans are to indicate the proposed layout including demonstration of recreation space and parking at the rates required by Council's Residential Code and Parking Code respectively. Furthermore, the layout shall be generally in accordance with the conditions detailed below.

2. Basis of Approval

Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

3. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

4. Compliance with Conditions

- (a) Unless otherwise stated all conditions shall be completed prior to commencement of the proposed change of use.
- (b) All conditions shall be completed to the satisfaction of the Development Manager.

5. Particular Use

This approval is for the particular use stated, and does not imply approval for other similar uses. To this end, the use of any of the proposed structures associated with the Dual Occupancies, inclusive of car parking and any associated outdoor areas on site, are not permitted to be used for any other purpose, unless, in the opinion of the Development Manager, such use is ancillary and incidental to the predominant use of the site for a Dual Occupancy.

6. Completion of Conditions of Reconfiguration Approval

The Developer shall satisfactorily complete all conditions, including all works both internal and external to the site, as required by Reconfiguring a Lot approval No. 1328/04.

7. Visual Privacy

The private open spaces and living rooms of adjacent dwelling units are to be protected from direct overlooking by dwelling layout, screening devices, distance or landscaping. To this end, at minimum, windows of one dwelling are not to be located opposite the windows of another dwelling unless direct views are controlled by blinds or other screening devices, or by sufficient distance or height to discourage overlooking, to the satisfaction of the Development Manager.

#### 8. Acoustic Privacy

- (a) Active recreation facilities [eg. including the proposed swimming pool, barbecue areas and services (such as garbage collection points, pumps, compressors and other plant)] which generate high noise levels are to be located away from bedrooms of adjacent dwellings.
- (b) Driveways and parking areas are to be located away from bedroom windows of adjacent dwellings at the same level, or screened to minimise noise.
- (c) Unless otherwise approved by the Development Manager, the use of air conditioning units, which may emit high levels of noise, shall be designed and constructed with appropriate materials to achieve a sound attenuation performance which will minimise the impact on the surrounding area. For this purpose, AS3671 and AS1276 should be used as guides in design and construction in order to achieve satisfactory noise levels at adjacent noise sensitive places.

#### 9. Landscaping Plan

- (a) A Landscaping Plan, shall be prepared by a corporate member of the Australian Institute of Landscape Architects, or other suitably qualified and experienced professional. The plan shall incorporate the requirements outlined in Section 27 of Planning Scheme Policy 2 – Information Local Government May Request. Specifically the plan shall include, amongst other necessary items, the following features:
  - (i) soils, mulch and sub-grade treatment;
  - (ii) tree and shrub planting shown in diagrammatic form in accordance with the Ipswich City Council Standard Drawings;
  - (iii) existing vegetation proposed to be retained and protection measures;
  - (iv) location of services including drainage, sewerage, power, water, gas and communication (reference to other plans will not be accepted);
  - (v) contours and spot levels;
  - (vi) schedule of plant species (only natives to be used) including plants botanical and common names, planting size and mature size, quantities and densities;
  - (vii) location and specifications of retaining structures and stormwater treatment devices.
- (b) Species used in landscaping shall reflect the vegetation association detailed in the *Ipswich City Council Vegetation Communities Rehabilitation Guide 2 and 4*, locally endemic species and native flora observed on site. Any eroded or degraded areas are to be remediated.
- (c) All declared weeds, environmental weeds, and exotic pests shall be removed from the site.



- (d) Rehabilitation areas shall be planted at a minimum of one (1) plant per square metre taking into consideration existing vegetation. Any stormwater treatment devices which require planting shall be planted in accordance with the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland.
- (e) Street Trees shall be provided in accordance with the Ipswich City Council Street Tree Strategy. The planting detail shall be shown on the plan in diagrammatic form and reflect the Ipswich City Council Standard Drawings.
- (f) The Developer shall complete approved landscaping, rehabilitation and revegetation works in accordance with the approved plans to the satisfaction of the Development Manager.
- (g) The Developer shall submit to Council a Certificate of Compliance – Landscape Works (Appendix 3 of Planning Scheme Policy 3 – General Works), which shall be signed by a corporate member of Australian Institute of Landscape Architects prior to noting the plan of survey to certify all landscape works have been completed in accordance with the approved plans.

10. Letter Boxes

Unless otherwise approved by the Development Manager, one letter box shall be provided per unit plus one letter box for use by the body corporate or management where appropriate. Such letter boxes shall form an integral part of the design of the development and shall be located within six (6) metres of the road frontage to which the site has been allocated its street address, unless otherwise approved by the Development Manager.

11. Laundering, Storage and Refuse Facilities

- (a) Each dwelling unit within the development shall be provided with individual laundry and clothes drying facilities. Alternatively, communal facilities shall be provided and located to the satisfaction of the Development Manager not more than 100 m from any dwelling unit.
- (b) Each dwelling unit within the development shall be provided with a lockable storage area with a minimum floor area of 3 m<sup>2</sup>. This area may be provided as part of a garage, but shall be exclusive of the laundry area, or may be otherwise located to the satisfaction of the Development Manager.

12. Car Parking - Use and Maintenance

- (a) Four (4) on-site car parking spaces shall be provided in accordance with the Parking Code on site for each of the proposed Dual Occupancies.
- (b) All parking areas shall be:
  - (i) kept and used exclusively for parking;
  - (ii) maintained to the satisfaction of the Development Manager.

13. Contributions

In accordance with the relevant Planning Scheme Policies, the Developer shall pay, prior to commencement of the proposed change of use, the following monies to Council:-

Contribution	Sector	Rate	Proposal	Calculation
<b>Social Infrastructure</b>	Collingwood Park - Redbank	Level 1: \$44.94/EP Level 2: \$62.35/EP Level 3: \$48.70/EP  Unit Charge = 1.171  Total = Level 1: \$52.62/EP Level 2: \$73.01/EP Level 3: \$57.03/EP	Number of "3 bed" Dwellings: 20.000 @ 3.080 EP  Existing Credit of 30.800 EP*  <b>Proposal = 30.800 EP</b>	Level 1: \$52.62 x 30.800 = \$1,620.84 Level 2: \$73.01 x 30.800 = \$2,248.76 Level 3: \$57.03 x 30.800 = \$1,756.45  <b>Total = \$5,624.00</b>
<b>Open Space</b>	Collingwood Park - Redbank	Level 1: \$110.43/EP Level 2: \$572.86/EP Level 3: \$572.60/EP  Unit Charge = 1.104  Total = Level 1: \$121.91/EP Level 2: \$632.44/EP Level 3: \$632.15/EP	Number of "3 bed" Dwellings: 20.000 @ 3.080 EP  Existing Credit of 30.800 EP  <b>Proposal = 30.800 EP</b>	Level 1: \$121.91 x 30.800 = \$3,754.97 Level 2: \$632.44 x 30.800 = \$19,479.07 Level 3: \$632.15 x 30.800 = \$19,470.23  <b>Total = \$42,703.00</b>
<b>Water Supply</b>	Collingwood Park High Level Water Zone	\$618.22/EP  Unit Charge = 1.171  Total = \$723.94/EP	Number of "3 bed" Dwellings: 20.000 @ 2.000 EP  Existing Credit of 33.000 EP  <b>Proposal = 7.000 EP</b>	\$723.94 x 7.000 = \$5,067.55  <b>Total = \$5,067.00</b>
<b>Sewerage Catchment</b>	Goodna Catchment (excluding Springfield)	\$629.36/EP  Unit Charge = 1.171  Total = \$736.98/EP	Number of "3 bed" Dwellings: 20.000 @ 2.000 EP  Existing Credit of 33.000 EP  <b>Proposal = 7.000 EP</b>	\$736.98 x 7.000 = \$5,158.86  <b>Total = \$5,158.00</b>
<b>Road Contributions</b>	Collingwood Park-Redbank	To be calculated in accordance with revised policy after actual construction cost of Collingwood Drive and Eagle Street is determined and Planning Scheme Policy 5 (or its equivalent) is amended and updated.		

\* Credit of a single detached dwelling applies to each of the proposed Dual Occupancy allotments.

Calculation of contributions are based on the infrastructure contribution rates and policies applicable at the date a development application was lodged with Council. The contributions above shall be applicable for a period of twelve (12) months from the date of the development approval, and thereafter shall be based on the infrastructure contribution rates and policies applicable at the date when payment is made.

NOTE 1: Approved Trunk Infrastructure Works undertaken along Collingwood Drive and Eagle Street in accordance with the requirements of Planning Scheme Policy 5 may be off-set against road infrastructure contributions applicable to the development. To this end, an infrastructure agreement shall be prepared at the Developer's expense and agreed to by Council and the Developer. The infrastructure

agreement shall be executed prior to the issue of any Operational Works approval associated with the Trunk Infrastructure Works.

14. Engineering Requirements

The following engineering requirements, detailed in Conditions 15 – 23, shall be completed to the satisfaction of the Senior Development Engineer.

Terms

- (a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required. Furthermore, the RPEQ required for the analysis and reporting for mining shall be experienced in the analysis of underground and surface mining within the Ipswich area.
- (b) Ipswich Water - Commercial Business Unit of Ipswich City Council providing water and sewerage services.
- (c) DNRM - Department of Natural Resources and Mines.

15. Mining

- (a) The proposed development shall be designed and constructed in accordance with the approved recommendations as outlined in the geotechnical report titled 'Investigation of the Shaft at 186 Collingwood Drive' (prepared by Moreton Geotechnical Services and dated 13 October 2003).
- (b) Prior to the approval of any application for Building Works, the Developer shall submit to Council a Structural Engineer's Certificate certifying that the proposed structures have been designed in accordance with the abovementioned geotechnical report, and that the recommendations of the report have been complied with.

16. Access/Parking

- (a) Vehicular access from the roadways to all allotments shall be capable of being provided.
- (b) Design and construction of all access shall be in accordance with the provisions of the Ipswich City Council Parking Code and the Australian Standards (2890 series) (applicable to a standard medium car and small rigid delivery vehicles for the duplexes and attached houses).
- (c) No direct vehicle access is permitted to Collingwood Drive.
- (d) Where necessary, reciprocal access easements are to be provided over shared access, parking and manoeuvring areas to be used for the purposes of Dual Occupancy Dwellings.
- (e) A concrete layback and driveway 3.0 m wide, from the layback to the property boundary shall be constructed for access to proposed Lots 172, 176, 183, 186 & 189-194 inclusive, in accordance with Council's Standard Drawings SR.12, SR.13 and SR.14.

17. Sewerage

- (a) In the siting of buildings on allotments, the Developer shall comply with one of the following:
- (i) All structures shall be a minimum of 1.5m clear of the outer edge of the existing sewers;  
or
  - (ii) Should it be impractical for the structures to be constructed clear of the existing sewer, then the Developer shall either:
    - Relay the sewer around the proposed structures, or
    - Replace the existing sewer in polyethylene wrapped cement lined ductile iron (DICL) pipe for the length to be overbuilt, with access chambers constructed at both ends of the DICL section, unless approved otherwise by Ipswich Water.
- (b) No work on the sewerage reticulation system shall commence prior to the approval of the Operational Works application.
- (c) Each proposed unit is to be connected to the sewerage reticulation network.

18. Water

- (a) All works on live water mains are to be carried out by Council in accordance with Council's policy, and at the Developer's expense.
- (b) The Developer shall lodge a private works request on the prescribed Council form, for Council to supply a cost estimate to:
- (i) provide a suitable metered water connection for each proposed dual occupancy dwelling unit, and the attached housing lot;
  - (ii) amend the existing connection if necessary; and
  - (iii) seal off any existing water connections if necessary.

The appropriate fees are to be paid prior to Council signing any plan of survey.

- (c) Sufficient stop valves shall be installed so that in the event of any break in the supply, the maximum number of allotments to be without water is 20.
- (d) Each proposed unit is to be connected to the water reticulation network.

19. Stormwater

- (a) A suitable roofwater system shall be designed in accordance with QUDM, for allotments that do not have adequate fall from within the allotment to the design invert level of the kerb and channel and according to Council's standards. The design is to be to a minimum Level II in QUDM.

- (b) No ponding or redirection of stormwater shall occur onto adjoining land unless specifically approved by Council in consultation with the owner of the adjoining land.
- (c) Due consideration shall be given in the design and construction of the development in relation to the effect of the developed catchment flows on the downstream discharge receival areas. Suitable stormwater control devices are to be provided to ensure that there is no increase in flow in watercourses. Such control devices are to be designed so as to integrate the landscaping, recreational, infrastructural and drainage roles of watercourses. This may be incorporated into the design of the 'whole of estate' Stormwater Management Plan.
- (d) Stormwater drainage plans are to be submitted and approved by the Senior Development Engineer, in conjunction with the submission of an Operational Works application.
- (e) There shall be minimal disturbance to vegetation in the gully areas, unless prior written approval is obtained from Council. Stormwater drainage outlets shall be the subject of detailed design in the preparation of plans for each stage of the development.

20. Public Utilities

- (a) Adequate provision shall be made in all proposed dedicated roads, access strips and easements, to cater for the public utility services that would normally serve the development.
- (b) The Developer shall provide appropriate road crossing conduits in accordance with Council's Standard Drawings SR.22 and SR.23. Where concrete footpaths are to be constructed, the conduits shall be extended to the property boundaries.
- (c) Street lighting shall be installed by the Developer in accordance with the Australian Standard 1158.3.1 Table 1.1. All street lighting associated with the development shall be certified by a RPEQ. Street lighting shall be installed on the same side as concrete footpaths (where applicable).
- (d) The Developer shall provide underground electricity/telecommunications within the development, constructed in the approved allocation as detailed in Council's Standard Drawings SR.22 and SR.23. Electricity/telecommunication drawings shall be co-ordinated with the civil engineering design documents, to ensure that service clashes are avoided. Where allotments front an existing overhead electricity/telecommunication service, these allotments may connect to such services subject to the approval and requirements of the service provider.
- (e) The Developer shall provide an Energex approved electrical reticulation layout plan. The electricity layout shall also be shown on the water reticulation layout plans.
- (f) The Developer shall provide each allotment with an electricity supply.
- (g) Prior to the signing of a plan of survey, the Developer shall provide Council with a copy of an agreement with Energex for the supply of electricity to the development.

- (h) Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of Energex and the authorised telephone/cable service provider.
- (i) The Developer shall make suitable arrangements for the provision of telephone and (where applicable) cable services to all proposed lots within the development. Documentary evidence that discussions have commenced with any authorised telephone/cable service provider, on the provision of telephone/cable services, shall be provided prior to the signing of the plan of survey by Council.

21. Erosion & Silt Management

- (a) The Developer shall be responsible for the installation and maintenance of silt management facilities from the time of commencement of construction until the development has been released "Off Maintenance" by Council. All silt management facilities are to be in accordance with the document "Soil Erosion and Sediment Control" published by the Institution of Engineers Australia, or equivalent.
- (b) Silt traps shall be sited upstream from any park or reserve area discharge point preferably on land comprising future allotments, such that no silt impinges on the park or reserve areas. The silt trap areas may be phased out after the development work is complete and adequate grass cover is obtained.
- (c) Diversion drains and ponds, as necessary, shall be installed on the site before any other work is undertaken on site to ensure that "dirty water" is contained and/or isolated.
- (d) An erosion and sediment control program and maintenance procedures shall be prepared and submitted with the engineering drawings for approval for maintaining the facilities, setting out the frequency of attention, with inspections to be made after each significant rainfall event.
- (e) Council reserves the right to enter the site for the purpose of rectifying any silt management facilities which it deems to be inadequate, improperly maintained or not operating in a satisfactory manner.
- (f) The Developer shall lodge a \$5,000 siltation and erosion performance bond with Council, prior to the commencement of works, which shall only be released by Council at the termination of the maintenance period. Where Council determines that a draw-down of the bond is required, the Developer shall restore the bond to its full amount within 10 days of a notice from Council to that effect. Such bond shall guarantee adequate performance in the circumstances (i) and (ii) below:
  - (i) In the event that instructions issued to the Consulting Engineer by the Senior Development Engineer for the installation of erosion control measures, are not complied with within 24 hours, Council will call upon the bond to the extent required to carry out the necessary works.
  - (ii) If the Senior Development Engineer determines that silt damage has occurred on the site, or the downstream drainage system has become silted, the Developer shall be responsible for restoration. Such restoration shall be completed in the time determined by the Senior Development Engineer.

Should the Developer fail to complete the works determined by the Senior Development Engineer within the specified time, Council shall complete the work and recover all costs from the Developer associated with that work.

22. Operational Works – Municipal Works

(i.e. Works being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.
- (b) The Developer shall comply with the requirements of the documents entitled "Planning Scheme Policy 3 - General Works" and "Standard Drawings".
- (c) All engineering drawings submitted to Council shall be in accordance with Council's Planning Scheme Policy 3 General Works and Standard Drawings, and shall include as a minimum the following:
  - (i) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ;
  - (ii) The drawings shall be submitted as three A3 size sets and one full size set; and
  - (iii) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.
- (d) Municipal works shall require a detailed design certified by a RPEQ, the design approved by Council Engineers with appropriate fees payable, a works pre-start meeting on-site and various detailed construction and audit inspections by Council Officers. A twelve month maintenance period is applicable for the works as well as the payment of a maintenance security deposit.
- (e) All works shall be supervised by a RPEQ competent in civil works and shall be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. Should it be deemed by the Senior Development Engineer that the contractor does not have the necessary competency or has constructed substandard works for Council in the past, Council reserves the right to reject the nominated contractor.
- (f) Municipal works shall be accepted "On Maintenance" prior to commencement of use. A maintenance bond equal to 5% of the construction cost (minimum of \$1,000.00) shall be retained by Council for a minimum period of twelve months, or until such time as the works are accepted "Off Maintenance" by Council.
- (g) "As Constructed" plans for municipal works shall be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance".

- (h) On completion of the works a certificate shall be submitted to Council by a RPEQ certifying that the works have been constructed in accordance with Council's construction standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.
- (i) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to the Operational Works approval.

23. General

- (a) All disturbed verge areas and allotments shall be graded, grassed and left in a mowable condition. The grass cover shall be obtained as early as possible during the development and an acceptable grass cover shall be achieved before the development can be accepted "Off Maintenance".
- (b) Street name signs shall be manufactured to Council specifications and shall be erected in accordance with Council's Standard Drawing SR.26 at each intersection.
- (c) With reference to any works, on land under other private ownership, written permission for the works shall be obtained and forwarded to Council. Similarly, written clearances shall be obtained after the works are completed, unless otherwise accepted by the Senior Development Engineer.
- (d) All works required for this development shall take due regard of any and all existing services and, if considered necessary by the relevant authority or the Senior Development Engineer, such works shall be altered at the cost of the Developer.
- (e) Any allotment filling for a greater depth than 800 mm to provide for building platforms shall be conducted in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798, and a certificate of quality and uniformity of fill shall be provided by a RPEQ. The level of responsibility shall be Level 1.
- (f) A certificate from a RPEQ shall be issued to Council certifying that any retaining wall greater than 800 mm in height is structurally sound and capable of withstanding any likely surcharge loads. Retaining walls greater than 1.0 m in height are to be provided with railings or other barriers to provide pedestrian safety.
- (g) Retaining walls shall be designed so that there are no imposed loads placed upon Council's underground services. This may include extending the footing to a level 300 mm below the invert of the pipe.
- (h) Filling of gully areas if permitted shall be carried out strictly in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798 and a certificate of quality and uniformity of fill, shall be provided by the Supervising RPEQ for all filled areas.
- (i) For batters resulting from cutting and filling of the site and producing slopes greater than 1:6, Council requires a RPEQ to certify that they are stable and properly drained.



- (j) Approval of the Senior Development Engineer is required for any fill intended to be placed over Council's underground services.
- (k) If, after the preparation of detailed design plans for the various roads, it is found necessary to provide any additional dedicated road area, or modify the proposed dedicated roads to enable the full requirements of Council's standards, Queensland Streets, AMCORD and Austroads documents to be incorporated in any way (but particularly in the production of the required speed environment or because of longitudinal and cross sectional constraints) then the estate layout plan shall be altered accordingly.
- (l) The Developer shall be responsible for ensuring that all approvals have been obtained from the relevant infrastructure stakeholders. All approvals shall be submitted in conjunction with the Operational Works.
- (m) Earthworks on any lot shall not exceed a total maximum height of 2.0 metres. Retaining walls shall not exceed a total maximum height of 1.2 metres with 1:4 batters from the top and toe of the wall unless it can be demonstrated to Council's Senior Development Engineer's reasonable satisfaction that a greater height is acceptable.

24. Incineration

- (a) No incineration of waste, including cleared vegetation, is permitted.
- (b) All cleared vegetation must be removed from site or chipped/mulched and spread on the site.

25. Stormwater Quality (Management Plan)

- (a) The Developer shall provide a detailed Stormwater Quality Management Plan (SQMP) to be submitted to Council and approved by the Development Manager in conjunction with a Development Permit for Operational Works. The SQMP shall be in accordance with Planning Scheme Policy 3 - General Works and Council's Standard Drawings.
- (b) The plan shall be prepared by a suitably qualified and experienced professional, be developed in accordance with the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland, and demonstrate through appropriate pollutant export modelling that stormwater will be treated on site to a standard which meets Council's stormwater quality concentration and load-based objectives (TSS 80%, TP 60%, TN 45% and GP 90%). Any existing vegetated areas shall be considered as receiving environment.
- (c) The SQMP is to include a catchment plan showing the site layout, site contours, flow path directions, catchments and the location of proposed stormwater quality treatment measures.
- (d) Details of the plan shall include schedules and timing, including a staging program for all works and implementation of the SQMP.
- (e) Modelling parameters used and results generated by the modelling software shall be included in the SQMP. This includes the pollutant reduction efficiencies (to be

agreed on by Council), meteorological data, time step, source node parameters (and where applicable any non-standard parameters used), percentage effective impervious areas, runoff generation parameters, base and stormflow concentration parameters, k and C\* values (or confirmation that these have not been altered), an interface layout (diagram demonstrating the source nodes and treatment nodes within the treatment train), treatment node parameters (seepage loss, dimensions etc), output figures and graphs.

- (f) Prior to acceptance of the works on-maintenance the Developer shall provide to Council Engineering certification from a qualified water quality professional certifying that the all stormwater quality treatment devices have been constructed in accordance with the approved SQMP.
- (g) As part of the SQMP it shall be demonstrated that stormwater treatment measures will have minimal effect on existing vegetation.
- (h) All stormwater quality management treatments shall be fully constructed in accordance with the approved Stormwater Quality Management Plan and be fully operational (including well established plants) prior to works being accepted "On Maintenance".

26. Stormwater Quality (Maintenance Plan)

- (a) A detailed Maintenance Plan for the entire stormwater system shall be prepared by the Developer and approved by Council in conjunction with the issue of a Development Permit for Operational Works.
- (b) The Maintenance Plan shall outline requirements for both the construction and operational phases specifying the regular maintenance of the stormwater system (e.g. cleaning of GPT filter baskets after storm events) along with the long-term management such as the replacement of the bio-retention filters.
- (c) At a minimum the Maintenance Plan shall include all of the following details:
  - (i) aims and objectives (the design should ensure that treated stormwater quality will meet the Water Quality Objectives listed in Planning Scheme Policy 3, Part 2, Table 2.3.1 – Water Quality Objectives);
  - (ii) a separate maintenance schedule for each device (inspection and maintenance frequency and data collection);
  - (iii) describe how each maintenance action is to be carried out (including equipment needs, maintenance techniques, occupational health and safety, public safety, environmental management considerations, disposal requirements for polluted water and solid waste, access issues);
  - (iv) management structure and responsibilities;
  - (v) staging;
  - (vi) ongoing monitoring;
  - (vii) record keeping and reporting;
  - (viii) non-compliance procedures;
  - (ix) personnel training;
  - (x) waste management;
  - (xi) review and update;
  - (xii) any relevant contractor contact information.

- (d) The Maintenance Plan shall be prepared by a suitably qualified and experienced professional to the satisfaction of Council.
  - (e) The Maintenance Plan shall be implemented to the satisfaction of Council by the Developer until accepted "Off Maintenance".
27. When Approval Takes Effect
- This approval has effect in accordance with *Integrated Planning Act 1997*.
28. When Approval Lapses
- (a) This approval lapses at the end of the relevant period, unless the change of use happens before the end of the relevant period. The relevant period for this approval is 4 years starting the day the approval takes effect.
  - (b) An extended relevant period may be agreed upon, pursuant to Section 3.5.22 of the *Integrated Planning Act 1997*, provided a written notice to Council is made before the end of the relevant period. Such written notice is to be on Council's approved form, accompanied by the owner's consent and the prescribed fee in Council's Register of General Charges.
  - (c) All of the development the subject of this approval shall be completed within the periods stated in Condition (a) above. This approval shall lapse for any part of the development of the site that has not commenced within the relevant period stated in Condition (a) above.

**Conditions of Assessment Manager (Ipswich City Council)**  
**Development Permit for Material Change of Use (Multiple Residential: 8 Units)**  
**(Proposed Lot 195)**

1. Site Development

The proposed development of the subject site shall be undertaken generally in accordance with the following plans:

- (a) Site Plan 3396/P.21 Revision D (prepared by Saunders Havill Group and dated 31 May 2006);
- (b) Floor Plans titled 'Proposed Duplexes to Suit Lots 183-189' (prepared by Eric Hebron Architects dated 15 December 2003); and
- (c) Indicative Elevations Drawing No. 001 (prepared by Eric Hebron Architects dated 15 December 2003).

Prior to Operational Works approval, the Developer shall submit for review and approval by the Development Manager, a site plan of the proposed Multiple Residential development site indicating the proposed layout including demonstration of recreation space and parking at the rates required by Council's Residential Code and Parking Code respectively. Furthermore, the layout shall be generally in accordance with the conditions detailed below.

2. Basis of Approval

Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

3. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

4. Compliance with Conditions

- (a) Unless otherwise stated all conditions shall be completed prior to commencement of the proposed change of use of the or as determined by the Development Manager.
- (b) All conditions shall be completed to the satisfaction of the Development Manager.

5. Particular Use

This approval is for the particular use stated, and does not imply approval for other similar uses. To this end, the use of any of the proposed structures associated with the Multiple Residential development, inclusive of car parking and any associated outdoor areas on site, are not permitted to be used for any other purpose, unless, in the opinion of the Development Manager, such use is ancillary and incidental to the predominant use of the site for Multiple Residential.

6. Completion of Conditions of Reconfiguration Approval

The Developer shall satisfactorily complete the whole development, including all works both internal and external to the site, as required by the above conditions of reconfiguration and as lawfully amended from time to time.

7. Visual Privacy

The private open spaces and living rooms of adjacent dwelling units are to be protected from direct overlooking by dwelling layout, screening devices, distance or landscaping. To this end, at minimum, windows of one dwelling are not to be located opposite the windows of another dwelling unless direct views are controlled by blinds or other screening devices, or by sufficient distance or height to discourage overlooking, to the satisfaction of the Development Manager.

8. Acoustic Privacy

- (a) Active recreation facilities [eg. including the proposed swimming pool, barbecue areas and services (such as garbage collection points, pumps, compressors and other plant)] which generate high noise levels are to be located away from bedrooms of adjacent dwellings.
- (b) Driveways and parking areas are to be located away from bedroom windows of adjacent dwellings at the same level, or screened to minimise noise.
- (c) Unless otherwise approved by the Development Manager, the use of Air Conditioning Plant, which may emit high levels of noise, shall be designed and

constructed with appropriate materials to achieve a sound attenuation performance which will minimise the impact on the surrounding area. For this purpose, AS3671 and AS1276 should be used as guides in design and construction in order to achieve satisfactory noise levels at adjacent noise sensitive places.

9. Landscaping Plan

- (a) A Landscaping Plan, shall be prepared by a corporate member of the Australian Institute of Landscape Architects, or other suitably qualified and experienced professional. The plan shall incorporate the requirements outlined in Section 27 of Planning Scheme Policy 2 – Information Local Government May Request. Specifically, the plan shall include, amongst other necessary items, the following features:
- (i) soils, mulch and sub-grade treatment;
  - (ii) tree and shrub planting shown in diagrammatic form in accordance with the Ipswich City Council Standard Drawings;
  - (iii) existing vegetation proposed to be retained and protection measures;
  - (iv) location of services including drainage, sewerage, power, water, gas and communication (reference to other plans will not be accepted);
  - (v) contours and spot levels;
  - (vi) schedule of plant species (only natives to be used) including plants botanical and common names, planting size and mature size, quantities and densities;
  - (vii) location and specifications of retaining structures and stormwater treatment devices.
- (b) Species used in landscaping shall reflect the vegetation association detailed in the *Ipswich City Council Vegetation Communities Rehabilitation Guide 2 and 4*, locally endemic species and native flora observed on site. Any eroded or degraded areas are to be remediated.
- (c) All declared weeds, environmental weeds, and exotic pests shall be removed from the site.
- (d) Rehabilitation areas shall be planted at a minimum of one (1) plant per square metre taking into consideration existing vegetation. Any stormwater treatment devices which require planting shall be planted in accordance with the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland.
- (e) Street Trees shall be provided in accordance with the Ipswich City Council Street Tree Strategy. The planting detail shall be shown on the plan in diagrammatic form and reflect the Ipswich City Council Standard Drawings.
- (f) The Developer shall complete approved landscaping, rehabilitation and revegetation works in accordance with the approved plans to the satisfaction of the Development Manager.
- (g) The Developer shall submit to Council a Certificate of Compliance – Landscape Works (Appendix 3 of Planning Scheme Policy 3 – General Works), which shall be signed by a corporate member of Australian Institute of Landscape Architects, or other suitably qualified and experienced professional, prior to noting the plan of survey to certify all landscape works have been completed in accordance with the approved plans.

10. Letter Boxes

Unless otherwise approved by the Development Manager, one letter box shall be provided per unit plus one letter box for use by the body corporate or management where appropriate. Such letter boxes shall form an integral part of the design of the development and shall be located within six (6) metres of the road frontage to which the site has been allocated its street address, unless otherwise approved by the Development Manager.

11. Vehicle Washing Bay

Unless otherwise approved by the Development Manager, one vehicle washing bay shall be provided within the site. Such bays shall be located, sealed and drained to the satisfaction of the Senior Development Engineer and Health and Environmental Protection Manager.

12. Laundering, Storage and Refuse Facilities

- (a) Each dwelling unit within the development shall be provided with individual laundry and clothes drying facilities. Alternatively, communal facilities shall be provided and located to the satisfaction of the Development Manager not more than 100 m from any dwelling unit.
- (b) Each dwelling unit within the development shall be provided with a lockable storage area with a minimum floor area of 3 m<sup>2</sup>. This area may be provided as part of a garage, but shall be exclusive of the laundry area, or may be otherwise located to the satisfaction of the Development Manager.

13. Lighting

The provision of advertising, security and flood lighting shall be designed, constructed, located and maintained to the satisfaction of the Development Manager so as not to cause disturbance to the occupants of nearby properties or passing traffic. To this end, the following requirements shall apply to the Attached Housing:

- (a) Glare and light spill, onto residential areas shall be minimised to reduce any adverse intrusion. To achieve this, the following measures shall be implemented:
  - (i) Illumination levels parallel to and at a distance of 1.5 m outside the boundary of the allotment shall not exceed 8 lux in either the vertical or horizontal plane for a height of 10 m above ground level.
  - (ii) Lighting shall not be directed onto the street or adjoining properties, but shall be downward directed and appropriately shielded at its source.
  - (iii) Vegetation and landscaping shall be used to minimise light spill onto nearby residential properties.
  - (iv) Illumination of buildings shall be by wall mounted light fittings and/or ground mounted uplights of hidden source.
- (b) Lighting shall be provided to vehicular and pedestrian movement areas, including roads, paths and carparks, in order to provide visibility and safety at night.

- (c) Illumination shall be provided for entry ways, and include point-to-point lighting for pedestrian walkways.
- (d) A lighting plan indicating the above items (a)-(c) shall be submitted for approval by the Development Manager.
- (e) Any advertising, security and flood lighting shall be erected and maintained in accordance with the approved plan referred to in (d) above.

14. Car Parking - Use and Maintenance

- (a) Sixteen (16) car parking spaces shall be provided in accordance with the Parking Code on site for the proposed development.
- (b) All parking areas shall be:
  - (i) kept and used exclusively for parking;
  - (ii) maintained to the satisfaction of the Development Manager.

15. Contributions

In accordance with the relevant Planning Scheme Policies, the Developer shall pay, prior to commencement of the proposed change of use, the following monies to Council:-

Contribution	Sector	Rates	Proposal	Calculation
Social Infrastructure	Collingwood Park - Redbank	Level 1: \$44.94/EP Level 2: \$62.35/EP Level 3: \$48.70/EP  Unit Charge = 1.171  Total = Level 1: \$52.62/EP Level 2: \$73.01/EP Level 3: \$57.03/EP	Number of "3 bed" Dwellings: 8.000 @ 3.080 EP  Existing Credit of 3.080 EP  <b>Proposal = 21.560 EP</b>	Level 1: \$52.62 x 21.560 = \$1,134.59 Level 2: \$73.01 x 21.560 = \$1,574.14 Level 3: \$57.03 x 21.560 = \$1,229.52  <b>Total = \$3,937.00</b>
Open Space	Collingwood Park - Redbank	Level 1: \$110.43/EP Level 2: \$572.86/EP Level 3: \$572.60/EP  Unit Charge = 1.104  Total = Level 1: \$121.91/EP Level 2: \$632.44/EP Level 3: \$632.15/EP	Number of "3 bed" Dwellings: 8.000 @ 3.080 EP  Existing Credit of 3.080 EP  <b>Proposal = 21.560 EP</b>	Level 1: \$121.91 x 21.560 = \$2,628.48 Level 2: \$632.44 x 21.560 = \$13,635.35 Level 3: \$632.15 x 21.560 = \$13,629.16  <b>Total = \$29,892.00</b>
Water Supply	Collingwood Park High Level Water Zone	\$618.22/EP  Unit Charge = 1.171  Total = \$723.94/EP	Number of "3 bed" Dwellings: 8.000 @ 1.750 EP  Existing Credit of 3.300 EP  <b>Proposal = 10.700 EP</b>	\$723.94 x 10.700 = \$7,746.11  Total = \$7,746.00
Sewerage Catchment	Goodna Catchment (excluding Springfield)	\$629.36/EP  Unit Charge = 1.171  Total = \$736.98/EP	Number of "3 bed" Dwellings: 8.000 @ 1.750 EP  Existing Credit of 3.300 EP	\$736.98 x 10.700 = \$7,885.69  Total = \$7,885.00

		Proposal = 10.700 EP
Road Contributions	Collingwood Park-Redbank	To be calculated in accordance with revised policy after actual construction cost of Collingwood Drive and Eagle Street is determined and Planning Scheme Policy 5 (or its equivalent) is amended and updated.

Calculation of contributions are based on the infrastructure contribution rates and policies applicable at the date a development application was determined by Council. The contributions above shall be applicable for a period of twelve (12) months from the date of the development approval, and thereafter shall be based on the infrastructure contribution rates and policies applicable at the date when payment is made.

NOTE 1: Approved Trunk Infrastructure Works undertaken along Collingwood Drive and Eagle Street in accordance with the requirements of Planning Scheme Policy 5 may be off-set against road infrastructure contributions applicable to the development. To this end, an infrastructure agreement shall be prepared at the Developer's expense and agreed to by Council and the Developer. The infrastructure agreement shall be executed prior to the issue of any Operational Works approval associated with the Trunk Infrastructure Works.

16. Engineering Requirements

The following engineering requirements, detailed in Conditions 17 – 25, shall be completed to the satisfaction of the Senior Development Engineer.

Terms

- (a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required. Furthermore, the RPEQ required for the analysis and reporting for mining shall be experienced in the analysis of underground and surface mining within the Ipswich area.
- (b) Ipswich Water - Commercial Business Unit of Ipswich City Council providing water and sewerage services.
- (c) DNRM - Department of Natural Resources and Mines.

17. Mining

- (a) The proposed development shall be designed and constructed in accordance with the approved recommendations as outlined in the geotechnical report titled 'Investigation of the Shaft at 186 Collingwood Drive' (prepared by Moreton Geotechnical Services and dated 13 October 2003).
- (b) Prior to the approval of any application for Building Works, the Developer shall submit to Council a Structural Engineer's Certificate certifying that the proposed structures have been designed in accordance with the abovementioned geotechnical report, and that the recommendations of the report have been complied with.

18. Access/Parking

- (a) Vehicular access from the roadways to all allotments shall be capable of being provided.



- (b) Design and construction of all access shall be in accordance with the provisions of the Ipswich City Council Parking Code and the Australian Standards (2890 series) (applicable to a standard medium car and small rigid delivery vehicles for Multiple Residential).
- (c) Adequate facilities for servicing the development shall be provided on each site to ensure loading and/or unloading activities do not occur on-street.
- (d) A concrete layback and driveway slab 6.0 m wide, from the layback to the property boundary, shall be constructed for access to proposed Lot 195, in accordance with Council's Standard Drawings SR.12, SR.13 and SR.14.

19. Sewerage

- (a) In the siting of buildings on allotments, the Developer shall comply with one of the following:
  - (i) All structures shall be a minimum of 1.2 m clear of the outer edge of the existing sewers;  
or
  - (ii) Should it be impractical for the structures to be constructed clear of the existing sewer, then the Developer shall either:
    - Relay the sewer around the proposed structures, or
    - Replace the existing sewer in polyethylene wrapped cement lined ductile iron (DICL) pipe for the length to be overbuilt, with access chambers constructed at both ends of the DICL section, unless approved otherwise by Ipswich Water.
- (b) If necessary, the Developer shall pay the full cost for Council to provide a suitable connection into the existing sewerage reticulation system for the dwellings for the attached housing units' site. All works on live sewers are to be carried out by Council at the Developer's expense, unless arranged otherwise with Ipswich Water.
- (c) Each proposed unit is to be connected to the Sewerage Reticulation Network.
- (d) No work on the sewerage reticulation system shall commence prior to the approval of the Operational Works application.

20. Water

- (a) All works on live water mains are to be carried out by Council in accordance with Council's policy, and at the Developer's expense.
- (b) The Developer shall lodge a private works request on the prescribed Council form, for Council to supply a cost estimate to:
  - (i) provide a suitable metered water connection for each proposed attached housing lot;
  - (ii) amend the existing connection if necessary; and

- (iii) seal off any existing water connections if necessary.

The appropriate fees are to be paid prior to Council signing any plan of survey.

- (c) Each proposed unit is to be connected to the Water Reticulation Network.

## 21. Stormwater Drainage

- (a) A suitable roofwater system shall be designed in accordance with QUDM, for allotments that do not have adequate fall from within the allotment to the design invert level of the kerb and channel and according to Council's standards. The design is to be to a minimum Level II in QUDM.
- (b) No ponding or redirection of stormwater shall occur onto adjoining land unless specifically approved by Council in consultation with the owner of the adjoining land.
- (c) Due consideration shall be given in the design and construction of the development in relation to the effect of the developed catchment flows on the downstream discharge receival areas. Suitable stormwater control devices are to be provided to ensure that there is no increase in flow in watercourses. Such control devices are to be designed so as to integrate the landscaping, recreational, infrastructural and drainage roles of watercourses.
- (d) Stormwater drainage plans are to be submitted and approved by the Senior Development Engineer, in conjunction with the submission of an Operational Works application.
- (e) There shall be no filling or removal of material in the flood area below the flood level associated with an ARI of 100 years, and there shall be minimal disturbance to vegetation in the flood area, unless prior written approval is obtained from Council.
- (f) Pollutant control devices shall be installed in the stormwater system for the Attached housing site. Locations and types of the devices shall be approved by the Senior Development Engineer in accordance with Condition 27 (below).

There shall be minimal disturbance to vegetation in the gully areas, unless prior written approval is obtained from Council. Stormwater drainage outlets shall be the subject of detailed design in the preparation of plans for each stage of the development.

## 22. Public Utilities

- (a) Adequate provision shall be made in all proposed dedicated roads, access strips and easements, to cater for the public utility services that would normally serve the development.
- (b) The Developer shall provide appropriate road crossing conduits in accordance with Council's Standard Drawings SR.22 and SR.23. Where concrete footpaths are to be constructed, the conduits shall be extended to the property boundaries.
- (c) Street lighting shall be installed by the Developer in accordance with the Australian Standard 1158.3.1 Table 1.1. All street lighting associated with the development

shall be certified by a RPEQ. Street lighting shall be installed on the same side as concrete footpaths (where applicable).

- (d) The Developer shall provide underground electricity/telecommunications within the development, constructed in the approved allocation as detailed in Council's Standard Drawings SR.22 and SR.23. Electricity/telecommunication drawings shall be co-ordinated with the civil engineering design documents, to ensure that service clashes are avoided. Where allotments front an existing overhead electricity/telecommunication service, these allotments may connect to such services subject to the approval and requirements of the service provider.
- (e) The Developer shall provide an Energex approved electrical reticulation layout plan. The electricity layout shall also be shown on the water reticulation layout plans.
- (f) The Developer shall provide each allotment with an electricity supply.
- (g) Prior to the signing of a plan of survey, the Developer shall provide Council with a copy of an agreement with Energex for the supply of electricity to the development.
- (h) Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of Energex and the authorised telephone/cable service provider.
- (i) The Developer shall make suitable arrangements for the provision of telephone and (where applicable) cable services to all proposed lots within the development. Documentary evidence that discussions have commenced with any authorised telephone/cable service provider, on the provision of telephone/cable services, shall be provided prior to the signing of the plan of survey by Council.

23. Erosion & Silt Management

- (a) The Developer shall be responsible for the installation and maintenance of silt management facilities from the time of commencement of construction until the development has been released Off Maintenance by Council. All silt management facilities are to be in accordance with the document "Soil Erosion and Sediment Control" published by the Institution of Engineers Australia, or equivalent.
- (b) Silt traps shall be sited upstream from any park or reserve area discharge point preferably on land comprising future allotments, such that no silt impinges on the park or reserve areas. The silt trap areas may be phased out after the development work is complete and adequate grass cover is obtained.
- (c) Diversion drains and ponds, as necessary, shall be installed on the site before any other work is undertaken on site to ensure that "dirty water" is contained and/or isolated.
- (d) An erosion and sediment control program and maintenance procedures shall be prepared and submitted with the engineering drawings for approval for maintaining the facilities, setting out the frequency of attention, with inspections to be made after each significant rainfall event.

- (e) Council reserves the right to enter the site for the purpose of rectifying any silt management facilities which it deems to be inadequate, improperly maintained or not operating in a satisfactory manner.
- (f) The Developer shall lodge a \$5,000 siltation and erosion performance bond with Council, prior to the commencement of works, which shall only be released by Council at the termination of the maintenance period. Where Council determines that a draw-down of the bond is required, the Developer shall restore the bond to its full amount within 10 days of a notice from Council to that effect. Such bond shall guarantee adequate performance in the circumstances (i) and (ii) below:
  - (i) In the event that instructions issued to the Consulting Engineer by the Senior Development Engineer for the installation of erosion control measures, are not complied with within 24 hours, Council will call upon the bond to the extent required to carry out the necessary works.
  - (ii) If the Senior Development Engineer determines that silt damage has occurred on the site, or the downstream drainage system has become silted, the Developer shall be responsible for restoration. Such restoration shall be completed in the time determined by the Senior Development Engineer.

Should the Developer fail to complete the works determined by the Senior Development Engineer within the specified time, Council shall complete the work and recover all costs from the Developer associated with that work.

24. Operational Works – Internal Works  
(ie Works not being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.
- (b) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ.
- (c) The drawings shall be submitted as three A3 size sets and one full size set. Where municipal works are also being undertaken, it is usually appropriate to make a combined submission.
- (d) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.
- (e) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent.
- (f) A certificate shall be submitted to Council by a RPEQ certifying that the completed works have been constructed in accordance with Council's requirements and standards and in compliance with the approved plans and specification. It is

expected that the RPEQ will undertake the necessary inspections to make this certification.

25. Operational Works – Municipal Works  
(ie Works being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.
- (b) The Developer shall comply with the requirements of the documents entitled "Planning Scheme Policy 3 - General Works" and "Standard Drawings".
- (c) All engineering drawings submitted to Council shall be in accordance with Council's Planning Scheme Policy 3 - General Works and Standard Drawings, and shall include as a minimum the following:
  - (i) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ;
  - (ii) The drawings shall be submitted as three A3 size sets and one full size set; and
  - (iii) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.
- (d) Municipal works shall require a detailed design certified by a RPEQ, the design approved by Council Engineers with appropriate fees payable, a works pre-start meeting on-site and various detailed construction and audit inspections by Council Officers. A twelve month maintenance period is applicable for the works as well as the payment of a maintenance security deposit.
- (e) All works shall be supervised by a RPEQ competent in civil works and shall be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. Should it be deemed by the Senior Development Engineer that the contractor does not have the necessary competency or has constructed substandard works for Council in the past, Council reserves the right to reject the nominated contractor.
- (f) Municipal works shall be accepted "On Maintenance" prior to commencement of use. A maintenance bond equal to 5% of the construction cost (minimum of \$1,000.00) shall be retained by Council for a minimum period of twelve months, or until such time as the works are accepted "Off Maintenance" by Council.
- (g) "As Constructed" plans for municipal works shall be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance".

- (h) On completion of the works a certificate shall be submitted to Council by a RPEQ certifying that the works have been constructed in accordance with Council's construction standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.
- (i) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to the Operational Works approval.

26. General

- (a) All disturbed verge areas and allotments shall be graded, grassed and left in a mowable condition. The grass cover shall be obtained as early as possible during the development and an acceptable grass cover shall be achieved before the development can be accepted "Off Maintenance".
- (b) Street name signs shall be manufactured to Council specifications and shall be erected in accordance with Council's Standard Drawing SR.26 at each intersection.
- (c) With reference to any works, on land under other private ownership, written permission for the works shall be obtained and forwarded to Council. Similarly, written clearances shall be obtained after the works are completed, unless otherwise accepted by the Senior Development Engineer.
- (d) All works required for this development shall take due regard of any and all existing services and, if considered necessary by the relevant authority or the Senior Development Engineer, such works shall be altered at the cost of the Developer.
- (e) Any allotment filling for a greater depth than 800 mm to provide for building platforms shall be conducted in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798, and a certificate of quality and uniformity of fill shall be provided by a RPEQ. The level of responsibility shall be Level 1.
- (f) A certificate from a RPEQ shall be issued to Council certifying that any retaining wall greater than 800 mm in height is structurally sound and capable of withstanding any likely surcharge loads. Retaining walls greater than 1.0 m in height are to be provided with railings or other barriers to provide pedestrian safety.
- (g) Retaining walls shall be designed so that there are no imposed loads placed upon Council's underground services. This may include extending the footing to a level 300 mm below the invert of the pipe.
- (h) Filling of gully areas if permitted shall be carried out strictly in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798 and a certificate of quality and uniformity of fill, shall be provided by the Supervising RPEQ for all filled areas.
- (i) For batters resulting from cutting and filling of the site and producing slopes greater than 1:6, Council requires a RPEQ to certify that they are stable and properly drained.

- (j) Approval of the Senior Development Engineer is required for any fill intended to be placed over Council's underground services.
- (k) If, after the preparation of detailed design plans for the various roads, it is found necessary to provide any additional dedicated road area, or modify the proposed dedicated roads to enable the full requirements of Council's standards, Queensland Streets, AMCORD and Austroads documents to be incorporated in any way (but particularly in the production of the required speed environment or because of longitudinal and cross sectional constraints) then the estate layout plan shall be altered accordingly.
- (l) The Developer shall be responsible for ensuring that all approvals have been obtained from the relevant infrastructure stakeholders. All approvals shall be submitted in conjunction with the Operational Works.
- (m) Earthworks on any lot shall not exceed a total maximum height of 2.0 metres. Retaining walls shall not exceed a total maximum height of 1.2 metres with 1:4 batters from the top and toe of the wall unless it can be demonstrated to Council's Senior Development Engineer's reasonable satisfaction that a greater height is acceptable.

27. Health, Parks and Recreation Requirements

Conditions 28 – 29, unless otherwise stated, shall be completed to the satisfaction of the Chief Operating Officer – Health, Parks and Recreation.

28. Waste Servicing

- (a) An adequate refuse collection service shall be provided to the premises.
- (b) The area on which the bin is to be accessed by industrial refuse collection vehicles shall be level, concreted and constructed in conjunction with the driveway surface with no intervening step, ledge, kerb or other obstruction.
- (c) Access shall allow forward motion entry to the industrial refuse containers and forward motion entry and exit to and from the site. The following dimensions are given as a minimum of front-, rear- and side- loading truck dimensions for a guide to design for the adequate emptying of the bin and manoeuvring of the truck:

	<i>Front/Load</i>	<i>Rear/Load</i>	<i>Side/Load</i>
<i>Length overall</i>	<i>10.9 m</i>	<i>8.2 m</i>	<i>8.7 m</i>
<i>Length when loading</i>	<i>12.6 m</i>	<i>9.5 m</i>	<i>3.0 m</i>
<i>Travelling overhead clearance required</i>	<i>4.0 m</i>	<i>3.0 m</i>	<i>3.5 m</i>
<i>Loading overhead clearance required</i>	<i>6.5m x 10m*</i>	<i>3.0 m</i>	<i>3.0 m</i>
<i>Access width required</i>	<i>3.8 m</i>	<i>3.8 m</i>	<i>4.0 m</i>
<i>Turning radius</i>	<i>14 m</i>	<i>8.0 m</i>	<i>11.1 m</i>
<i>Gross vehicle mass (GVM)</i>	<i>28 tonne</i>	<i>13.6 t</i>	<i>13.6 t</i>

*\*from the back of the bin*

- (d) The Developer shall submit to the Regulatory Services Manager certification from a Civil Engineer (RPEQ) which demonstrates that the necessary access, as required under sub-condition (c) (above), has been incorporated into the development.

- (e) A covered bin wash down facility shall be provided. The facility shall be designed such that all wash down waters are appropriately treated and discharged to sewer subject to Trade Waste approval. No wash down waters are permitted to flow to a roadway, gutter, stormwater drain or natural waterway.

29. Incineration

- (a) No incineration of waste, including cleared vegetation, is permitted.
- (b) All cleared vegetation shall be removed from site or chipped/mulched and spread on the site.

30. Stormwater Quality (Management Plan)

- (a) The Developer shall provide a detailed Stormwater Quality Management Plan (SQMP) to be submitted to Council and approved by the Development Manager in conjunction with a development permit for Operational Works. The SQMP shall be in accordance with Planning Scheme Policy 3 - General Works and Council's Standard Drawings.
- (b) The plan shall be prepared by a suitably qualified and experienced professional, be developed in accordance with the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland, and demonstrate through appropriate pollutant export modelling that stormwater will be treated on site to a standard which meets Council's stormwater quality concentration and load-based objectives (TSS 80%, TP 60%, TN 45% and GP 90%). Any existing vegetated areas shall be considered as receiving environment.
- (c) The SQMP is to include a catchment plan showing the site layout, site contours, flow path directions, catchments and the location of proposed stormwater quality treatment measures.
- (d) Details of the plan shall include schedules and timing, including a staging program for all works and implementation of the SQMP.
- (e) Modelling parameters used and results generated by the modelling software shall be included in the SQMP. This includes the pollutant reduction efficiencies (to be agreed on by Council), meteorological data, time step, source node parameters (and where applicable any non-standard parameters used), percentage effective impervious areas, runoff generation parameters, base and stormflow concentration parameters, k and C\* values (or confirmation that these have not been altered), an interface layout (diagram demonstrating the source nodes and treatment nodes within the treatment train), treatment node parameters (seepage loss, dimensions etc), output figures and graphs.
- (f) Prior to acceptance of the works on-maintenance the developer shall provide to Council Engineering certification from a qualified water quality professional certifying that the all stormwater quality treatment devices have been constructed in accordance with the approved SQMP.
- (g) As part of the SQMP it shall be demonstrated that stormwater treatment measures will have minimal effect on existing vegetation.



- (h) All stormwater quality management treatments shall be fully constructed in accordance with the approved Stormwater Quality Management Plan and be fully operational (including well established plants) prior to works being accepted "On Maintenance".

31. Stormwater Quality (Maintenance Plan)

- (a) A detailed Maintenance Plan for the entire stormwater system shall be prepared by the Developer and approved by Council in conjunction with the issue of a Development Permit for Operational Works.
- (b) The Maintenance Plan shall outline requirements for both the construction and operational phases specifying the regular maintenance of the stormwater system (e.g. cleaning of GPT filter baskets after storm events) along with the long-term management such as the replacement of the bio-retention filters.
- (c) At a minimum, the Maintenance Plan shall include all of the following details:
  - (i) aims and objectives (the design should ensure that treated stormwater quality will meet the Water Quality Objectives listed in Planning Scheme Policy 3, Part 2, Table 2.3.1 – Water Quality Objectives);
  - (ii) a separate maintenance schedule for each device (inspection and maintenance frequency and data collection);
  - (iii) describe how each maintenance action is to be carried out (including equipment needs, maintenance techniques, occupational health and safety, public safety, environmental management considerations, disposal requirements for polluted water and solid waste, access issues);
  - (iv) management structure and responsibilities;
  - (v) staging;
  - (vi) ongoing monitoring;
  - (vii) record keeping and reporting;
  - (viii) non-compliance procedures;
  - (ix) personnel training;
  - (x) waste management;
  - (xi) review and update;
  - (xii) any relevant contractor contact information.
- (d) The Maintenance Plan shall be prepared by a suitably qualified and experienced professional to the satisfaction of Council.
- (e) The Maintenance Plan shall be implemented to the satisfaction of Council by the Developer until accepted "Off Maintenance".

32. When Approval Takes Effect

This approval has effect in accordance with the *Integrated Planning Act 1997*.

33. When Approval Lapses

- (a) This approval lapses at the end of the relevant period, unless the change of use happens before the end of the relevant period. The relevant period for this approval is 4 years starting the day the approval takes effect.

- (b) An extended relevant period may be agreed upon, pursuant to Section 3.5.22 of the *Integrated Planning Act 1997*, provided a written notice to Council is made before the end of the relevant period. Such written notice is to be on Council's approved form, accompanied by the owner's consent and the prescribed fee in Council's Register of General Charges.
- (c) All of the development the subject of this approval shall be completed within the periods stated in Condition (a) above. This approval shall lapse for any part of the development of the site that has not commenced within the relevant period stated in Condition (a) above.

**Conditions of Assessment Manager (Ipswich City Council) Single Residential Preliminary Approval for Building Works for Proposed Lots 162 to 195**

1. Basis of Approval

Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

2. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

3. Noise

All dwellings proposed to be constructed on allotments adjacent to Collingwood Drive shall:

- (i) Be designed and constructed in accordance with the methods set out in "Australian Standard AS3671 Acoustics - Road Traffic Noise Intrusion Building Siting and Construction" in order to achieve the relevant maximum recommended design sound levels specified in "Australian Standard AS2107 Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors"; and
- (ii) Be designed and constructed so as to ensure an outside recreation area of not less than 60 m<sup>2</sup> is provided for each dwelling.

4. Building Design

All dwellings proposed to be constructed on lots adjacent to Collingwood Drive shall be designed to address both road frontages of each lot. To this end, the Developer shall submit Building Design plans to the Development Manager for approval prior to the issue of a Development Permit for Building Works. Further, any retaining walls, earthworks, batters and fences shall be in accordance with the approved Collingwood Drive Cross Section.

5. Housing Diversity

A mix of housing types and styles should be provided within the estate, to the satisfaction of the Development Manager. In any given streetscape, no two (2) houses with the same street elevation are permitted to be established, unless

otherwise approved in writing by the Development Manager. Variations in rooflines, verandahs, entries, materials and colours may be incorporated into housing design to achieve the intended diversity. To this end, for any slab on ground construction and/or brick construction dwelling, the Developer and/or landowner shall obtain the consent of the Development Manager for all housing designs prior to the issue of a Development Permit for Building Works.

Where more than one dwelling within the estate is proposed to be constructed by a single entity, the Developer and/or Builder is encouraged to seek consent for all dwellings concurrently.

6. Mining

- (a) All dwellings shall be designed and constructed in accordance with the approved recommendations as outlined in the geotechnical report entitled 'Investigation of the Shaft at 186 Collingwood Drive, Collingwood Park' (prepared by Moreton Geotechnical Services Pty Ltd and dated 13 October 2003).
- (b) Any application for Building Works shall be accompanied by a Structural Engineer's Certificate certifying that the proposed structures have been designed in accordance with the abovementioned geotechnical report.

7. Compliance with Conditions

All conditions shall be completed to the satisfaction of the Development Manager.

8. When Approval Takes Effect

This approval has effect in accordance with the *Integrated Planning Act 1997*.

9. When Approval Lapses

The relevant period for this approval is not limited and starts the day the approval takes effect.

***Advice***

***The following advices are offered for your information only  
and should not be viewed as mandatory conditions of this approval.***

***Assessment Manager (Ipswich City Council)***

1. Portable Long Service Leave

From 1 January 2000, the Building and Construction Industry (Portable Long Service Leave) Levy must be paid prior to the issue of a development permit where one is required for the 'Building and Construction Industry'. This applies to Building Works, Operational Works and Plumbing and Drainage Works applications, as defined under the *Integrated Planning Act 1997*, where the works are \$80 000 or more and matching the definition of 'Building and Construction Industry' under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*.

Council will not be able to issue a Decision Notice without receipt of details that the Levy has been paid. Should you require clarification in regard to the amendments to

the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

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 Developer and in reliance of information submitted by the Developer in support thereof.

2. Fire Ants

In accordance with the *Plant Protection Act 1989* and the Plant Protection Regulation 1990, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.

It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary Industries on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:

Director General  
Department of Primary Industries  
GPO Box 46, Brisbane QLD 4001

It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Queensland Department of Primary Industries website [www.dpi.qld.gov.au](http://www.dpi.qld.gov.au).

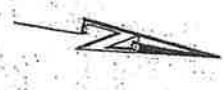
The land over which you have made a development application is within a suburb known to have Fire Ants and as such is within a "Restricted Area". The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact the Department of Primary Industries to investigate the site and for you to implement any necessary matters required by that Department prior to the commencement of any works.

3. Trunk Infrastructure Works

Council will contribute \$650,000 (to be indexed in accordance with Queensland Non-building construction cost Index from the date of this approval) towards the construction of Trunk Infrastructure Works along Collingwood Drive undertaken by the Developer. Such an arrangement shall be subject to an Infrastructure Agreement and be in accordance with the requirements of Planning Scheme Policy 5.

4. Single Residential Preliminary Approval for Building Works

The Developer shall provide a copy of the approval to the purchaser of all lots.



LOTS 172, 176, 183  
186 & 189, 194  
DUAL OCCUPANCY  
DWELLINGS

STAGE 7  
3205 m<sup>2</sup>

PART OF LOT 101N REZONED TO  
BE DEVELOPED WITH STAGES 2  
STAGE 8 STATISTICS  
AREA (ST8) 4188 hectares  
AREA (DP) 453.141  
TOTAL 4641.549 hectares  
NUMBER OF LOTS 35  
LENGTH OF NEW ROAD 6.15m  
AREA OF DRAINAGE RESERVES 1.2289ha

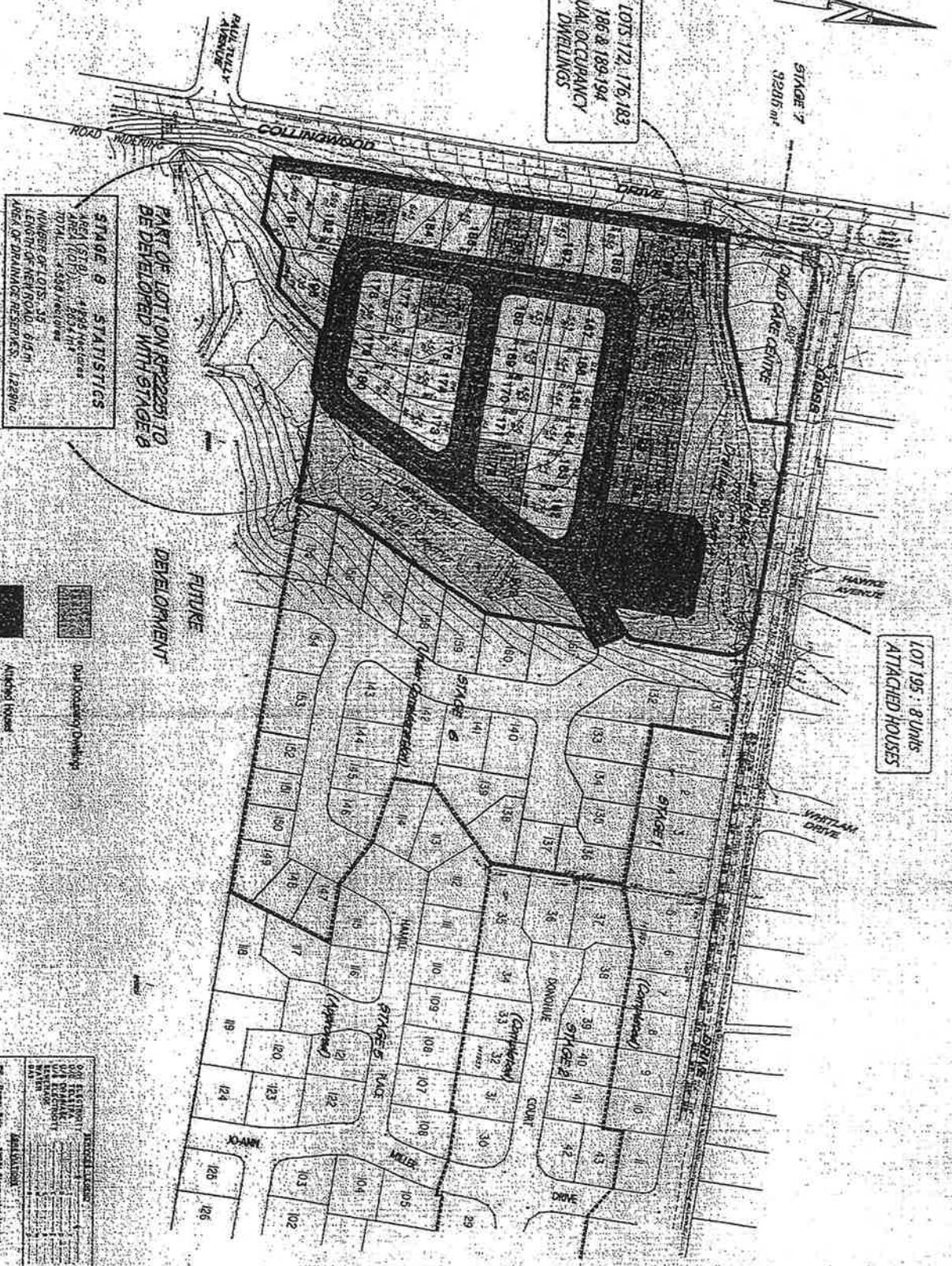
LOT 195 : 8 UNITS  
ATTACHED HOUSES

**FUTURE DEVELOPMENT**

Dual Occupancy Dwelling  
 Attached House  
 (not to be allowed to build)

MATERIAL LEGEND	
	DUAL OCCUPANCY DWELLING
	ATTACHED HOUSE (NOT TO BE ALLOWED TO BUILD)
	RESERVED AREA
	ROAD
	RAILWAY
	WATER
	SEWER
	UNDEVELOPED

AREAS & DIMENSIONS ARE APPROXIMATE. CHECK & SURVEY TO SUIT.



PROJECT NO.	17/183/18
DATE	17/183/18
PROJECT NAME	PROPOSED REZONING OF 4188 HA OF LOT 101N, 453.141 HA OF DP 453.141, A PART OF LOT 195, ON QUERREY ORIGINAL RESERVES AND AREA OF DRAINAGE RESERVES, SOUTH OF STAGE 7
LOCAL AUTHORITY	City of Brisbane
LOCAL AUTHORITY OFFICER	City of Brisbane
DATE OF SUBMISSION	17/183/18
DATE OF APPROVAL	17/183/18
DATE OF REVIEW	17/183/18
DATE OF FINAL APPROVAL	17/183/18
DATE OF CLOSURE	17/183/18
DATE OF CANCELLATION	17/183/18
DATE OF REVOCATION	17/183/18
DATE OF RESCINDING	17/183/18
DATE OF REVOCATION	17/183/18
DATE OF RESCINDING	17/183/18

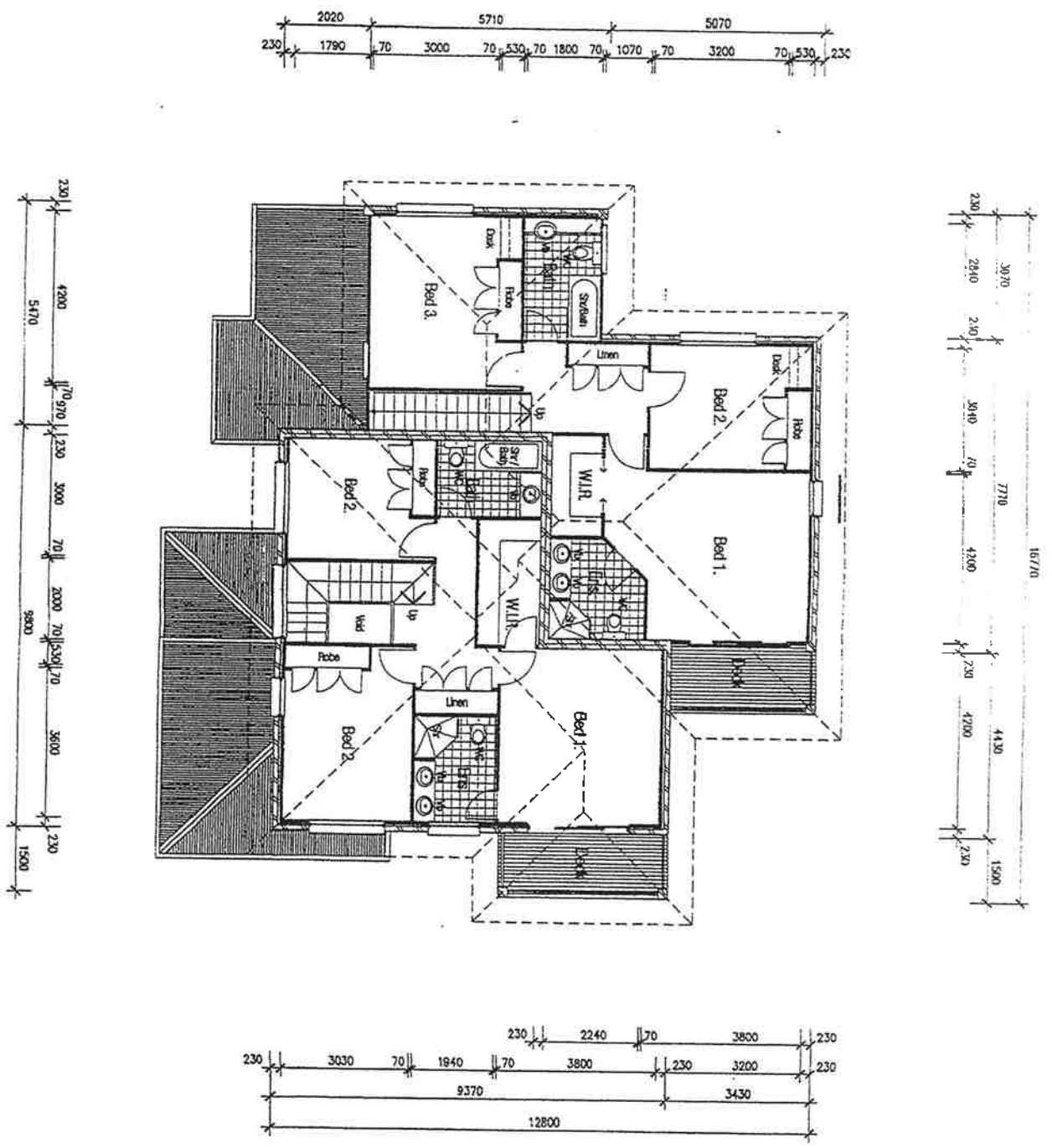
PROJECT NO.	17/183/18
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DATE OF REVOCATION	17/183/18
DATE OF RESCINDING	17/183/18
DATE OF REVOCATION	17/183/18
DATE OF RESCINDING	17/183/18

**DUAL OCCUPANCY DWELLING  
(Blue Steel Finish)**



**DUAL OCCUPANCY DWELLING  
(Terracotta Roof Finish)**





**ERIC HEBRON**  
 ARCHITECT PTY. LTD  
 A/CN: -09 889 067  
 PO Box 60  
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 Australia  
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 Brisbane, QLD  
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 h@erichebron.com.au

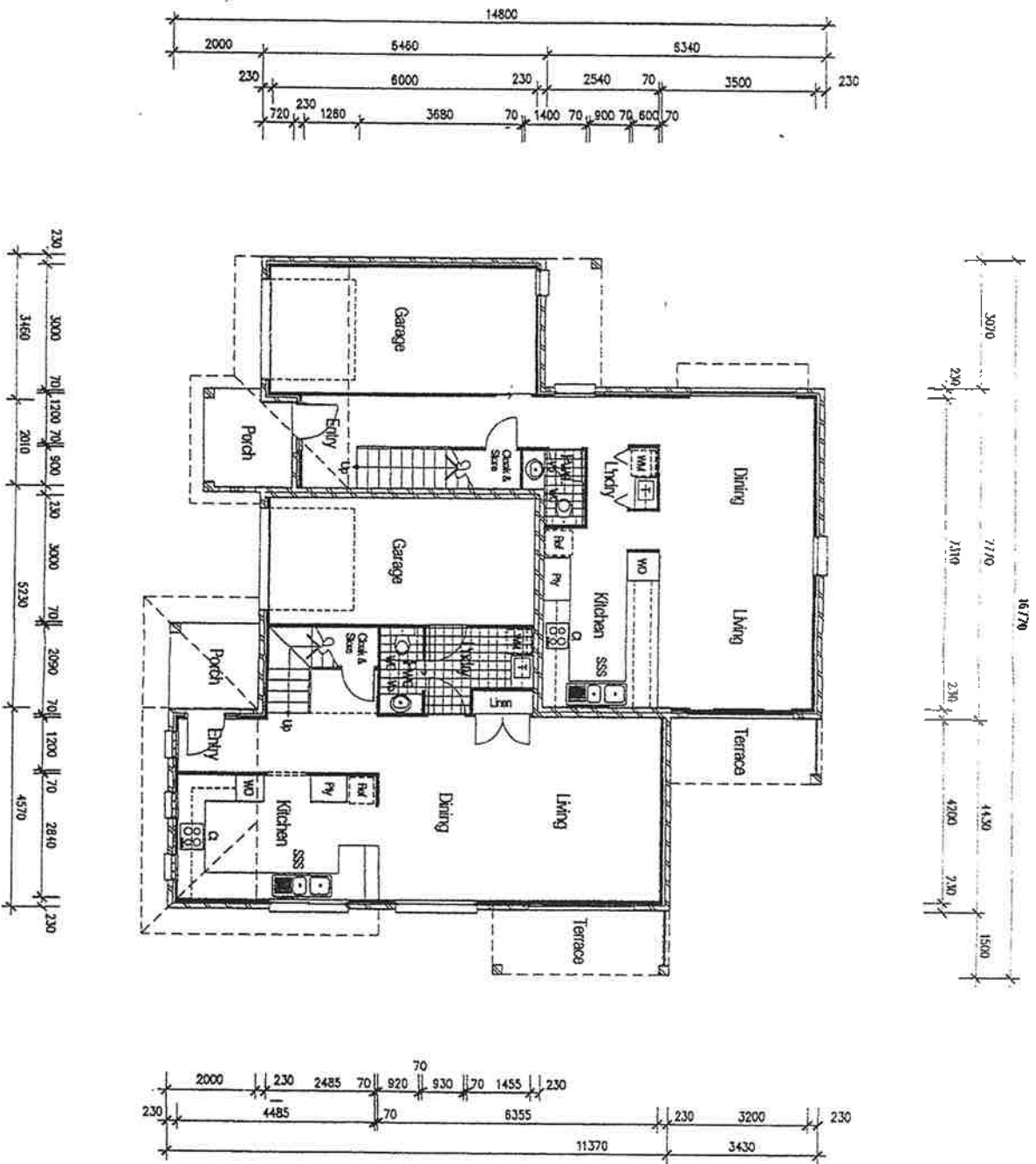
**Proposed Duplexes**  
 to still Lots 183 - 189

**Client**  
 East West International  
 Development (Australia)

**Location**  
 Collingwood Park Estate  
 Ipswich

DATE	16/2/01
SCALE	1:300
DRAWN	AS
APPROVED	EH

THIS PLAN MAY HAVE BEEN ELECTRONICALLY  
 MANIPULATED OR ALTERED. USE WITH  
 DIMENSIONS ONLY. IF IN DOUBT CONSULT  
 THE ARCHITECT.



**ERIC HEBRON**  
**ARCHITECT**  
 PTY. LTD

ACN: 093 089 067  
 PO Box 60  
 Langmead 4066  
 Brisbane, Qld  
 AUSTRALIA  
 Mobile: 0418 724 924  
 Fax: 3817 2999  
 Email: [hebron@duplex.net.au](mailto:hebron@duplex.net.au)

Project: Proposed Duplexes to suit Lots 183 - 189

Client: East West International Development (Australia)

Location: Collingwood Park Estate Ipswich

DATE: 15/12/05  
 SCALE: 1:100  
 DRAWN: JMS  
 APPROVED: EHM

THIS PLAN MAY HAVE BEEN ELECTRONICALLY TRANSMITTED OR REPRODUCED. USE WITHOUT DIMENSIONS ON A 1:100 SCALE IS PROHIBITED.

LOWER FLOOR SHEET 1 of 2



In the Planning and Environment  
Court

Appeal No BD740 of 2005

Registry: Brisbane

Between: **EAST WEST INTERNATIONAL DEVELOPMENTS PTY LTD**  
**ACN 076 258 565**

Appellant

And: **IPSWICH CITY COUNCIL**

Respondent

Before His Honour Judge:

Date of Hearing: 15 June 2007

Date of Order: 15 June 2007

**THIS MATTER** having come on for hearing by way of appeal against the decision of the Respondent in approving an application subject to conditions made by the Appellant under the *Integrated Planning Act 1997* in respect of land situated at 218 Collingwood Drive, Collingwood Park more particularly described as Lots 1 and 2 on RP 22251, for a development permit for reconfiguring two lots into 171 lots in four stages.

**UPON** the Court being satisfied that there has been compliance with the provisions of Chapter 3, Part 4 of the *Integrated Planning Act 1997*, relating to the giving of public notice of the application

**AND UPON** the Court being satisfied that there has been compliance with section 4.1.41 of the *Integrated Planning Act 1997*, relating to the giving of notice of the appeal or to the extent that there has been non-compliance, the Court is willing to waive that non-compliance

**AND UPON HEARING** the Solicitors for the Appellant, and the Solicitors for the Respondent:-

---

**ORDER**

**LEMASS' SOLICITORS**  
4/183 North Quay, Brisbane, 4000  
Telephone: (07) 3236 2632  
Facsimile: (07) 3236 1884

**IT IS ORDERED THAT:-**

1. The Appeal be allowed;
2. The Application be approved subject to the conditions in the development approval package attached hereto and marked "A".

Filed on: 15 June 2007

Filed by: LeMass Solicitors  
Solicitors for the Appellant

Service Address: Level 4, 183 North Quay, Brisbane Qld 4000

Phone: 07 3236 2632

Fax: 07 3236 1884

Registrar:

**INTEGRATED PLANNING ACT 1997**

**DEVELOPMENT APPLICATION DECISION NOTICE**

*Application Details*

**Application No:** 2473/04  
**Real Property Description:** Lots 1 and 2 on RP22251  
**Property Location:** 218 Collingwood Drive, Collingwood Park  
**Names and Addresses of all Referral Agencies:** N/A

**Decision:** Approved subject to the conditions detailed below.

**Approval Details:**

<b>Proposal</b>	<b>Development</b>	<b>Decision</b>	<b>Approval Type</b>
Reconfiguring a Lot (2 lots into 171 lots in 4 stages) [Stage 9: 45 lots; Stage 10: 42 lots; Stage 11: 42 lots; Stage 12: 42 lots]	Reconfiguring a Lot	Approved	Development Permit.
Single Residential (Proposed Lots 197 – 367)	Building Works	Approved	Preliminary Approval.

Further Development Permits Required

Further Development Permits, as required by the *Integrated Planning Act 1997*, shall be obtained in respect of any Operational Works, Building Works and Plumbing Works in relation to this approval before any such works are commenced.

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

**Development Permit for Reconfiguring a Lot (2 lots into 171 lots in 4 stages)**

1. Basis of Approval

Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

2. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

3. Rates in Arrears

In accordance with the provisions of the *Integrated Planning Act 1997*, all rates and other expenses as a charge against the land shall not be in arrears at the date of signing of the plan of survey.

4. Plan of Survey

- (a) The Developer shall submit a plan of survey to conform with Plan Number 3396/3767/P22 Revision A (prepared by Saunders Havill Group and dated 1 July 2004). Minor changes to this plan as required by the fulfilment of the conditions of this development approval shall be approved by the Development Manager in writing prior to the issue of any Operational Works approval.
- (b) The Developer shall grant, free of cost to or compensation payable by Council, minimum 4.0 m wide easements located centrally over proposed stormwater drains, water mains and sewerage rising mains, where they are located within private property. The documentation associated with these easements may be prepared by the Developer in a form satisfactory to Council's City Solicitor, or the Developer may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the Developer's expense.
- (c) Easements required for discharge of stormwater over adjacent land shall be agreed to in writing by the owner of the subject land prior to construction works commencing.
- (d) Easements shall be centrally located over the alignment of stormwater paths and be of a width sufficient to encompass the overland flow from a storm event with an ARI of 100 years.
- (e) Easements shall be of sufficient width to contain any fitting, access chamber etc located on stormwater drains, water mains, and sewerage rising mains.
- (f) The land required for detention of stormwater or equivalent, in accordance with Condition 16 (h) and all land below the Q100 flood level shall be dedicated as 'drainage' at no cost to Council. Land below this level shall not be considered as 'parkland'.
- (g) Adequate permanent survey marks shall be installed. The Developer shall submit a certificate signed by a cadastral surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position, in accordance with the plan of survey.
- (h) No land to be dedicated to Council for drainage reserve purposes is to include a permanent water body unless otherwise approved by Council.

- (i) The Developer shall dedicate the required land from the subject property as Collingwood Drive road reserve and Eagle Street road reserve in accordance with 'Plan and Longitudinal Section Control Line MC10 Ch. 0-440 Sheet 5 of 5', Drawing No. PL05, Job No. 84629 and prepared by ARUP and 'Plan and Longitudinal Section Control Line MC00 Ch. 0-700 Sheets 1 and 2 of 5, Drawing No's. PL01 and PL02, Job No. 84629 and prepared by ARUP respectively. The final widths of the dedications are to be determined by the Senior Development Engineer in conjunction with the issue of a Development Permit for Operational Works.

5. Proposed Stages for Reconfiguration

The staging of the reconfiguration shall be in accordance with Plan Number 3396/3767/P22 Revision A (prepared by Saunders Havill Group and dated 1 July 2004) and shall be as follows:

Stage 9 – 45 Lots  
Stage 10 – 42 Lots  
Stage 11 – 42 Lots  
Stage 12 – 42 Lots

6. Road Naming

The Developer may submit to Council a list of proposed street names and the corresponding name meanings for the new road(s) to be opened. The proposed names should normally be submitted as part of the Operational Works application. Should a theme be considered appropriate, the theme should be submitted at the same time. Council reserves the right to accept any or none of the proposed names.

7. Locality References

- (a) Any place name or estate name used by the developer (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development) shall make reference to the relevant, approved place name under the *Place Names Act 1994* in a contrasting colour and in lettering no less than 50% of the Estate name.
- (b) Any reference to the regional location of the site or the development shall not refer to the place or estate as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).

8. Earthworks

Earthworks to bench lots to accommodate building construction is not permitted without prior written approval from the Development Manager.

9. Hours of Construction

Unless otherwise approved in writing by the Development Manager hours of construction shall be:

Monday to Saturday      6.30 a.m. to 6.30 p.m.

Work or business shall not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

10. Contributions

In accordance with the relevant Planning Scheme Policies, the Developer shall pay, prior to Council signing the plan of survey, the following monies to Council:-

Contribution	Sector	Rate	Proposal	Calculation
<b>Social Infrastructure</b>	Collingwood Park - Redbank	Level 1: \$44.94/EP Level 2: \$62.35/EP Level 3: \$48.70/EP  Unit Charge = 1.171  Total = Level 1: \$52.62/EP Level 2: \$73.01/EP Level 3: \$57.03/EP	<b>Stage 9</b>  Number of Lots (> 450m <sup>2</sup> ): 45.000 @ 3.080 EP  Existing Credit 6.160 EP  <b>Total = 132.440 EP</b>	Level 1: \$52.62 x 132.440 = \$6,969.62 Level 2: \$73.01 x 132.440 = \$9,669.69 Level 3: \$57.03 x 132.440 = \$7,552.75  <b>Total = \$24,190.00</b>
			<b>Stage 10</b>  Number of Lots (> 450m <sup>2</sup> ): 42.000 @ 3.080 EP  <b>Total = 129.360 EP</b>	Level 1: \$52.62 x 129.360 = \$6,807.54 Level 2: \$73.01 x 129.360 = \$9,444.81 Level 3: \$57.03 x 129.360 = \$7,377.10  <b>Total = \$23,628.00</b>
			<b>Stage 11</b>  Number of Lots (> 450m <sup>2</sup> ): 42.000 @ 3.080 EP  <b>Total = 129.360 EP</b>	Level 1: \$52.62 x 129.360 = \$6,807.54 Level 2: \$73.01 x 129.360 = \$9,444.81 Level 3: \$57.03 x 129.360 = \$7,377.10  <b>Total = \$23,628.00</b>
			<b>Stage 12</b>  Number of Lots (> 450m <sup>2</sup> ): 42.000 @ 3.080 EP  <b>Total = 129.360 EP</b>	Level 1: \$52.62 x 129.360 = \$6,807.54 Level 2: \$73.01 x 129.360 = \$9,444.81 Level 3: \$57.03 x 129.360 = \$7,377.10  <b>Total = \$23,628.00</b>
<b>Open Space</b>	Collingwood Park - Redbank	Level 1: \$110.43/EP Level 2: \$572.86/EP Level 3: \$572.60/EP  Unit Charge = 1.104  Total = Level 1: \$121.91/EP Level 2: \$632.44/EP Level 3: \$632.15/EP	<b>Stage 9</b>  Number of Lots (> 450m <sup>2</sup> ): 0.000 @ 3.080 EP  <b>Total = 132.440 EP</b>	Level 1: \$121.91 x 132.440 = \$16,146.39 Level 2: \$632.44 x 132.440 = \$83,760.01 Level 3: \$632.15 x 132.440 = \$83,722.00

				<b>Total = \$183,627.00</b>
			<i>Stage 10</i> Number of Lots (> 450m <sup>2</sup> ): 42.000 @ 3.080 EP  <b>Total = 129.360 EP</b>	Level 1: \$121.91 x 129.360 = \$15,770.89 Level 2: \$632.44 x 129.360 = \$81,812.11 Level 3: \$632.15 x 129.360 = \$81,774.98  <b>Total = \$179,356.00</b>
			<i>Stage 11</i> Number of Lots (> 450m <sup>2</sup> ): 42.000 @ 3.080 EP  <b>Total = 129.360 EP</b>	Level 1: \$121.91 x 129.360 = \$15,770.89 Level 2: \$632.44 x 129.360 = \$81,812.11 Level 3: \$632.15 x 129.360 = \$81,774.98  <b>Total = \$179,356.00</b>
			<i>Stage 12</i> Number of Lots (> 450m <sup>2</sup> ): 42.000 @ 3.080 EP  <b>Total = 129.360 EP</b>	Level 1: \$121.91 x 129.360 = \$15,770.89 Level 2: \$632.44 x 129.360 = \$81,812.11 Level 3: \$632.15 x 129.360 = \$81,774.98  <b>Total = \$179,356.00</b>
<b>Water Supply</b>	Collingwood Park High Level Water Zone	\$618.22/EP  Unit Charge = 1.171  Total = \$723.94/EP	<i>Stage 9</i> Number of Lots (> 450m <sup>2</sup> ): 0.000 @ 3.300 EP  <b>Total = 141.900 EP</b>	\$723.94 x 141.900 = \$102,726.46 <b>Total = \$102,726.00</b>
			<i>Stage 10</i> Number of Lots (> 450m <sup>2</sup> ): 42.000 @ 3.300 EP  <b>Total = 138.600 EP</b>	\$723.94 x 138.600 = \$100,337.48 <b>Total = \$100,337.00</b>
			<i>Stage 11</i> Number of Lots (> 450m <sup>2</sup> ): 42.000 @ 3.300 EP  <b>Total = 138.600 EP</b>	\$723.94 x 138.600 = \$100,337.48 <b>Total = \$100,337.00</b>
			<i>Stage 12</i> Number of Lots (> 450m <sup>2</sup> ): 42.000 @ 3.300 EP	\$723.94 x 138.600 = \$100,337.48 <b>Total = \$100,337.00</b>

			<b>Total = 138.600 EP</b>	
<b>Sewerage Catchment</b>	Goodna Catchment (excluding Springfield)	\$629.36/EP Unit Charge = 1.171 Total = \$736.98/EP	<b>Stage 9</b> Number of Lots (> 450m <sup>2</sup> ): 0.000 @ 3.300 EP <b>Total = 141.900 EP</b>	\$736.98 x 141.900 = \$104,577.54 <b>Total = \$104,577.00</b>
			<b>Stage 10</b> Number of Lots (> 450m <sup>2</sup> ): 42.000 @ 3.300 EP <b>Total = 138.600 EP</b>	\$736.98 x 138.600 = \$102,145.51 <b>Total = \$102,145.00</b>
			<b>Stage 11</b> Number of Lots (> 450m <sup>2</sup> ): 42.000 @ 3.300 EP <b>Total = 138.600 EP</b>	\$736.98 x 138.600 = \$102,145.51 <b>Total = \$102,145.00</b>
			<b>Stage 12</b> Number of Lots (> 450m <sup>2</sup> ): 42.000 @ 3.300 EP <b>Total = 138.600 EP</b>	\$736.98 x 138.600 = \$102,145.51 <b>Total = \$102,145.00</b>
<b>Road Contributions</b>	Collingwood Park-Redbank	To be calculated in accordance with revised policy after actual construction cost of Collingwood Drive and Eagle Street is determined and Planning Scheme Policy 5 (or its equivalent) is amended and updated (refer Note 1 below)		

Calculation of contributions are based on the infrastructure contribution rates and policies applicable at the date a development application was determined by Council. The contributions above shall be applicable for a period of twelve (12) months from the date of the development approval, and thereafter shall be based on the infrastructure contribution rates and policies applicable at the date when payment is made.

NOTE 1: Approved Trunk Road Infrastructure Works undertaken along Collingwood Drive and Eagle Street in accordance with the requirements of Planning Scheme Policy 5 may be off-set against road infrastructure contributions applicable to the development. To this end, an Infrastructure Agreement shall be prepared at the Developer's expense and agreed to by Council and the Developer. The Infrastructure Agreement shall be executed prior to the issue of any Operational Works approval associated with the Trunk Road Infrastructure Works.

NOTE 2: An infrastructure contribution credit of \$98,940.16 for Open Space (Parks) will apply to the dedication of 2.7524 ha of parkland within this estate. This credit is to be deducted from the total of the Open Space (Parks) Infrastructure Contributions outlined above at time of dedication.

Rate Above Q100	Area of Parkland	Value	Rate Below Q100	Area of Parkland	Value	Total Value (Value Above Q100 + Value Below Q100)
\$43,061.19/ha	2.2221 ha	\$95,686.27	\$6,135.95/ha	0.5303	\$3,253.89	\$98,940.16



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11. Engineering Requirements

The following engineering requirements, detailed in Conditions 12 – 20, shall be completed to the satisfaction of the Senior Development Engineer.

Terms

- (a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required. Furthermore, the RPEQ required for the analysis and reporting for mining shall be experienced in the analysis of underground and surface mining within the Ipswich area.
- (b) QUDM - The Queensland Urban Drainage Manual, produced by the Queensland Department of Primary Industries.
- (c) Queensland Streets - The Design Guidelines for Subdivisional Street Works, prepared for the Institute of Municipal Engineers of Australia (QLD).
- (d) AMCORD - The Australian Model Code of Residential Development produced by the Commonwealth Department of Housing and Regional Development.
- (e) DMR - Department of Main Roads.
- (f) MUTCD - The Manual of Uniform Traffic Control Devices, published by DMR.
- (g) Ipswich Water - Commercial Business Unit of Ipswich City Council providing water and sewerage services.
- (h) DNRM - Department of Natural Resources and Mines.

12. Roadworks

- (a) Roadworks internal to the site shall be designed and constructed in accordance with Council's Standards, Queensland Streets, Austroads Publications, AMCORD, the relevant and appropriate roadworks design standards and guidelines, and any other documentation deemed appropriate by Council. Such design and construction shall ensure that road carriageway widths are consistent with the road function and position in the road hierarchy and are in accordance with the relevant design speed environment.
- (b) The pavement designs shall be in accordance with the Ipswich City Council's Planning Scheme Policy 3 - General Works. All roads shall have two-way crossfalls in accordance with Council's adopted standards.

The minimum dedicated road widths, pavement widths and footpath requirements shall be in accordance with Council's Reconfiguring a Lot Code as set out below:

Road Type	Dedication Width	Pavement Width	Footpath	Path Width
Access place	15.0 m	6.5 m	1 Path	1.5 m
Access street	15.0 m	6.5 m	1 Path	1.5 m
Collector	17.0 m	8.5 m	1 Path	1.5 m
Trunk collector	20.0 m	9.0 m	2 Cycleway	2.0 m
		or 2 x 5.0 m	or 1 Path + 1 Cycleway	1.5 m 2.0 m

- (c) The road pavement widths and geometric layout shall be sufficient to make adequate provision for Council's refuse collection vehicles and public transport movements.
- (d) A vehicle turning area shall be provided at the end of all "No through" roads and cul-de-sacs. Circular cul-de-sac turning heads, based on a minimum turning circle of 9.0m radius, are preferred. "T" and "Y" shaped turning heads are generally not to be used.
- (e) Traffic slow down devices shall be provided generally in accordance with Queensland Streets but are not to impede future bus movements through the site.
- (f) "No Through Road" signs shall be erected at the entries to cul-de-sacs and terminating roads.
- (g) All traffic signs and delineation shall be installed in accordance with MUTCD.
- (h) The Developer shall provide:
  - (i) a minimum 1.5 m wide concrete footpaths on one side of all the internal streets;
  - (ii) a minimum 2.5 m wide concrete footpath on the northern side of Eagle Street from Collingwood Drive to the pathway between proposed Lots 264 and 265; and
  - (iii) a minimum 2.5 m wide concrete footpath on the eastern side of Collingwood Drive for the full length of the property frontage.

The construction of footpaths shall be in accordance with Council's Standard Drawing SR.19. The concrete footpaths shall be on the same side as the street lights, and the maximum longitudinal grade shall be to the satisfaction of the Development Manager (generally limited to 1:8).

- (i) Kerb ramps are to be constructed in accordance with Council's Standard Drawing SR.18 at all intersections and at additional locations where required to connect the concrete pathways and cycleways. Generally at "T" intersections, 4 kerb ramps are required.
- (j) Any terminating roads shall be provided with an all-weather gravel surfaced turn-around area of sufficient size to enable Council's refuse vehicle to negotiate a clear turn. Hazard markers and delineator posts shall be erected at the ends of the turnarounds. In this instance, the turnaround area shall be located in Eagle Street from the end of new kerb and channel construction.

- (k) An indented bus bay shall be provided on Eagle Street between Collingwood Drive and the proposed site access point. The indented bus bay is to be designed in accordance with Translink Standards.
- (l) The Developer is required to suggest a potential bus route through the site and demonstrate that the route is navigable by a bus that is 14.0 metres in length. To this end, the Developer shall provide a plan to the Development Manager for approval in conjunction with the submission of an Operational Works application.
- (m) The Developer shall upgrade Collingwood Drive between Goss Drive and Eagle Street prior to Council signing the survey plan for the first stage to be completed of any of the stages. These works shall be designed and constructed to a configuration generally consistent with the existing cross section of Collingwood Drive to the north of Goss Drive. Detailed design and construction of such works are to meet Council's Standards for a sub-arterial road and shall be designed generally in accordance with 'Plan and Longitudinal Section Control Line MC10 Ch. 0-440 Sheet 5 of 5', Drawing No. PL05, Job No. 84629 and prepared by ARUP. Collingwood Drive shall be constructed across the full frontage of the site. The Developer shall consult with Agility Management (ph 02 6295 5473) and Origin Energy Asset Management (ph 13 24 61) during the design and construction phases to ensure that their existing gas pipelines along Collingwood Drive are suitably protected and the pavement works required in Collingwood Drive do not compromise the integrity of the gas pipelines.
- (n) The Developer shall construct Eagle Street prior to the signing of the survey plan of the 46<sup>th</sup> lot. Eagle Street shall be constructed with asphaltic concrete surfacing to a nominal carriageway width of 6.5m with concrete kerb and channel on the northern side of the road. Detailed design and construction of such works are to meet Council's Standards for a sub-arterial road and shall be generally in accordance with 'Plan and Longitudinal Section Control Line MC00 Ch. 0-700 Sheets 1 and 2 of 5, Drawing No's. PL01 and PL02, Job No. 84629 and prepared by ARUP. Eagle Street shall be constructed across the full frontage of Stages 9 and 11 and to a point 20.0 m past the intersection of the new road and Eagle Street at Stage 12. The southern side of the new verge shall be constructed to a minimum table drain standard. The pavement shall transition to the required construction at the intersection of Collingwood Drive and Eagle Street.
- (n) The intersection of Eagle Street and Collingwood Drive shall be upgraded in accordance with the Austroads Publications "Guide To Traffic Engineering Practice, Part 5, Intersection at Grade" and Council Standards. These works are to match with the required construction of Eagle Street. The Eagle Street eastern leg of the intersection shall be constructed to a Sub-Arterial road standard in accordance with Council Standards and transition back to the required construction in Eagle Street along the frontage of the subject property. The Developer shall consult with Agility Management (ph 02 6295 5473) and Origin Energy Asset Management (ph 13 24 61) during the design and construction phases to ensure that their existing gas pipelines along Collingwood Drive are suitably protected and the pavement works required in Collingwood Drive do not compromise the integrity of the gas pipelines.
- (o) The Developer shall construct a roundabout on Eagle Street at the intersection of Eagle Street with the southern access point of the site. The roundabout is to be designed with a 15.0 m diameter central island and a 7.1 m circulating carriageway (single lane). Land is to be dedicated accordingly for this roundabout and integrated

with the detailed design of Eagle Street that will form part of the submission for Operational Works approval.

- (p) Vehicular access from the roadways to all allotments shall be capable of being provided.
- (q) Roundabouts internal to the site shall be designed and constructed in accordance with Austroads Publications, Queensland Streets & Council Standards.
- (r) Provision shall be made for 6.0m, three chord truncations at intersections. The 6.0m distance is measured along each frontage from the property corner.

### 13. Access

- (a) The access driveway to all hatchet shaped lots shall be constructed from the property boundary for the full length of the access strip with the following design criteria:
  - (i) the maximum longitudinal grade shall be 1 in 6 and the maximum crossfall shall be 1 in 20, except that the Senior Development Engineer may allow a longitudinal grade of 1 in 4 for a distance not exceeding 60 m in total in special circumstances.
  - (ii) a drainage system shall be provided so that no part of the driveway shall be inundated in the runoff resulting from a storm event with an ARI of 2 years, and the runoff from the driveway shall be discharged to the satisfaction of the Senior Development Engineer.
  - (iii) the driveway construction within the access strip to all hatchet shaped lots shall be reinforced concrete not less than 100 mm deep and 3.0 m wide.
  - (iv) the water services for the allotments, together with stormwater pipes and conduits for electricity and telephone, shall be installed for the full length of all access strips.
- (b) A concrete layback and driveway slab 3.0 m wide, from the layback to the property boundary, shall be constructed for access to all hatchet shaped lots in accordance with Council's Standard Drawing SR.12.
- (c) No direct vehicle access to individual residential lots shall be permitted to Collingwood Drive or Eagle Street.
- (d) Concrete paths, 100 mm deep, shall be provided within pathway areas between blocks in accordance with Council's Standard Drawing SR.30, and shall commence at the kerb and channel and extend for the full length of the pathway area. Where these pathways are to act as overland flow routes, appropriate kerbing may be required. The width of the concrete paths shall be a minimum of 4.0 m for pedestrian only paths. The maximum longitudinal grade shall be to the satisfaction of the Development Manager (generally limited to 1:8).

### 14. Sewerage

- (a) The Developer shall provide a sewerage reticulation system with appropriate house connection branches, designed so as to command the whole of each of the proposed allotments.

- (b) The Developer shall pay the full cost for Council to provide a suitable connection into the existing sewerage reticulation system. All works on live sewers are to be carried out by Council at the Developer's expense, unless arranged otherwise with Ipswich Water.
- (c) The Developer shall demonstrate that the proposed pipe sizes and connection points are adequate for the total upstream catchment and the proposed development.
- (d) No work on the sewerage reticulation system shall commence prior to the approval of the Operational Works application.

15. Water

- (a) The Developer shall provide a reticulated water supply system together with valves and fire hydrants, in accordance with the "Guidelines for Planning and Design of Urban Water Supply Systems", which connects into Council's existing reticulation system.
- (b) A blue, bi-directional raised reflective pavement marker (RRPM) shall be provided to all hydrants. The marker shall be installed in accordance with the Department of Main Roads Fire Hydrant Indication System Technical Guideline.
- (c) The Developer shall demonstrate that the pipe sizes proposed and the available pressure head complies with the requirements of Ipswich Water's "Water Supply Planning Guidelines", and the "Guidelines for Planning and Design of Urban Water Supply Systems" and are adequate to cater for the proposed development. Such demonstration is to cover as a minimum:
  - (i) available pressure during maximum hour;
  - (ii) available pressure and flows for fire fighting and other purposes, and any recommendations pertaining thereto; and
  - (iii) comments regarding the situation at various stages of the development.

NOTE: Details regarding available pressure heads at various points in the existing water reticulation network for use in the calculations to be produced for such demonstration may be obtained from the Senior Development Engineer on submission of completed application forms and payment of the relevant fees.

- (d) All works on live water mains are to be carried out by Council in accordance with Council's policy, and at the Developer's expense.
- (e) Where concrete footpaths are to be constructed, the Developer shall provide 100 mm diameter conduits under the footpath and in line with the conduits under the road, for future ease of installing the individual water services. The letter "W" shall be embossed in the concrete to mark the location of the conduit.
- (f) Wherever possible, the water main shall be constructed on the opposite side to the concrete footpaths. Where the water main is under a concrete footpath, the Developer shall provide a water connection (up to, but excluding the provision of meters) to each allotment, including the provision of approved pre-cast concrete or cast iron boxes over the stop cock.

- (g) Where the water reticulation network is serving in excess of 20 allotments in any one stage, the site shall be served from two directions and shall not be in the form of a single dead end supply. All other mains shall be looped around the cul-de-sac head to join back on to itself.
- (h) Sufficient stop valves shall be installed so that in the event of any break in the supply, the maximum number of allotments to be without water is 20.

16. Stormwater

- (a) The Developer shall provide all necessary stormwater drainage (both internal and external to the development) and such drainage works (except for roofwater systems) shall be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years.

Overland flow paths shall be suitably designed to cater for the water from a storm event with an ARI of 100 years. In the case where the piped system is carrying part of the flow, the overland flow paths shall be designed to cater for that volume which is represented by the difference between the predicted volume from the storm event with an ARI of 100 years and the capacity of the pipe system, noting the requirements of QUDM.

- (b) A suitable roofwater system shall be designed in accordance with QUDM, for allotments that do not have adequate fall from within the allotment to the design invert level of the kerb and channel. The design is to be to a minimum Level II in QUDM.
- (c) All stormwater flows within and adjacent to the development, other than inter-allotment drainage, shall be confined to dedicated roads, drainage reserves, registered drainage easements or within parkland. The registered drainage easements, if related to piped drainage, shall be centrally located over such underground pipe system and shall be not less than 4.0 m wide, except for drainage easements required for side boundaries which may be 3.0 m wide where approved by the Senior Development Engineer. In addition, the easements shall be of suitable width to contain the predicted overland flow from the storm event with an ARI of 100 years in that location.
- (d) No ponding or redirection of stormwater shall occur onto adjoining land unless specifically approved by Council in consultation with the owner of the adjoining land.
- (e) Due consideration shall be given in the design and construction of the development in relation to the effect of the developed catchment flows on the downstream discharge receival areas. Suitable stormwater control devices are to be provided to ensure that there is no increase in flow in watercourses. Such control devices are to be designed so as to integrate the landscaping, recreational, infrastructural and drainage roles of watercourses.
- (f) All stormwater runoff from the development shall be discharged in a manner and to a point to be approved by the Senior Development Engineer.

- (g) Stormwater drainage plans and calculations are to be submitted and approved by the Senior Development Engineer, in conjunction with the submission of an Operational Works application.
- (h) The Developer shall provide a stormwater detention basin (or equivalent) on the subject land, which shall be designed and constructed in accordance with QUDM. The detention basin (or equivalent) shall be constructed to ensure that flows, at any point downstream in the catchment, are not increased by the development for any combination of frequency and duration from the storm event with an ARI of 2 years up to and including the storm event with an ARI of 100 years.
- (i) Appropriate works shall be carried out to ensure that stormwater drainage from the new kerb and channel discharges suitably into the existing drainage system.
- (j) There shall be no filling or removal of material in the flood area below the flood level associated with an ARI of 100 years (except where required for access) or minimal disturbance to vegetation in the flood area, unless prior written approval is obtained from the Development Manager. Such approval would need to be assessed on the basis of potential impacts on adjacent and nearby properties and the mitigation of such impacts. Such a request would need to be considered as a part of the Operational Works application and be accompanied by adequate plans and engineering details (including an Hydraulic Assessment to facilitate the review of any proposed cut and fill).
- (k) Pollutant control devices shall be installed in the stormwater system. Locations and types of the devices shall be approved by the Senior Development Engineer.
- (l) There shall be minimal disturbance to vegetation in the gully areas, unless prior written approval is obtained from Council. Stormwater drainage outlets shall be the subject of detailed design in the preparation of plans for each stage of the development.
- (m) The Developer shall provide a roofwater connection point to all lots which have a concrete footpath along the lot frontage and which drain to the street. The connection shall be located at the lowest corner of the lot on an alignment of 1.2 metres from the side boundary and shall discharge to the kerb and channel via a 100mm by 75mm galvanised RHS. The RHS should extend 0.5 metres into the property and have a suitable adaptor to allow connection to a roofwater pipe. All other lots, which drain to the street and do not have a concrete footpath along the lot frontage, do not require kerb adaptors.

#### 17. Public Utilities

- (a) Adequate provision shall be made in all proposed dedicated roads, access strips and easements, to cater for the public utility services that would normally serve the development.
- (b) The Developer shall provide appropriate road crossing conduits in accordance with Council's Standard Drawings SR.22 and SR.23. Where concrete footpaths are to be constructed, the conduits shall be extended to the property boundaries.
- (c) Street lighting shall be installed by the Developer in accordance with the Australian Standard 1158.3.1 Table 1.1. All street lighting associated with the development

shall be certified by a RPEQ. Street lighting shall be installed on the same side as concrete footpaths (where applicable).

- (d) The Developer shall provide underground electricity/telecommunications within the development, constructed in the approved allocation as detailed in Council's Standard Drawings SR.22 and SR.23. Electricity/telecommunication drawings shall be co-ordinated with the civil engineering design documents, to ensure that service clashes are avoided. Where allotments front an existing overhead electricity/telecommunication service, these allotments may connect to such service subject to the approval and requirements of the service provider.
- (e) The Developer shall provide an Energex approved electrical reticulation layout plan. The electricity layout shall also be shown on the water reticulation layout plans.
- (f) The Developer shall provide each allotment with an electricity supply.
- (g) The Developer shall provide Council with a copy of an agreement with Energex for the supply of electricity to the development.
- (h) Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of Energex and the authorised telephone/cable service provider.
- (i) The Developer shall make suitable arrangements for the provision of telephone and (where applicable) cable services to all proposed lots within the development. Documentary evidence that discussions have commenced with any authorised telephone/cable service provider, on the provision of telephone/cable services, shall be provided prior to the signing of the plan of survey by Council.
- (j) The Roma to Swanbank Gas pipeline is located within the Collingwood Drive road reserve. The owner of the infrastructure shall be consulted during the design of the Collingwood Drive/Eagle Street intersection. A clearance letter shall be submitted with the Operational Works submission for the construction of the intersection.

#### 18. Erosion & Silt Management

- (a) The Developer shall be responsible for the installation and maintenance of silt management facilities from the time of commencement of construction until the site has been stabilised against erosion and sediment transportation. All silt management facilities are to be in accordance with the document "Soil Erosion and Sediment Control" published by the Institution of Engineers Australia, or equivalent.
- (b) Silt traps shall be sited upstream from any park or reserve area discharge point preferably on land comprising future allotments, such that no silt impinges on the park or reserve areas. The silt trap areas may be phased out after the development work is complete and adequate grass cover is obtained.
- (c) Diversion drains and ponds, as necessary, shall be installed on the site before any other work is undertaken on site to ensure that "dirty water" is contained and/or isolated.



- (d) A procedure shall be submitted with the engineering drawings for approval for maintaining the facilities, setting out the frequency of attention, with inspections to be made after each significant rainfall event.
- (e) The Developer shall lodge a \$5,000 siltation and erosion performance bond with Council, prior to the commencement of works, which shall only be released by Council at the termination of the maintenance period. Where Council determines that a draw-down of the bond is required, the Developer shall restore the bond to its full amount within 10 days of a notice from Council to that effect. Such bond shall guarantee adequate performance in the circumstances (i) and (ii) below:
  - (i) In the event that instructions issued to the Consulting Engineer by the Senior Development Engineer for the installation of erosion control measures, are not complied with within 24 hours, Council will call upon the bond to the extent required to carry out the necessary works.
  - (ii) If the Senior Development Engineer determines that silt damage has occurred on the site, or the downstream drainage system has become silted, the Developer shall be responsible for restoration. Such restoration shall be completed in the time determined by the Senior Development Engineer.

Should the Developer fail to complete the works determined by the Senior Development Engineer within the specified time, Council shall complete the work and recover all costs from the Developer associated with that work.

19. Operational Works – Municipal Works  
(i.e. Works being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.
- (b) The Developer shall comply with the requirements of the documents entitled "Engineering Works Manual" and "Standard Drawings".
- (c) All engineering drawings submitted to Council shall be in accordance with Council's Engineering Works Manual and Standard Drawings, and shall include as a minimum the following:
  - (i) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ;
  - (ii) The drawings shall be submitted as three A3 size sets and one full size set; and
  - (iii) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.

- (d) Municipal works shall require a detailed design certified by a RPEQ, the design approved by Council Engineers with appropriate fees payable, a works pre-start meeting on-site and various detailed construction and audit inspections by Council Officers. A twelve month maintenance period is applicable for the works as well as the payment of a maintenance security deposit.
- (e) All works shall be supervised by a RPEQ competent in civil works and shall be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. Should it be deemed by the Senior Development Engineer that the contractor does not have the necessary competency or has constructed substandard works for Council in the past, Council reserves the right to reject the nominated contractor.
- (f) Municipal works shall be accepted "On Maintenance" prior to commencement of use. A maintenance bond equal to 5% of the construction cost (minimum of \$1,000.00) shall be retained by Council for a minimum period of twelve months, or until such time as the works are accepted "Off Maintenance" by Council.
- (g) "As Constructed" plans for municipal works shall be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance".
- (h) On completion of the works a certificate shall be submitted to Council by a RPEQ certifying that the works have been constructed in accordance with Council's construction standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.
- (i) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to the Operational Works approval.

20. General

- (a) All disturbed verge areas and allotments shall be graded, grassed and left in a mowable condition. The grass cover shall be obtained as early as possible during the development and an acceptable grass cover shall be achieved before the development can be accepted "Off Maintenance".
- (b) Street name signs shall be manufactured to Council specifications and shall be erected in accordance with Council's Standard Drawing SR.26 at each intersection.
- (c) With reference to any works, on land under other private ownership, written permission for the works shall be obtained and forwarded to Council. Similarly, written clearances shall be obtained after the works are completed, unless otherwise accepted by the Senior Development Engineer.
- (d) All works required for this development shall take due regard of any and all existing services and, if considered necessary by the relevant authority or the Senior Development Engineer, such works shall be altered at the cost of the Developer.
- (e) Any allotment filling for a greater depth than 800 mm to provide for building platforms shall be conducted in accordance with Australian Standard 3798. Test

results as required by Australian Standard 3798, and a certificate of quality and uniformity of fill shall be provided by a RPEQ. The level of responsibility shall be Level 1.

- (f) A certificate from a RPEQ shall be issued to Council certifying that any retaining wall greater than 800 mm in height is structurally sound and capable of withstanding any likely surcharge loads. Retaining walls greater than 1.0 m in height are to be provided with railings or other barriers to provide pedestrian safety.
- (g) Retaining walls shall be designed so that there are no imposed loads placed upon Council's underground services. This may include extending the footing to a level 300 mm below the invert of the pipe.
- (h) Filling of gully areas if permitted shall be carried out strictly in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798 and a certificate of quality and uniformity of fill, shall be provided by the Supervising RPEQ for all filled areas.
- (i) All imported and exported materials shall be transported only on routes approved by the Senior Development Engineer.
- (j) For batters resulting from cutting and filling of the site and producing slopes greater than 1:6, Council requires a RPEQ to certify that they are stable and properly drained. Furthermore, any batters associated with the establishment of a building platform are to be contained within the subject lot.
- (k) Approval of the Senior Development Engineer is required for any fill intended to be placed over Council's underground services.
- (l) If, after the preparation of detailed design plans for the various roads, it is found necessary to provide any additional dedicated road area, or modify the proposed dedicated roads to enable the full requirements of Council's standards, Queensland Streets, AMCORD and Austroads documents to be incorporated in any way (but particularly in the production of the required speed environment or because of longitudinal and cross sectional constraints) then the estate layout plan shall be altered accordingly.

## 21. Incineration

- (a) No incineration of waste, including cleared vegetation, is permitted.
- (b) All cleared vegetation must be removed from site or chipped/mulched and spread on the site.

## 22. Health, Parks and Recreation Requirements

Conditions 23 - 26, unless otherwise stated, shall be completed to the satisfaction of the Chief Operating Officer – Health, Parks and Recreation.

## 23. Entry Walls or Features

The provision of entry walls or features is prohibited on road reserves or proposed parkland. Entry walls or features shall be fully contained on private property. These

entry features or walls shall be designed such that maintenance for Council following the 'Off Maintenance' inspection is minimal.

24. Vegetation Clearing

- (a) The Developer shall minimise the clearing of mature vegetation throughout the site. Where possible, mature vegetation should be retained within the estate including road and drainage reserves. To this end, a plan of clearing is to be submitted and approved by the Development Manager prior to the issue of any Operational Works approval;
- (b) The Developer shall ensure that areas not permitted for clearing are pegged and clearly marked prior to commencement of clearing. These areas shall be inspected by the Development Manager or delegate prior to the commencement of works; and
- (c) No clearing shall be undertaken in proposed parkland/drainage reserve without the prior approval of the Development Manager.

25. Naming of Parkland

- (a) The Developer shall submit to and for approval by Council a list of at least three names and their name meanings for each new park. The proposed names shall be submitted as part of the Operational Works application. Should a theme be considered appropriate, the theme should be submitted to Council at the time of submitting the road names.
- (b) The Developer shall erect a suitable park name sign to the satisfaction of the Development Manager.

26. Quality of Park Dedication

Land to be dedicated for park purposes shall be upgraded to the satisfaction of the Chief Operating Officer - Health Parks and Recreation as follows:

- (a) declared plants, environmental weeds and rubbish shall be removed with the approval of the Department of Natural Resources and Mines;
- (b) dead trees shall be removed and dangerous trees made safe within 10 m of proposed house blocks or proposed pathways or playgrounds with the approval of the Department of Natural Resources and Mines;
- (c) no overburden or spoil shall be pushed or deposited into parkland; and
- (d) there shall be no removal of soil or filling around trees.

27. Collingwood Drive and Eagle Street Cross Sections

Indicative cross sections of the interface between Collingwood Drive and the lots adjacent to Collingwood Drive and Eagle Street and the lots adjacent to Eagle Street are to be submitted to and approved by the Development Manager. The cross sections shall include details of retaining walls, earthworks, batters, fencing and landscaping and the final alignment of Collingwood Drive and Eagle Street. The indicative cross sections shall also provide for pedestrian access to lots from

Collingwood Drive and Eagle Street and are to be approved prior to approval of any Development Permits Operational Works and/or Building Works.

28. Stormwater Quality (Management Plan)

- (a) The Developer shall provide a detailed Stormwater Quality Management Plan (SQMP) to be submitted to Council and approved by the Development Manager in conjunction with the Operational Works application. The SQMP shall be in accordance with Planning Scheme Policy 3 - General Works and Council's Standard Drawings.
- (b) The plan shall be prepared by a suitably qualified and experienced professional, be developed in accordance with the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland, and demonstrate through appropriate pollutant export modelling that stormwater will be treated on site to a standard which meets Council's stormwater quality concentration and load-based objectives (TSS 80%, TP 60%, TN 45% and GP 90%). Any existing vegetated areas shall be considered as receiving environment.
- (c) The SQMP is to include a catchment plan showing the site layout, site contours, flow path directions, catchments and the location of proposed stormwater quality treatment measures.
- (d) Details of the plan shall include schedules and timing, including a staging program for all works and implementation of the SQMP.
- (e) Modelling parameters used and results generated by the modelling software shall be included in the SQMP. This includes the pollutant reduction efficiencies (to be agreed on by Council), meteorological data, time step, source node parameters (and where applicable any non-standard parameters used), percentage effective impervious areas, runoff generation parameters, base and stormflow concentration parameters, k and C\* values (or confirmation that these have not been altered), an interface layout (diagram demonstrating the source nodes and treatment nodes within the treatment train), treatment node parameters (seepage loss, dimensions etc), output figures and graphs.
- (f) Prior to acceptance of the works on-maintenance the Developer shall provide to Council Engineering Certification from a qualified water quality professional certifying that the all stormwater quality treatment devices have been constructed in accordance with the approved SQMP.
- (g) As part of the SQMP it shall be demonstrated that stormwater treatment measures will have minimal effect on existing vegetation.
- (h) All stormwater quality management treatments shall be fully constructed in accordance with the approved Stormwater Quality Management Plan and be fully operational (including well established plants) prior to works being accepted "On maintenance".

29. Stormwater Quality (Maintenance Plan)

- (a) A detailed Maintenance Plan for the entire stormwater system shall be prepared by the Developer and approved by Council in conjunction with the Operational Works application.
- (b) The Maintenance Plan shall outline requirements for both the construction and operational phases specifying the regular maintenance of the stormwater system (e.g. cleaning of GPT filter baskets after storm events) along with the long-term management such as the replacement of the bio-retention filters.
- (c) At a minimum the Maintenance Plan shall include all of the following details:
  - (i) aims and objectives (the design should ensure that treated stormwater quality will meet the Water Quality Objectives listed in Planning Scheme Policy 3, Part 2, Table 2.3.1 – Water Quality Objectives);
  - (ii) a separate maintenance schedule for each device (inspection and maintenance frequency and data collection);
  - (iii) describe how each maintenance action is to be carried out (including equipment needs, maintenance techniques, occupational health and safety, public safety, environmental management considerations, disposal requirements for polluted water and solid waste, access issues);
  - (iv) management structure and responsibilities;
  - (v) staging;
  - (vi) ongoing monitoring;
  - (vii) record keeping and reporting;
  - (viii) non-compliance procedures;
  - (ix) personnel training;
  - (x) waste management;
  - (xi) review and update;
  - (xii) any relevant contractor contact information.
- (d) The Stormwater Maintenance Plan shall be prepared by a suitably qualified and experienced professional to the satisfaction of Council.
- (e) The Stormwater Maintenance Plan shall be implemented to the satisfaction of Council by the Developer until accepted “Off Maintenance.”

30. Landscaping and Rehabilitation Plan

- (a) A Landscaping and Rehabilitation Plan, shall be prepared by a corporate member of the Australian Institute of Landscape Architects, or other suitably qualified and experienced professional. The plan shall incorporate the requirements outlined in Section 27 of Planning Scheme Policy 2 – Information Local Government May Request. Specifically the plan shall include, amongst other necessary items, the following features:
  - (i) soils, mulch and sub-grade treatment;
  - (ii) tree and shrub planting shown in diagrammatic form in accordance with the Ipswich City Council Standard Drawings;
  - (iii) existing vegetation proposed to be retained and protection measures;
  - (iv) location of services including drainage, sewerage, power, water, gas and communication (reference to other plans will not be accepted);
  - (v) contours and spot levels;

- (vi) schedule of plant species (only natives to be used) including plants botanical and common names, planting size and mature size, quantities and densities; and
  - (vii) location and specifications of retaining structures and stormwater treatment devices;
  - (viii) details of fences (Note: a pool style fence shall be provided at the rear of lots where they adjoin parkland).
- (b) The plan shall address streetscape planting as well as the rehabilitation and revegetation of the parkland, drainage reserve, stormwater treatment devices and any other areas which are to remain as open space.
  - (c) The park and drainage reserve shall be remediated and rehabilitated to a natural bushland setting except where active parkland use has been approved. Species used in regeneration works shall reflect the vegetation association detailed in the *Ipswich City Council Vegetation Communities Rehabilitation Guide 2 and 4*, locally endemic species and native flora observed on site. Any eroded or degraded areas are to be remediated.
  - (d) All declared weeds, environmental weeds, and exotic pests shall be removed from the site.
  - (e) The plan shall make provision for the placement of rocks and logs (which can be relocated from cleared areas), into the park to compensate for the loss of fauna habitat. The plan shall indicate the stockpile location and indicate the quantity and general relocation areas.
  - (f) Rehabilitation areas shall be planted at a minimum of one (1) plant per square metre taking into consideration existing vegetation. Any stormwater treatment devices which require planting shall be planted in accordance with the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland.
  - (g) Street Trees shall be provided in accordance with the Ipswich City Council Street Tree Strategy. The planting detail shall be shown on the plan in diagrammatic form and reflect the Ipswich City Council Standard Drawings.
  - (h) The Developer shall complete approved landscaping, rehabilitation and revegetation works in accordance with the approved plans to the satisfaction of the Development Manager.
  - (i) The Developer shall submit to Council a Certificate of Compliance – Landscape Works (Appendix 3 of Planning Scheme Policy 3 – General Works), which shall be signed by a corporate member of Australian Institute of Landscape Architects, or other suitably qualified and experienced professional, prior to noting the plan of survey to certify all landscape works have been completed in accordance with the approved plans.

31. Compliance with Conditions

- (a) Unless otherwise stated all conditions shall be completed prior to signing of the relevant plan of survey or as determined by the Development Manager.
- (b) All conditions shall be completed to the satisfaction of the Development Manager.

32. When Approval Takes Effect

This approval has effect in accordance with the *Integrated Planning Act 1997*.

33. When Approval Lapses

This approval is required to be completed within 8 years starting the day the approval takes effect. The Developer is required to submit to Council an accurate plan of survey before the end of this period, otherwise the approval will lapse..

**Conditions of Assessment Manager (Ipswich City Council) Single Residential Preliminary Approval for Building Works (Proposed Lots 197 to 367)**

1. Basis of Approval

Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

2. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

3. Noise

- (a) All dwellings proposed to be constructed on lots adjacent to Collingwood Drive and Eagle Street shall:
- (i) Be designed and constructed in accordance with the methods set out in "*Australian Standard AS3671 Acoustics - Road Traffic Noise Intrusion Building Siting and Construction*" in order to achieve the relevant maximum recommended design sound levels specified in "*Australian Standard AS2107 Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors*".
  - (ii) Be designed and constructed so as to ensure an outside recreation area of not less than 60 m<sup>2</sup> is provided for each dwelling.

4. Building Design

All dwellings proposed to be constructed on lots adjacent to Collingwood Drive and Eagle Street shall be designed to address both road frontages of each lot. To this end, the Developer shall submit Building Design plans to the Development Manager for approval prior to the issue of a Development Permit for Building Works. Further, any retaining walls, earthworks, batters and fences shall be in accordance with the approved Collingwood Drive and Eagle Street Cross Sections.

4. Housing Diversity

A mix of housing types and styles should be provided within the estate, to the satisfaction of the Development Manager. In any given streetscape, no two (2) houses with the same street elevation are permitted to be established, unless otherwise approved in writing by the Development Manager. Variations in rooflines, verandahs, entries, materials and colours may be incorporated into housing design to



achieve the intended diversity. To this end, for any slab on ground construction and/or brick construction dwelling, the Developer and/or landowner shall obtain the consent of the Development Manager for all housing designs prior to the issue of a Development Permit for Building Works.

Where more than one dwelling within the estate is proposed to be constructed by a single entity, the Developer and/or Builder is encouraged to seek consent for all dwellings concurrently.

5. Compliance with Conditions

All conditions shall be completed to the satisfaction of the Development Manager.

6. When Approval Takes Effect

This approval has effect in accordance with the *Integrated Planning Act 1997*.

7. When Approval Lapses

The relevant period for this approval is not limited and starts the day the approval takes effect.

*Advice*

*The following advices are offered for your information only  
and should not be viewed as mandatory conditions of this approval.*

*Assessment Manager (Ipswich City Council)*

1. Portable Long Service Leave

From 1 January 2000, the Building and Construction Industry (Portable Long Service Leave) Levy must be paid prior to the issue of a development permit where one is required for the 'Building and Construction Industry'. This applies to Building Works, Operational Works and Plumbing and Drainage Works applications, as defined under the *Integrated Planning Act 1997*, where the works are \$80 000 or more and matching the definition of 'Building and Construction Industry' under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*.

Council will not be able to issue a Decision Notice without receipt of details that the Levy has been paid. Should you require clarification in regard to the amendments to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

2. Fire Ants

In accordance with the *Plant Protection Act 1989* and the Plant Protection Regulation 1990, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.

It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary Industries on 132523 within 24 hours of becoming aware of

the presence or suspicion, and to advise in writing within seven days to:

Director General  
Department of Primary Industries  
GPO Box 46, Brisbane QLD 4001

It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Queensland Department of Primary Industries website [www.dpi.qld.gov.au](http://www.dpi.qld.gov.au).

The land over which you have made a development application is within a suburb known to have Fire Ants and as such is within a "Restricted Area". 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 the Department of Primary Industries to investigate the site and for you to implement any necessary matters required by that Department prior to the commencement of any works.

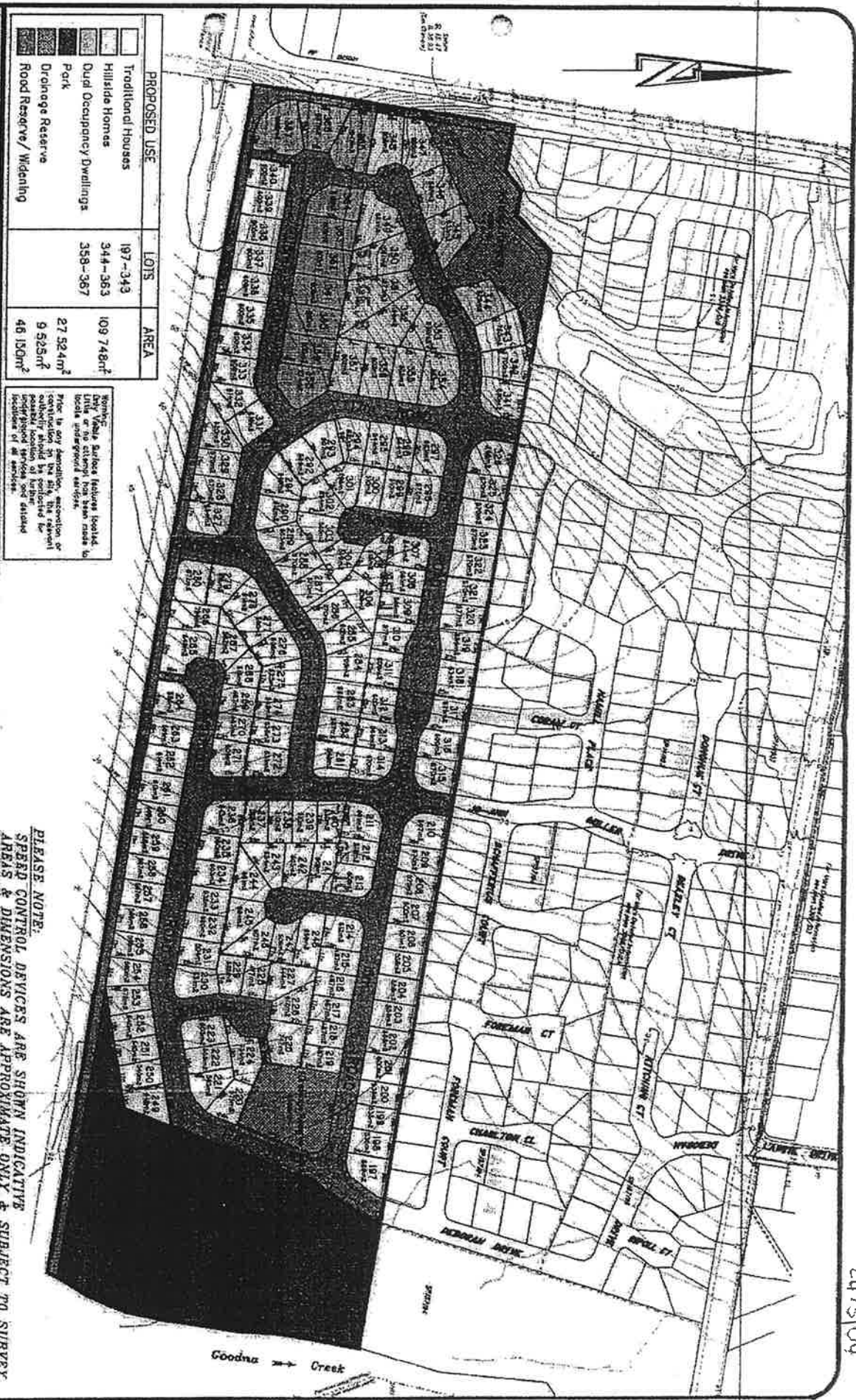
3. Trunk Infrastructure Works

Council will contribute \$650,000 (to be indexed in accordance with Queensland Non-building construction cost Index from the date of this approval) towards the construction of Trunk Infrastructure Works along Collingwood Drive undertaken by the Developer. Such an arrangement shall be subject to an Infrastructure Agreement and be in accordance with the requirements of Planning Scheme Policy 5.

4. Single Residential Preliminary Approval for Building Works

The Developer shall provide a copy of the approval to the purchaser of all lots.

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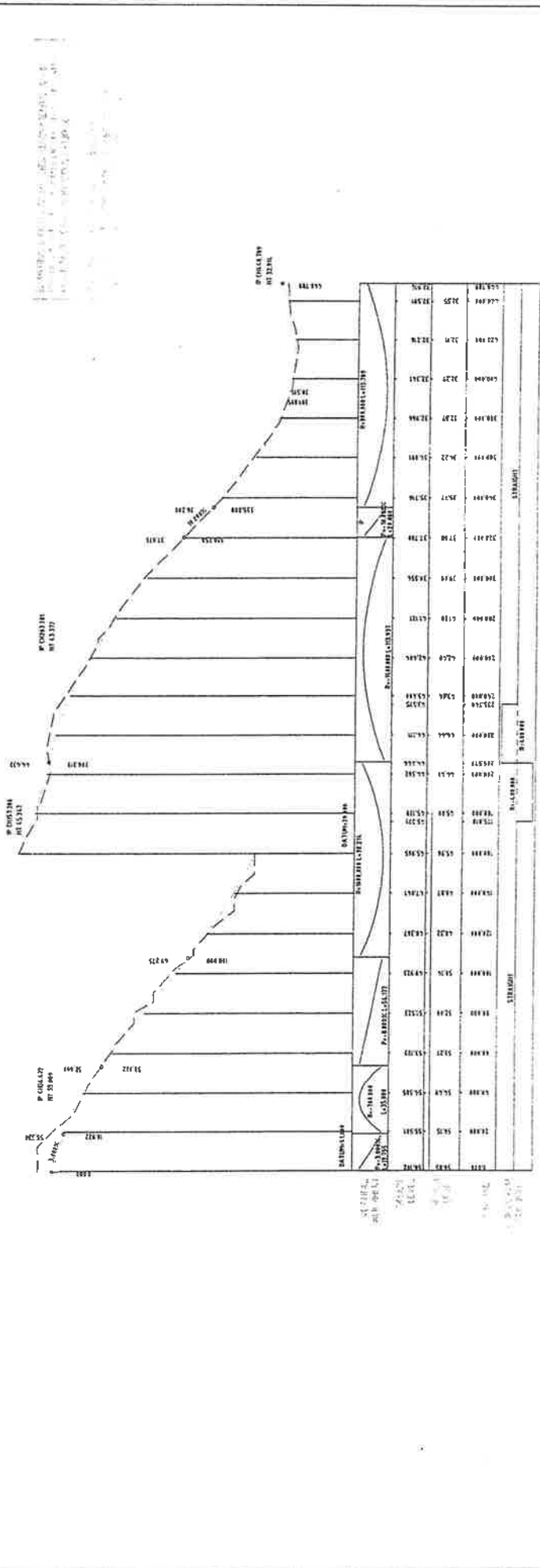
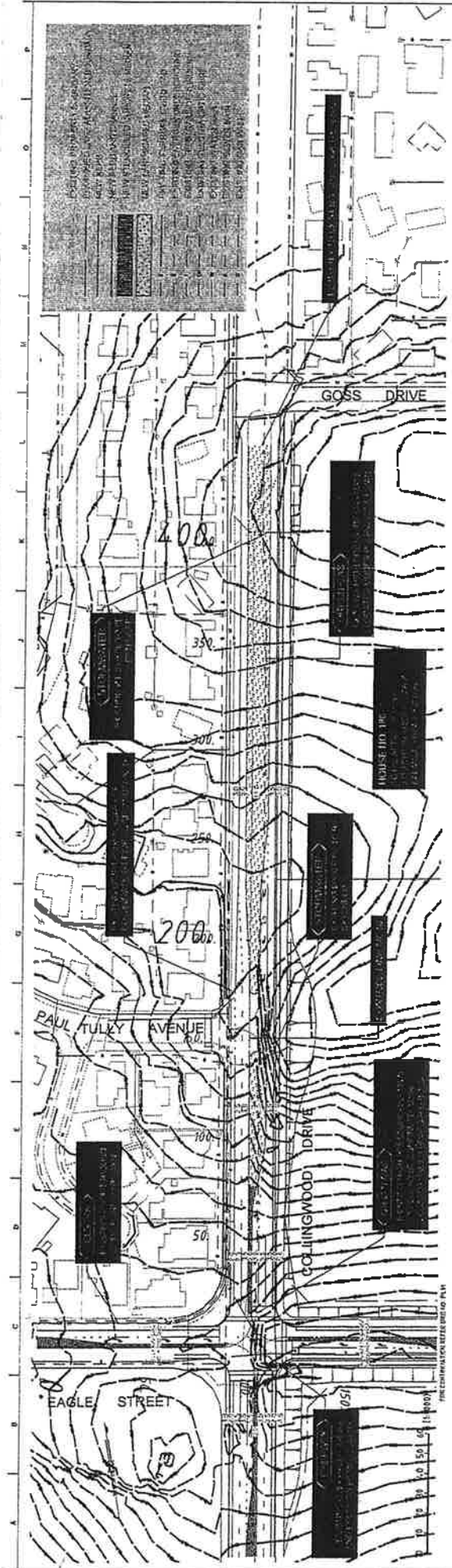
PROPOSED USE	LOTS	AREA
Traditional Houses	197-343	109 748m <sup>2</sup>
Hillside Homes	344-363	
Dual Occupancy Dwellings	358-367	27 524m <sup>2</sup>
Park		9 525m <sup>2</sup>
Drainage Reserve		46 150m <sup>2</sup>

Notes:  
 1. The above surface features, layout, title or no attempt has been made to locate underground services.  
 2. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further services.  
 3. The location of all services is indicated by a dashed line.

<b>AMENDMENTS:</b> A - Incorporate Site Statement Management - Final Subdivision		<b>CLIENT:</b> <b>EAST WEST DEVELOPMENT P/L</b> 171 Residential NO. OF PROPOSED LOTS 2086 LENGTH OF NEW ROAD 27 524 m AREA OF PARK 9 525 m <sup>2</sup> ROAD WIDENING 46 150 m <sup>2</sup>	<b>PROPOSED SUBDIVISION OF:</b> Collingwood Terrace Estate (Stages 9 - 12) Lots 1 and 2 on RP22261 Parish of Goodna County of Stanley	<b>DATE:</b> AND ddr PH 10/22 40.32	<b>ORIGIN:</b> DESIGNED CIV 1/7/04	<b>SAUNDERS HAVILL GROUP</b> Land and Building Development Consultants since 1975 Consulting Surveyors, Town Planners, Project Managers 23 EDGAR STREET, BOWEN HILL QLD 4006 Ph: (07) 3251 9444 Email: mail@saundershavill.com Fax: (07) 3251 9455
<b>TOTAL AREA OF SUBDIVISION</b> 192 947 m <sup>2</sup>	<b>LOCAL AUTHORITY:</b> IPSWICH C.C.	<b>SCALE:</b> 1 : 2500	<b>APPROVED</b> C. Verwey	<b>REF. NO.</b> <b>3396/3767/P22</b>	<b>REVISION</b> <b>A</b>	

**PLEASE NOTE:**  
 SPEED CONTROL DEVICES ARE SHOWN INDICATIVE  
 AREAS & DIMENSIONS ARE APPROXIMATE ONLY & SUBJECT TO SURVEY.

Goodna Creek



Prepared by: [Redacted]  
 Checked by: [Redacted]  
 Date: [Redacted]

Project: [Redacted]  
 Sheet: [Redacted]

ARUP  
 111 Market Street, Suite 200  
 Ipswich, Queensland 4700  
 Australia  
 Phone: +61 7 553 2200  
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 Email: [Redacted]

Ipswich City Council  
 1000 Mitchell Street  
 Ipswich, Queensland 4700  
 Australia  
 Phone: +61 7 553 2200  
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 Email: [Redacted]

Eagle Street, Collingwood Park  
 Concept Planning  
 11/11/2011  
 11/11/2011

Concept Planning  
 11/11/2011  
 11/11/2011





In the Planning and Environment  
Court

Appeal No BD741 of 2005

Registry: Brisbane

Between: **EAST WEST INTERNATIONAL DEVELOPMENTS PTY LTD**  
**ACN 076 258 565**

Appellant

And: **IPSWICH CITY COUNCIL**

Respondent

Before His Honour Judge:

Date of Hearing: 15 June 2007

Date of Order: 15 June 2007

**THIS MATTER** having come on for hearing by way of appeal against the decision of the Respondent in approving an application subject to conditions made by the Appellant under the *Integrated Planning Act 1997* in respect of land situated at 218 Collingwood Drive, Collingwood Park more particularly described as Lot 801 on SP 157194, for a development permit for reconfiguring one lot into two and for a development permit for material change of use for a child care centre.

**UPON** the Court being satisfied that there has been compliance with the provisions of Chapter 3, Part 4 of the *Integrated Planning Act 1997*, relating to the giving of public notice of the application

**AND UPON** the Court being satisfied that there has been compliance with section 4.1.41 of the *Integrated Planning Act 1997*, relating to the giving of notice of the appeal or to the extent that there has been non-compliance, the Court is willing to waive that non-compliance

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**ORDER**

**LEMASS' SOLICITORS**  
4/183 North Quay, Brisbane, 4000  
Telephone: (07) 3236 2632  
Facsimile: (07) 3236 1884

**AND UPON HEARING** the Solicitors for the Appellant, and the Solicitors for the Respondent:-

**IT IS ORDERED THAT:-**

1. The Appeal be allowed;
2. The Application be approved subject to the conditions in the development approval package attached hereto and marked "A".

Filed on: 15 June 2007

Filed by: LeMass Solicitors  
Solicitors for the Appellant

Service Address: Level 4, 183 North Quay, Brisbane Qld 4000

Phone: 07 3236 2632

Fax: 07 3236 1884

Registrar:



**INTEGRATED PLANNING ACT 1997**

**DEVELOPMENT APPLICATION DECISION NOTICE**

***Application Details***

**Application No:** 1036/04  
**Real Property Description:** Lot 801 on SP157194  
**Property Location:** 186 Collingwood Drive, Collingwood Park  
**Names and Addresses of all Referral Agencies:** N/A

**Decision:** Approved subject to the conditions detailed below.

**Approval Details:**

<b>Proposal</b>	<b>Development</b>	<b>Decision</b>	<b>Approval Type</b>
Community Use (Child Care Centre)	Making a material change of use of premises	Approved	Development Permit.
Reconfigure a Lot (1 lot into 2 lots)	Reconfiguring a Lot	Approved	Development Permit.

**Further Development Permits Required**

Further Development Permits, as required by the *Integrated Planning Act 1997*, shall be obtained in respect of any Operational Works, Building Works and Plumbing Works in relation to this approval before any such works are commenced.

**Conditions of Assessment Manager (Ipswich City Council)**  
**Development Permit for Reconfiguring a Lot (1 lot into 2 lots)**

1. Basis of Approval

Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

2. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

3. Rates in Arrears

In accordance with the provisions of the *Integrated Planning Act 1997*, all rates and other expenses as a charge against the land shall not be in arrears at the date of signing of the plan of survey.

4. Hours of Operation

Unless otherwise approved in writing by the Development Manager hours of operation shall be:

Monday to Friday	6.30 a.m. to 6.30 p.m.
Saturday	7.00 a.m. to 5.00 p.m.

Work or business shall not be conducted from the premises outside the above hours or on Sundays or Public Holidays.

5. Plan of Survey

- (a) The Developer shall submit a plan of survey to conform with 3796/P.20 prepared by Saunders Havill Group Pty Ltd dated 11 February 2004.
- (b) Adequate permanent survey marks shall be installed. The Developer shall submit a certificate signed by a cadastral surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position, in accordance with the plan of survey.
- (c) The Developer shall grant, free of cost to or compensation payable by Council, minimum 4.0m wide easements located centrally over proposed stormwater drains, water mains and sewerage rising mains, where they are located within private property. The documentation associated with these easements may be prepared by the Developer in a form satisfactory to Council's City Solicitor, or the Developer may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the Developer's expense.
- (d) Easements or drainage reserves shall be centrally located over the alignment of stormwater paths and be of a width sufficient to encompass the overland flow from a

storm event with an ARI of 100 years. The easements or drainage reserve shall be provided at no cost to or compensation payable by Council.

- (e) Easements shall be of sufficient width to contain any fitting, access chamber etc located on the stormwater drains, water mains, and sewerage rising mains.
- (f) Land required for detention basins or equivalent is to be dedicated as drainage reserve in favour of Council and not included with in parkland dedication unless approved as parkland by Council.
- (g) The Developer shall dedicate the required land from the subject property as Collingwood Drive road reserve in accordance with 'Plan and Longitudinal Section Control Line MC10 Ch. 0-440 Sheet 5 of 5', Drawing No. PL05, Job No. 84629 and prepared by ARUP. The final width of the dedication is to be determined by the Senior Development Engineer in conjunction with the issue of a Development Permit for Operational Works.

6. Locality References

- (a) Any place name or estate name used by the developer (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development) shall make reference to the relevant, approved place name under the *Place Names Act 1994* in a contrasting colour and in lettering no less than 50% of the Estate name.
- (b) Any reference to the regional location of the site or the development shall not refer to the place or estate as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).

7. Earthworks

Earthworks to bench lots to accommodate building construction is not permitted without prior written approval from the Development Manager.

8. Contributions

In accordance with the current Council Policies in relation to headworks contributions, the Developer shall pay the following monies to Council:

Contribution	Sector	Rate	Proposal	Calculation
Social Infrastructure	Collingwood Park - Redbank	Level 1: \$44.94/EP Level 2: \$62.35/EP Level 3: \$48.70/EP  Unit Charge = 1.171  Total = Level 1: \$52.62/EP Level 2: \$73.01/EP Level 3: \$57.03/EP	Number of Lots (> 450m <sup>2</sup> ): 2.000 @ 3.080 EP  Existing Credit of 3.080 EP  <b>Proposal = 3.080 EP</b>	Level 1: \$52.62 x 3.080 = \$162.08 Level 2: \$73.01 x 3.080 = \$224.88 Level 3: \$57.03 x 3.080 = \$175.65  <b>Total = \$561.00</b>
Open Space	Collingwood Park - Redbank	Level 1: \$110.43/EP Level 2: \$572.86/EP Level 3: \$572.60/EP	Number of Lots (> 450m <sup>2</sup> ): 2.000 @ 3.080 EP	Level 1: \$121.91 x 3.080 = \$375.50 Level 2: \$632.44 x 3.080 = \$1,947.91

		Unit Charge = 1.104 Total = Level 1: \$121.91/EP Level 2: \$632.44/EP Level 3: \$632.15/EP	Existing Credit of 3.080 EP  <b>Proposal = 3.080 EP</b>	Level 3: \$632.15 x 3.080 = \$1,947.02  <b>Total = \$4,269.00</b>
<b>Water Supply</b>	Collingwood Park High Level Water Zone	\$618.22/EP Unit Charge = 1.171 Total = \$723.94/EP	Number of Lots (> 450m <sup>2</sup> ): 2.000 @ 3.300 EP  Existing Credit of 3.300 EP  <b>Proposal = 3.300 EP</b>	\$723.94 x 3.300 = \$2,388.99 <b>Total = \$2,388.00</b>
<b>Sewerage Catchment</b>	Goodna Catchment (excluding Springfield)	\$629.36/EP Unit Charge = 1.171 Total = \$736.98/EP	Number of Lots (> 450m <sup>2</sup> ): 2.000 @ 3.300 EP  Existing Credit of 3.300 EP  <b>Proposal = 3.300 EP</b>	\$736.98 x 3.300 = \$2,432.04 <b>Total = \$2,432.00</b>
<b>Road Contributions</b>	Collingwood Park-Redbank	To be calculated in accordance with revised policy after actual construction cost of Collingwood Drive and Eagle Street is determined and Planning Scheme Policy 5 (or its equivalent) is amended and updated (refer Note 2 below).		

Calculations of headworks and contributions are based on the infrastructure contribution rates and policies applicable at the date the development application was determined by Council. The contributions above shall be applicable for a period of twelve (12) months from the date of the development approval, and thereafter shall be based on the infrastructure contribution rates and policies applicable at the date when payment is made.

NOTE 1: The above contributions will be credited against those associated with the Material Change of Use of the land.

NOTE 2: Approved Trunk Road Infrastructure Works undertaken along Collingwood Drive and Eagle Street in accordance with the requirements of Planning Scheme Policy 5 may be off-set against road infrastructure contributions applicable to the development. To this end, an Infrastructure Agreement shall be prepared at the Developer's expense and agreed to by Council and the Developer. The Infrastructure Agreement shall be executed prior to the issue of any Operational Works approval associated with the Trunk Road Infrastructure Works.

9. Engineering Requirements

The following engineering requirements, detailed in Conditions 10 – 19, shall be completed to the satisfaction of the Senior Development Engineer.

Terms

- (a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required.
- (b) QUDM - The Queensland Urban Drainage Manual, produced by the Queensland Department of Primary Industries.

- (c) MUTCD – The Manual of Uniform Traffic Control Devices, published by DMR
- (d) Ipswich Water - Commercial Business Unit of Ipswich City Council providing water and sewerage services.

10. Mining

- (a) All building structures shall be designed and constructed in accordance with the approved recommendations as outlined in the geotechnical report entitled 'Investigation of the Shaft at 186 Collingwood Drive, Collingwood Park' (prepared by Moreton Geotechnical Services Pty Ltd and dated 13 October 2003).
- (b) Any application for Building Works shall be accompanied by a Structural Engineer's Certificate certifying that the proposed structures have been designed in accordance with the abovementioned geotechnical report.

11. Roadworks

- (a) Goss Drive shall be constructed across the full frontage of the subject property to achieve a minimum total pavement width between channel inverts of 11.0 m. The works shall include construction of concrete kerb and channel, flexible pavement and asphaltic concrete surfacing between the new kerb and channel and the existing pavement, together with associated works for the full Goss Drive frontage of the subject property. The extent to which the widening intrudes into the existing pavement shall be determined on site by the Senior Development Engineer. The new kerb and channel shall match neatly to the existing kerb and channel on the southern side of Goss Drive and the eastern side of Collingwood Drive at the Goss Drive/Collingwood Drive intersection. The Developer shall consult with Ipswich Water during the design and construction phases to ensure that the existing 375 mm diameter water main in Goss Drive is suitably protected and the pavement works associated with any modification to the Goss Drive/Collingwood Drive intersection does not compromise the integrity of the water main.
- (b) The Developer shall upgrade Collingwood Drive between Goss Drive and Eagle Street prior to Council signing and sealing the plan of survey for the site. These works shall be designed and constructed to a configuration generally consistent with the existing cross section of Collingwood Drive to the north of Goss Drive. Detailed design and construction of such works are to meet Council's Standards for a sub-arterial road and shall be generally in accordance with 'Plan and Longitudinal Section Control Line MC10 Ch. 0-440 Sheet 5 of 5', Drawing No. PL05, Job No. 84629 and prepared by ARUP. The Developer shall consult with Agility Management (ph 02 6295 5473) and Origin Energy Asset Management (ph 13 24 61) during the design and construction phases to ensure that their existing gas pipelines along Collingwood Drive are suitably protected and the pavement works required in Collingwood Drive do not compromise the integrity of the gas pipelines.
- (c) Roads shall be designed and constructed in accordance with Council's Standards, Queensland Street, Austroads Publications, AMCORD, the relevant and appropriate roadworks design standards and guidelines, and any other documentation deemed appropriate by Council. Such design and construction shall ensure that road carriageway widths are consistent with the road function and position in the road hierarchy and are in accordance with the relevant design speed environment.

- (d) The pavement designs shall be in accordance with Council's Planning Scheme Policy 3 - General Works. All roads shall have two way crossfalls in accordance with Council's adopted standards.

The minimum dedicated road widths, pavement widths and footpath requirements shall be in accordance with the Reconfiguring a Lot Code as set out below except as altered by the conditions herein:

Road Type	Dedication Width	Pavement Width	Footpath	Path Width
Access place	15.0 m	6.5 m	1 Path	1.5 m
Access street	15.0 m	6.5 m	1 Path	1.5 m
Collector	17.0 m	8.5 m	1 Path	1.5 m
Trunk collector	20.0 m	9.0 m or 2 x 5.0 m	2 Cycleway	2.0 m
			or 1 Path + 1 Cycleway	1.5 m 2.0 m

- (e) The road pavement widths and geometric layout shall be sufficient to make adequate provision for Council's refuse collection vehicles and public transport movements.
- (f) All traffic signs and delineation shall be installed in accordance with MUTCD.
- (g) The intersection of Goss Drive and Collingwood Drive shall be upgraded in accordance with the AUSTRROADS Publication "Guide to Traffic Engineering Practice, Part 5, Intersections at Grade" and Council's road standards.
- (h) The Developer shall provide:
- (i) a minimum 1.5 m wide concrete footpath on the southern side of Goss Drive for the full length of the property frontage; and
- (ii) a minimum 2.5 m wide concrete footpath on the eastern side of Collingwood Drive for the full length of the property frontage.

The construction of footpaths shall be in accordance with Council's Standard Drawing SR.19. The concrete footpath shall be positioned centrally over the existing 375mm diameter water main where it is determined that the minimum cover of 900mm cannot be achieved over the water main, or as otherwise directed by the Senior Development Engineer. The maximum longitudinal grade of the footpath shall be to the satisfaction of the Development Manager (generally limited to 1:8). The new concrete footpath shall match and transition smoothly to the existing concrete footpath.

- (i) Provision shall be made for 6.0 m, three chord truncations at intersections. The 6.0 m distance is measured along each frontage from the property corner.

## 12. Access/Parking

No vehicular access is permitted to Collingwood Drive. All vehicular access is to be obtained via Goss Drive.

## 13. Sewerage

- (a) The Developer shall provide a sewerage reticulation system with appropriate house connection branches, designed so as to command all the proposed allotments. In this regard, the sewer extension shall be provided to fully service the proposed Lot referred to as Stage 7 on Saunders Havill Group Drawing No. 3796/P20 and dated 11 February 2004.
- (b) The Developer shall pay the full cost for Council to provide a suitable connection into the existing sewerage reticulation system. All works on live sewers are to be carried out by Council at the Developer's expense, unless arranged otherwise with Ipswich Water.

14. Water

- (a) All works on live water mains are to be carried out by Council in accordance with Council's policy, and at the Developer's expense.
- (b) Where concrete footpaths are to be constructed, the Developer shall provide 100 mm diameter conduits under the footpath and in line with the conduits under the road, for future ease of installing the individual water services. The letter "W" shall be embossed in the concrete to mark the location of the conduit.
- (c) The allotments fronting Goss Drive shall not be permitted to connect directly to the 375 mm diameter water main.
- (d) The Developer shall lodge a private works request on the prescribed Council form, for Council to supply a cost estimate to:
  - (i) provide a suitable water connection for each proposed allotment;
  - (ii) amend the existing connection if necessary; and
  - (iii) seal off any existing water connections if necessary.

The appropriate fees are to be paid prior to Council signing any plan of survey.

15. Stormwater

- (a) The Developer shall provide all necessary stormwater drainage (both internal and external to the development) and such drainage works (except for roofwater systems) shall be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years.

Overland flow paths shall be suitably designed to cater for the water from a storm event with an ARI of 100 years. In the case where the piped system is carrying part of the flow, the overland flow paths shall be designed to cater for that volume which is represented by the difference between the predicted volume from the storm event with an ARI of 100 years and the capacity of the pipe system, noting the requirements of QUDM.

- (b) All stormwater flows within and adjacent to the development, other than inter-allotment drainage, shall be confined to dedicated roads, drainage reserves, registered drainage easements or within parkland. The registered drainage

easements, if related to piped drainage, shall be centrally located over such underground pipe system and shall be not less than 4.0 m wide, except for drainage easements required for side boundaries which may be 3.0 m wide where approved by the Senior Development Engineer. In addition, the easements shall be of suitable width to contain the predicted overland flow from the storm event with an ARI of 100 years in that location.

- (c) No ponding or redirection of stormwater shall occur onto adjoining land unless specifically approved by Council in consultation with the owner of the adjoining land.
- (d) Due consideration shall be given in the design and construction of the development in relation to the effect of the developed catchment flows on the downstream discharge receival areas. Suitable stormwater control devices are to be provided to ensure that there is no increase in flows in watercourses. Such control devices are to be designed so as to integrate the landscaping, recreational, infrastructural and drainage roles of watercourses.
- (e) Appropriate works shall be carried out to ensure that stormwater drainage from the new kerb and channel and drainage infrastructure discharges suitably into the existing drainage system.
- (f) There shall be no filling or removal of material in the flood area below the flood level associated with an ARI of 100 years. There shall be minimal disturbance to vegetation in the flood area, unless prior written approval is obtained from Council.
- (g) Development of the property with buildings or other structures below the flood level associated with an ARI of 100 years will not be permitted.
- (h) Stormwater drainage plans and calculations are to be submitted and approved by the Senior Development Engineer, in conjunction with the submission of an Operational Works application.

16. Public Utilities

- (a) Adequate provision shall be made in all proposed dedicated road, access strips and easements, to cater for the public utility services that would normally serve the development.
- (b) The Developer shall provide appropriate road crossing conduits in accordance with Council's Standard Drawings SR.22 and SR.23. Where concrete footpaths are to be constructed, the conduits shall be extended to the property boundaries.
- (c) Street lighting shall be installed by the Developer in accordance with the Australian Standard 1158.3.1 Table 1.1. All street lighting associated with the development shall be certified by a RPEQ. Street lighting shall be installed on the same side as the concrete footpaths (where applicable).
- (d) Lots fronting Goss Drive are to be provided with underground electricity reticulation. Electricity shall be reticulated in the approved alignment for electricity. Electricity reticulation drawings shall be coordinated with civil engineering design documents, to ensure that service clashes are avoided.



- (e) The Developer shall provide an Energex approved electrical reticulation layout plan. The electricity layout shall also be shown on the water reticulation layout plans.
- (f) The Developer shall provide each allotment with an electricity supply.
- (g) The Developer shall provide Council with a copy of an agreement with Energex for supply of electricity to the development.
- (h) Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of Energex and the authorised telephone/cable service provider.

17. Erosion & Silt Management

- (a) The Developer shall be responsible for the installation and maintenance of silt management facilities from the time of commencement of construction until the development has been released Off Maintenance by Council. All silt management facilities are to be in accordance with the document "Soil Erosion and Sediment Control" published by the Institution of Engineers Australia, or equivalent.
- (b) Silt traps shall be sited upstream from any park or reserve area discharge point preferably on land comprising future allotments, such that no silt impinges on the park or reserve areas. The silt trap areas may be phased out after the development work is complete and adequate grass cover is obtained.
- (c) Diversion drains and ponds, as necessary, shall be installed on the site before any other work is undertaken on site to ensure that "dirty water" is contained and/or isolated.
- (d) An erosion and sediment control program and maintenance procedures shall be prepared and submitted with the engineering drawings for approval for maintaining the facilities, setting out the frequency of attention, with inspections to be made after each significant rainfall event.
- (e) If the Senior Development Engineer determines that silt damage has occurred on the site, or the downstream drainage system has become silted, the Developer shall be responsible for restoration. Such restoration shall be completed in the time determined by the Senior Development Engineer. Should the Developer fail to complete the works determined by the Senior Development Engineer within the specified time, Council shall complete the work and recover all costs from the Developer associated with that work.

For the purposes of this, the Developer shall lodge a \$5 000 siltation and erosion performance bond with Council, prior to the commencement of works, which shall only be released by Council at the termination of the maintenance period. Where Council determines that a draw-down of the bond is required, the Developer shall restore the bond to its full amount within 10 days of a notice from Council to that effect. Such bond shall guarantee adequate performance in the circumstances (i) and (ii) below:

- (i) In the event that instructions issued to the Consulting Engineer by the Senior Development Engineer for the installation of erosion control measures, are not

complied with within 24 hours, Council will call upon the bond to the extent required to carry out the necessary works.

- (ii) If the Senior Development Engineer determines that silt damage has occurred on the site, or the downstream drainage system has become silted, the Developer shall be responsible for restoration. Such restoration shall be completed in the time determined by the Senior Development Engineer.

Should the Developer fail to complete the works determined by the Senior Development Engineer within the specified time, Council shall complete the work and recover all costs from the Developer associated with that work.

18. Operational Works - Municipal Works (Roadworks, Drainage & Sewerage Extension)

(i.e. Works being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.
- (b) The Developer shall comply with the requirements of the documents entitled "Planning Scheme Policy 3 - General Works" and "Standard Drawings".
- (c) All engineering drawings submitted to Council shall be in accordance with Council's Planning Scheme Policy 3 - General Works and Standard Drawings, and shall include as a minimum the following:
  - (i) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ;
  - (ii) The drawings shall be submitted as three A3 size sets and one full size set; and
  - (iii) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.
- (d) Municipal works shall require a detailed design certified by a RPEQ, the design approved by Council Engineers with appropriate fees payable, a works pre-start meeting on-site and various detailed construction and audit inspections by Council Officers. A twelve (12) month maintenance period is applicable for the works as well as the payment of a maintenance security deposit.
- (e) All works shall be supervised by a RPEQ competent in civil works and shall be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. Should it be deemed by the Senior Development Engineer that the contractor does not have the necessary competency or has constructed substandard works for Council in the past, Council reserves the right to reject the nominated contractor.

- (f) Municipal works shall be accepted "On Maintenance" prior to commencement of use. A maintenance bond equal to 5% of the construction cost (minimum of \$1,000) shall be retained by Council for a minimum period of twelve months, or until such time as the works are accepted "Off Maintenance" by Council.
- (g) "As Constructed" plans for municipal works shall be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance".
- (h) On completion of the works a certificate shall be submitted to Council by a RPEQ certifying that the works have been constructed in accordance with Council's construction standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.
- (i) Council reserves the right to require further amendments and/or additions at a later date should design errors or omissions become apparent in regard to the works relevant to the Operational Works approval.

19. General

- (a) All disturbed verge areas and allotments shall be graded, grassed and left in a mowable condition. The grass cover shall be obtained as early as possible during the development and an acceptable grass cover shall be achieved before the development can be accepted "Off Maintenance".
- (b) With reference to any works, on land under other private ownership, written permission for the works shall be obtained and forwarded to Council. Similarly, written clearances shall be obtained after the works are completed, unless otherwise accepted by the Senior Development Engineer.
- (c) All works required for this development shall take due regard of any and all existing services and, if considered necessary by the relevant authority or the Senior Development Engineer, such works shall be altered at the cost of the Developer.
- (d) Approval of the Senior Development Engineer is required for any fill intended to be placed over Council's underground services.
- (e) The Developer shall be responsible for ensuring that all approvals have been obtained from the relevant infrastructure stakeholders. All approvals shall be submitted in conjunction with the Operational Works.

20. Vegetation Clearing

- (a) The Developer shall minimise the clearing of mature vegetation throughout the site. Where possible, mature vegetation should be retained within the development including drainage reserves. To this end, a plan of clearing is to be submitted and approved by the Development Manager prior to the issue of any Operational Works approval;
- (b) The Developer shall ensure that areas not permitted for clearing are pegged and clearly marked prior to commencement of clearing. These areas shall be inspected by the Development Manager or delegate prior to the commencement of works; and

- (c) No clearing shall be undertaken in proposed parkland/drainage reserve without the prior approval of the Development Manager.

21. Incineration

- (a) No incineration of waste, including cleared vegetation, is permitted.
- (b) All cleared vegetation must be removed from site or chipped/mulched and spread on the site.

22. Compliance with Conditions

- (a) Unless otherwise stated all conditions shall be completed prior to signing of the relevant plan of survey.
- (b) All conditions shall be completed to the satisfaction of the Development Manager.

23. When Approval Takes Effect

This approval has effect in accordance with the *Integrated Planning Act 1997*.

24. When Approval Lapses

This approval is required to be completed within 4 years starting the day the approval takes effect. The Developer is required to submit to Council an accurate plan of survey before the end of this period, otherwise the approval will lapse.

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

**Development Permit for Material Change of Use (Community Use: Child Care Centre)**

1. Basis of Approval

Subject to these conditions, the facts and circumstances set out in the application and all relevant Council Local Laws and/or Planning Scheme Policies shall be adhered to.

2. Minor Alterations

Notwithstanding the requirements detailed in this approval, any other minor alterations and/or modifications acceptable to the Development Manager will suffice.

3. Site Development

- (a) The proposed development of the site shall be undertaken generally in accordance with Plan Number 3396 P.1 & P.2 prepared by Hallmark Strategies Pty Ltd dated 9 February 2004.
- (b) Prior to the issue of a Development Permit for Building Works, the Developer is requested to submit for approval by the Development Manager, elevations of the proposed structure. Such elevations are to include the proposed acoustic barrier fence on the western side of the property and to include architectural features to activate and articulate the northern frontage of the proposed structure.

4. Hours of Construction

Unless otherwise approved in writing by the Development Manager, hours of construction shall be:

Monday to Saturday 6.30 a.m. to 6.30 p.m.

Work or business shall not be conducted from or on the premises outside the above hours or on Sundays or public holidays.

5. Hours of Operation

Unless otherwise approved in writing by the Development Manager, hours of operation shall be:

Monday to Friday 6.30 a.m. to 6.30 p.m.

Saturday 7.00 a.m. to 5.00 p.m.

Work or business shall not be conducted from the premises outside the above hours or on Sundays or Public Holidays.

6. Lighting

The provision of advertising, security and flood lighting shall be designed, constructed, located and maintained to the satisfaction of the Development Manager so as not to cause disturbance to the occupants of nearby properties or passing traffic.

7. Trade Materials, Products and Plant

- (a) All trade materials, products and plant shall be kept within the confines of the building and/or approved storage areas.
- (b) Stacking of material for outdoor storage areas shall not exceed two (2) metres in height above natural ground level, except with the written approval of the Development Manager.

8. Landscaping Plan

- (a) A Landscaping Plan shall be prepared by a corporate member of the Australian Institute of Landscape Architects, or other suitably qualified and experienced professional. The plan shall incorporate the requirements outlined in Section 27 of Planning Scheme Policy 2 – Information Local Government May Request. Specifically the plan shall include, amongst other necessary items, the following features:
  - (i) soils, mulch and sub-grade treatment;
  - (ii) tree and shrub planting shown in diagrammatic form in accordance with the Ipswich City Council Standard Drawings;
  - (iii) existing vegetation proposed to be retained and protection measures;
  - (iv) location of services including drainage, sewerage, power, water, gas and communication (reference to other plans will not be accepted);
  - (v) contours and spot levels;

- (vi) fence size and type of material (any external chain wire fencing shall have a black or dark green finish to the satisfaction of the Development Manager);
  - (vii) schedule of plant species (only natives to be used) including plants botanical and common names, planting size and mature size, quantities and densities; and
  - (viii) location and specifications of retaining structures and stormwater treatment devices.
- (b) The plan shall be climatically responsive and incorporate adequate shade in parking areas maximising summer shade and providing protection from winter winds with particular attention to westerly aspects.
  - (c) An adequately sized rainwater tank/s shall be included for landscaping use. The rainwater tank/s shall be connected to an irrigation system which is to service all landscaped areas. These details including specifications shall be shown on the plan.
  - (d) The minimum landscaping setback requirements shall be met for car parking areas (i.e. minimum three (3) metre width along any road frontage and minimum of two (2) metre width for any other car parking periphery).
  - (e) Unless approved by the Development Manager, the equivalent of one (1) car parking bay for every eight (8) bays should be fully landscaped. Such landscaped areas are required in addition to the number of car parking bays required under this approval and/or indicated on the approved plan of development. These areas may be reduced to two (2) metres in width and should be landscaped with groundcovers and at least one (1) shade tree centrally located as a minimum requirement.
  - (f) Landscaped areas shall be planted at a minimum of one (1) plant per square metre. Any stormwater treatment devices which require planting shall be planted in accordance with the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland.
  - (h) Street Trees shall be provided in accordance with the Ipswich City Council Street Tree Strategy. The planting detail shall be shown on the plan in diagrammatic form and reflect the Ipswich City Council Standard Drawings.
  - (i) The Developer shall complete approved landscaping and fencing works in accordance with the approved plans to the satisfaction of the Development Manager.
  - (j) The Developer shall submit to Council a Certificate of Compliance – Landscape Works (Appendix 3 of Planning Scheme Policy 3 – General Works), which shall be signed by a corporate member of Australian Institute of Landscape Architects prior to commencement of use to certify that all landscape works have been completed in accordance with the approved plans.

9. Car Parking - Lighting

- (a) Car parks and pedestrian walkways shall be illuminated where night use parking is anticipated. Illumination levels shall be 15 lux for open surface car parks.
- (b) All car park lighting shall comply with the requirements outlined in Australian Standard for Interior Lighting (AS 1680.2 Part 2, 1990) or any Australian Standard in substitution for this standard.

- (c) Consideration shall be given to light spillage onto adjoining land and roadways. Illumination levels outside the boundaries of the site shall not exceed 8 lux when measured 1.5 m outside the boundary of the site at any level upwards from the ground. Footpath crossings shall be illuminated to 50 lux.

10. Car Parking - Use and Maintenance

- (a) A minimum of nineteen (19) car parking spaces shall be provided on the site for the proposed development.
- (b) Unless otherwise indicated on the approved plan of development or approved by the Development Manager, parking areas shall not be:
  - (i) exclusively used for staff parking at the expense of general public/customer parking; or
  - (ii) exclusively used for general public/customer parking at the expense of staff parking.
- (c) All parking areas shall be:
  - (i) kept exclusively for parking;
  - (ii) used exclusively for parking;
  - (iii) accessible to both staff and the general public/customer during any approved hours of operation;
  - (iv) appropriately signposted at the entry/entries to the carpark, to the satisfaction of the Development Manager (e.g. "Staff and Customer Parking"), in accordance with AS1742; and
  - (v) maintained to the satisfaction of the Development Manager.

11. Car Parking - Landscaping

Unless approved by the Development Manager, the equivalent of one (1) car parking bay for every eight (8) bays should be fully landscaped. Such landscaped areas are required in addition to the number of car parking bays required under this approval and/or indicated on the approved plan of development. These areas should be landscaped with at least one shade tree centrally located and groundcovers as a minimum requirement. Details shall be included in the Landscaping Plan required by this Development Permit.

12. Advertising Signage

No signage is approved as part of this application. A separate application (under cover of IDAS Form 1: Part E) for Advertising Devices will be required detailing the proposed signage on the subject site.

13. Locality References

- (a) Any place name or estate name used by the developer (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a

development) shall make reference to the relevant, approved place name under the *Place Names Act 1994* in a contrasting colour and in lettering no less than 50% of the Estate name.

- (b) Any reference to the regional location of the site or the development shall not refer to the place or estate as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).

#### 14. Contributions

In accordance with the current Council Policies in relation to headworks contributions, the Developer shall pay, prior to the commencement of use, the following monies to Council:

Contribution	Sector	Rate	Proposal	Calculation
Water Supply	Collingwood Park High Level Water Zone	\$618.22/EP Unit Charge = 1.171 Total = \$723.94/EP	Number of Staff and Children: 90.000 @ 0.150 EP Existing Credit of 3.300 EP <b>Proposal = 10.200 EP</b>	\$723.94 x 10.200 = \$7,384.14 <b>Total = \$7,384.00</b>
Sewerage Catchment	Goodna Catchment (excluding Springfield)	\$629.36/EP Unit Charge = 1.171 Total = \$736.98/EP	Number of Staff and Children: 90.000 @ 0.150 EP Existing Credit of 3.300 EP <b>Proposal = 10.200 EP</b>	\$736.98 x 10.200 = \$7,517.20 <b>Total = \$7,517.00</b>
Road Contributions	Collingwood Park-Redbank	To be calculated in accordance with revised policy after actual construction cost of Collingwood Drive and Eagle Street is determined and Planning Scheme Policy 5 (or its equivalent) is amended and updated.		

Calculations of headworks and contributions are based on the infrastructure contribution rates applicable at the date the development application was determined by Council. The contributions above shall be applicable for a period of twelve (12) months from the date of the development approval, and thereafter shall be based on the infrastructure contribution rates and policies applicable at the date when payment is made.

NOTE 1: Approved Trunk Infrastructure Works undertaken along Collingwood Drive and Eagle Street in accordance with the requirements of Planning Scheme Policy 5 may be off-set against road infrastructure contributions applicable to the development. To this end, an infrastructure agreement shall be prepared at the Developer's expense and agreed to by Council and the Developer. The infrastructure agreement shall be executed prior to the issue of any Operational Works approval associated with the Trunk Infrastructure Works.

#### 15. Engineering Requirements

The following engineering requirements, detailed in Conditions 16 – 24, shall be completed to the satisfaction of the Senior Development Engineer.

#### Terms



- (a) RPEQ - A Registered Professional Engineer of Queensland, suitably qualified and experienced in the particular area of expertise required.
- (b) QUDM - The Queensland Urban Drainage Manual, produced by the Queensland Department of Primary Industries.
- (c) MUTCD – The Manual of Uniform Traffic Control Devices, published by DMR
- (d) Ipswich Water - Commercial Business Unit of Ipswich City Council providing water and sewerage services.

16. Mining

- (a) The proposed development shall be designed and constructed in accordance with the approved recommendations as outlined in the geotechnical report entitled 'Investigation of the Shaft at 186 Collingwood Drive, Collingwood Park' (prepared by Moreton Geotechnical Services Pty Ltd and dated 13 October 2003).
- (b) Prior to the approval of any application for Building Works, the Developer shall submit to Council a Structural Engineer's Certificate certifying that the proposed structures have been designed in accordance with the abovementioned geotechnical report.

17. Roadworks

- (a) Goss Drive shall be constructed across the full frontage of the subject property to achieve a minimum total pavement width between channel inverts of 11.0 m. The works shall include construction of concrete kerb and channel, flexible pavement and asphaltic concrete surfacing between the new kerb and channel and the existing pavement, together with associated works for the full Goss Drive frontage of the subject property. The extent to which the widening intrudes into the existing pavement shall be determined on site by the Senior Development Engineer. The new kerb and channel shall match neatly to the existing kerb and channel on the southern side of Goss Drive and the eastern side of Collingwood Drive at the Goss Drive/Collingwood Drive intersection. The Developer shall consult with Ipswich Water during the design and construction phases to ensure that the existing 375 mm diameter water main in Goss Drive is suitably protected and the pavement works associated with any modification to the Goss Drive/Collingwood Drive intersection does not compromise the integrity of the water main.
- (b) The Developer shall construct Collingwood Drive for the full frontage of the site. Collingwood Drive shall be constructed to a configuration generally consistent with the existing cross section of Collingwood Drive to the north of Goss Drive. Detailed design and construction of such works are to meet Council's Arterial Road standards and shall be generally in accordance with 'Plan and Longitudinal Section Control Line MC10 Ch. 0-440 Sheet 5 of 5', Drawing No. PL05, Job No. 84629 and prepared by ARUP.
- (c) Roads shall be designed and constructed in accordance with Council's Standards, Queensland Street, Austroads Publications, AMCORD, the relevant and appropriate roadworks design standards and guidelines, and any other documentation deemed appropriate by Council. Such design and construction shall ensure that road

carriageway widths are consistent with the road function and position in the road hierarchy and are in accordance with the relevant design speed environment.

- (d) The pavement designs shall be in accordance with the Council's Planning Scheme Policy 3 - General Works. All roads shall have two way crossfalls in accordance with Council's adopted standards.

The minimum dedicated road widths, pavement widths and footpath requirements shall be in accordance with Council's Reconfiguring a Lot Code as set out below except as altered by the conditions herein:

Road Type	Dedication Width	Pavement Width	Footpath	Path Width
Access place	15.0 m	6.5 m	1 Path	1.5 m
Access street	15.0 m	6.5 m	1 Path	1.5 m
Collector	17.0 m	8.5 m	1 Path	1.5 m
Trunk collector	20.0 m	9.0 m or 2 x 5.0 m	2 Cycleway	2.0 m
			or 1 Path + 1 Cycleway	1.5 m 2.0 m

- (e) The road pavement widths and geometric layout shall be sufficient to make adequate provision for Council's refuse collection vehicles and public transport movements.
- (f) All traffic signs and delineation shall be installed in accordance with MUTCD.
- (g) The intersection of Goss Drive and Collingwood Drive shall be upgraded in accordance with the AUSTRROADS Publication "Guide to Traffic Engineering Practice, Part 5, Intersections at Grade" and Council's road standards.
- (h) The Developer shall provide:
- (i) a minimum 1.5 m wide concrete footpath on the southern side of Goss Drive for the full length of the property frontage; and
- (ii) a minimum 2.0 m wide concrete footpath on the eastern side of Collingwood Drive for the full length of the property frontage.

The construction of footpaths shall be in accordance with Council's Standard Drawing SR.19. The concrete footpath shall be positioned centrally over the existing 375mm diameter water main where it is determined that the minimum cover of 900mm cannot be achieved over the water main, or as otherwise directed by the Senior Development Engineer. The maximum longitudinal grade of the footpath shall be to the satisfaction of the Development Manager (generally limited to 1:8). The new concrete footpath shall match and transition smoothly to the existing concrete footpath.

- (i) Provision shall be made for 6.0 m, three chord truncations at intersections. The 6.0 m distance is measured along each frontage from the property corner.

#### 18. Access/Parking

- (a) Design and construction of all access and parking shall be in accordance with the provisions of Council's Parking Code and the Australian Standards (AS2890 series).

- (b) Parking and manoeuvring areas shall accommodate the largest anticipated vehicle to use the site.
- (c) Adequate facilities for servicing the development shall be provided on the site to ensure loading and/or unloading activities do not occur on-street.
- (d) Provision shall be made for all vehicles to enter and exit the site in forward gear.
- (e) All parking, access and manoeuvring areas shall be constructed of concrete, bitumen or equivalent and shall be linemarked in accordance with the relevant Australian Standard.
- (f) A concrete layback and driveway slab a minimum of 6.0 m wide, from the layback to the property boundary, shall be constructed for access to the proposed development in accordance with Council's Standard Drawings SR.13 and SR.14.

19. Water

- (a) All works on live water mains are to be carried out by Council in accordance with Council's policy, and at the Developer's expense.
- (b) The development shall not be permitted to connect directly to the 375mm diameter water main in Goss Drive.
- (c) The Developer shall lodge a private works request on the prescribed Council form, for Council to supply a cost estimate to:
  - (i) provide a suitable metered water connection for the development;
  - (ii) amend the existing connection if necessary; and
  - (iii) seal off any existing water connections if necessary.

The appropriate fees are to be paid prior to commencement of use of the development.

- (d) Where concrete footpaths are to be constructed, the Developer shall provide 100 mm diameter conduits under the footpath and in line with the conduits under the road, for future ease of installing the individual water services. The letter "W" shall be embossed in the concrete to mark the location of the conduit.

20. Stormwater

- (a) The Developer shall provide all necessary stormwater drainage (both internal and external to the development) and such drainage works (except for roofwater systems) shall be designed and constructed in accordance with QUDM such that the overall drainage system caters for a storm event with an ARI of 100 years.

Overland flow paths shall be suitably designed to cater for the water from a storm event with an ARI of 100 years. In the case where the piped system is carrying part of the flow, the overland flow paths shall be designed to cater for that volume which is represented by the difference between the predicted volume from the storm event

with an ARI of 100 years and the capacity of the pipe system, noting the requirements of QUDM.

- (b) All stormwater flows within and adjacent to the development, other than inter-allotment drainage, shall be confined to dedicated roads, drainage reserves, registered drainage easements or within parkland. The registered drainage easements, if related to piped drainage, shall be centrally located over such underground pipe system and shall be not less than 4.0 m wide, except for drainage easements required for side boundaries which may be 3.0 m wide where approved by the Senior Development Engineer. In addition, the easements shall be of suitable width to contain the predicted overland flow from the storm event with an ARI of 100 years in that location.
- (c) No ponding or redirection of stormwater shall occur onto adjoining land unless specifically approved by Council in consultation with the owner of the adjoining land.
- (d) Due consideration shall be given in the design and construction of the development in relation to the effect of the developed catchment flows on the downstream discharge receival areas. Suitable stormwater control devices are to be provided to ensure that there is no increase in flows in watercourses. Such control devices are to be designed so as to integrate the landscaping, recreational, infrastructural and drainage roles of watercourses.
- (e) Appropriate works shall be carried out to ensure that stormwater drainage from the new kerb and channel and drainage infrastructure discharges suitably into the existing drainage system.
- (f) There shall be no filling or removal of material in the flood area below the flood level associated with an ARI of 100 years. There shall be minimal disturbance to vegetation in the flood area, unless prior written approval is obtained from Council.
- (g) Buildings or other structures below the flood level associated with an ARI of 100 years will not be permitted.
- (h) Stormwater drainage plans and calculations are to be submitted and approved by the Senior Development Engineer, in conjunction with the submission of an Operational Works application.
- (i) All stormwater runoff from the development shall be discharged in a manner and to a point to be approved by the Senior Development Engineer. In this instance, stormwater discharge from all impervious areas shall be to the existing drainage system in Goss Drive.

## 21. Erosion & Silt Management

- (a) The Developer shall be responsible for the installation and maintenance of silt management facilities from the time of commencement of construction until the development has been released Off Maintenance by Council. All silt management facilities are to be in accordance with the document "Soil Erosion and Sediment Control" published by the Institution of Engineers Australia, or equivalent.

- (b) Silt traps shall be sited upstream from any park or reserve area discharge point preferably on land comprising future allotments, such that no silt impinges on the park or reserve areas. The silt trap areas may be phased out after the development work is complete and adequate grass cover is obtained.
- (c) Diversion drains and ponds, as necessary, shall be installed on the site before any other work is undertaken on site to ensure that "dirty water" is contained and/or isolated.
- (d) An erosion and sediment control program and maintenance procedures shall be prepared and submitted with the engineering drawings for approval for maintaining the facilities, setting out the frequency of attention, with inspections to be made after each significant rainfall event.
- (e) If the Senior Development Engineer determines that silt damage has occurred on the site, or the downstream drainage system has become silted, the Developer shall be responsible for restoration. Such restoration shall be completed in the time determined by the Senior Development Engineer. Should the Developer fail to complete the works determined by the Senior Development Engineer within the specified time, Council shall complete the work and recover all costs from the Developer associated with that work.

For the purposes of this, the Developer shall lodge a \$5,000 siltation and erosion performance bond with Council, prior to the commencement of works, which shall only be released by Council at the termination of the maintenance period. Where Council determines that a draw-down of the bond is required, the Developer shall restore the bond to its full amount within 10 days of a notice from Council to that effect. Such bond shall guarantee adequate performance in the circumstances (i) and (ii) below:

- (i) In the event that instructions issued to the Consulting Engineer by the Senior Development Engineer for the installation of erosion control measures, are not complied with within 24 hours, Council will call upon the bond to the extent required to carry out the necessary works.
- (ii) If the Senior Development Engineer determines that silt damage has occurred on the site, or the downstream drainage system has become silted, the Developer shall be responsible for restoration. Such restoration shall be completed in the time determined by the Senior Development Engineer.

Should the Developer fail to complete the works determined by the Senior Development Engineer within the specified time, Council shall complete the work and recover all costs from the Developer associated with that work.

22. Operational Works – Municipal Works (Roadworks & Drainage)  
(i.e. Works being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.

- (b) The Developer shall comply with the requirements of the documents entitled "Planning Scheme Policy 3 - General Works" and "Standard Drawings".
- (c) All engineering drawings submitted to Council shall be in accordance with Council's Planning Scheme Policy 3 - General Works and Standard Drawings, and shall include as a minimum the following:
  - (i) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ;
  - (ii) The drawings shall be submitted as three A3 size sets and one full size set; and
  - (iii) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.
- (d) Municipal works shall require a detailed design certified by a RPEQ, the design approved by Council Engineers with appropriate fees payable, a works pre-start meeting on-site and various detailed construction and audit inspections by Council Officers. A twelve month maintenance period is applicable for the works as well as the payment of a maintenance security deposit.
- (e) All works shall be supervised by a RPEQ competent in civil works and shall be undertaken by a nominated principal contractor experienced in the construction of municipal works. Council reserves the right to request evidence of the principal contractor's competency. Should it be deemed by the Senior Development Engineer that the contractor does not have the necessary competency or has constructed substandard works for Council in the past, Council reserves the right to reject the nominated contractor.
- (f) Municipal works shall be accepted "On Maintenance" prior to commencement of use. A maintenance bond equal to 5% of the construction cost (minimum of \$1,000) shall be retained by Council for a minimum period of twelve months, or until such time as the works are accepted "Off Maintenance" by Council.
- (g) "As Constructed" plans for municipal works shall be submitted to Council and approved prior to the formal acceptance of the works "On Maintenance".
- (h) On completion of the works a certificate shall be submitted to Council by a RPEQ certifying that the works have been constructed in accordance with Council's construction standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.
- (i) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent in regard to the works relevant to the Operational Works approval.
- (j) Prior to the commencement of any municipal works associated with developments other than the subdivision of land, Council shall require the provision of a bond equivalent to not less than 10% (minimum of \$1,000) of the value of the works as

security for the performance of the various construction obligations (including the provision of engineering certification and "As Constructed" information). The bond shall be reduced to an amount of not less than 5% of the value of the works upon formal acceptance of the works "On Maintenance" and shall be retained by Council during the maintenance period as security for the performance of the maintenance obligations. The bond shall be returned upon formal acceptance of the works "Off Maintenance".

23. Operational Works – Internal Works  
(i.e. Works not being handed over to Council)

- (a) Plans relating to all civil engineering works shall be prepared and submitted for review by Council under the cover of Form 1 - Part A (Common details for all applications) and Form 1 - Part E (Planning Scheme Works). The plans shall show full construction details, layout dimensions, and finished surface levels and shall be submitted together with the appropriate fees for Council approval, prior to the commencement of construction on site.
- (b) Engineering drawings shall be marked as confirmation that they have been checked and approved by a RPEQ.
- (c) The drawings shall be submitted as three A3 size sets and one full size set. Where municipal works are also being undertaken, it is usually appropriate to make a combined submission.
- (d) A "Certificate of Design" shall be submitted by a RPEQ, certifying that the design is in accordance with all relevant engineering standards, Council's requirements and standards, relevant development conditions of approval, and sound engineering practice.
- (e) Council reserves the right to require further amendments and/or additions at a later date, should design errors or omissions become apparent.
- (f) A certificate shall be submitted to Council by a RPEQ certifying that the completed works have been constructed in accordance with Council's requirements and standards and in compliance with the approved plans and specification. It is expected that the RPEQ will undertake the necessary inspections to make this certification.

24. Plan of Survey

- (a) The Developer shall grant, free of cost to or compensation payable by council, minimum 4.0 m wide easements located centrally over proposed stormwater drains, water mains and sewerage rising mains, where they are located within private property. The documentation associated with these easements may be prepared by the Developer in a form satisfactory to Council's City Solicitor, or the Developer may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the Developer's expense.
- (b) Easements or drainage reserves shall be centrally located over the alignment of stormwater paths and be of a width sufficient to encompass the overland flow from a storm event with an ARI of 100 years. The easements or drainage reserve shall be provided at no cost to or compensation payable by Council.

- (c) Easements shall be of sufficient width to contain any fitting, access chamber etc located on the stormwater drains, water mains, and sewerage rising mains.

25. General

- (a) With reference to any works, on land under other private ownership, written permission for the works shall be obtained and forwarded to Council. Similarly, written clearances shall be obtained after the works are completed, unless otherwise accepted by the Senior Development Engineer.
- (b) All disturbed verge areas shall be graded, grassed and left in a mowable condition. The grass cover shall be obtained as early as possible during the development and an acceptable grass cover shall be achieved before the development can be accepted "Off Maintenance".
- (c) All works required for this development shall take due regard of any and all existing services and, if considered necessary by the relevant authority or the Senior Development Engineer, such works shall be altered at the cost of the Developer.
- (d) Any allotment filling for a greater depth than 800 mm to provide for building platforms shall be conducted in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798, and a certificate of quality and uniformity of fill shall be provided by a RPEQ. The level of responsibility shall be Level 1.
- (e) A certificate from a RPEQ shall be issued to Council certifying that any retaining wall greater than 800 mm in height is structurally sound and capable of withstanding any likely surcharge loads. Retaining walls greater than 1.0 m in height are to be provided with railings or other barriers to provide pedestrian safety.
- (f) Retaining walls shall be designed so that there are no imposed loads placed upon Council's underground services. This may include extending the footing to a level 300 mm below the invert of the pipe.
- (g) Any municipal works to be undertaken as part of this development shall be in accordance with Council's "Planning Scheme Policy 3 - General Works".
- (h) For batters resulting from cutting and filling of the site and producing slopes greater than 1:6, Council requires a RPEQ to certify that they are stable and properly drained.
- (i) Approval of the Senior Development Engineer is required for any fill intended to be placed over Council's underground services.
- (j) Filling of gully areas if permitted shall be carried out strictly in accordance with Australian Standard 3798. Test results as required by Australian Standard 3798 and a certificate of quality and uniformity of fill, shall be provided by the Supervising RPEQ for all filled areas.
- (k) If, after the preparation of detailed design plans for the various roads, it is found necessary to provide any additional dedicated road area, or modify the proposed dedicated roads to enable the full requirements of Council's standards, Queensland



Streets, AMCORD and Austroads documents to be incorporated in any way (but particularly in the production of the required speed environment or because of longitudinal and cross sectional constraints) then the estate layout plan shall be altered accordingly.

- (l) The Developer shall be responsible for ensuring that all approvals have been obtained from the relevant infrastructure stakeholders. All approvals shall be submitted in conjunction with the Operational Works application.

26. Health, Parks and Recreation Requirements

Conditions 27 – 28, unless otherwise stated, shall be completed to the satisfaction of the Chief Operating Officer – Health, Parks and Recreation.

27. Waste Storage & Collection

- (a) An adequate refuse collection service shall be provided to the premises.
- (b) Unless otherwise specifically agreed to in writing by the Regulatory Services Manager all refuse collection shall occur on the site:
  - (iii) The area on which the bin is to be accessed by refuse collection vehicles shall be screened, level, concreted and constructed in conjunction with the driveway surface with no intervening step, ledge, kerb or other obstruction.
  - (ii) The waste storage and collection areas shall allow forward motion entry to the waste containers and forward motion entry and exit to and from the site. The following dimensions are given as a minimum of front-, rear- and side- loading truck dimensions for a guide to design for the adequate emptying of the bin and manoeuvring of the truck:

	Front/Load	Rear/Load	Side/Load
Length overall	10.9 m	8.2 m	8.7 m
Length when loading	12.6 m	9.5 m	3.0 m
Travelling overhead clearance required	4.0 m	3.0 m	3.5 m
Loading overhead clearance required	6.5m x 10m*	3.0 m	3.0 m
Access width required	3.8 m	3.8 m	4.0 m
Turning radius	14 m	8.0 m	11.1 m
Gross vehicle mass (GVM)	28 tonne	13.6 t	13.6 t

\*from the back of the bin

- (c) The Developer shall submit to the Regulatory Services Manager certification from a Civil Engineer (RPEQ) which demonstrates that the necessary access, as required above, has been incorporated into the development.
- (d) A bin washdown facility shall be provided. The facility shall be designed such that all wash down waters are appropriately treated and discharged to sewer subject to a Trade Waste approval. No wash down waters are permitted to flow to a roadway, gutter, stormwater drain or natural waterway.

28. Noise

- (a) All mechanical plant and equipment, including but not limited to, air conditioning plant, shall be located on the northern and or western side/façade of the buildings and be screened to the satisfaction of the Development Manager.
- (b) The Developer shall erect a 2.0 m high acoustic barrier along the Collingwood Drive boundary of the property. The acoustic barrier is to:
  - (i) Be continuous and gap free.
  - (ii) Be constructed of a material with a surface density not less than 14 kg/m<sup>2</sup>.
  - (iii) Consist of an aesthetically pleasing weather-resistant material such as earth, timber, fibre cement or brick.
- (c) Service vehicle movements to and from the site, including delivery and waste collection vehicles, shall be limited to 6.30 a.m. to 6.30 p.m. Monday to Friday.
- (d) All windows on the northern and western sides of the property shall be unable to be opened and any door in these sides/façades must be self closing.

29. Stormwater Quality (Management Plan)

- (a) The Developer shall provide a detailed Stormwater Quality Management Plan (SQMP) to be submitted to Council and approved by the Development Manager in conjunction with a development permit for Operational Works. The SQMP shall be in accordance with Planning Scheme Policy 3 - General Works and Council's Standard Drawings.
- (b) The plan shall be prepared by a suitably qualified and experienced professional, be developed in accordance with the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland, and demonstrate through appropriate pollutant export modelling that stormwater will be treated on site to a standard which meets Council's stormwater quality concentration and load-based objectives (TSS 80%, TP 60%, TN 45% and GP 90%). Any existing vegetated areas shall be considered as receiving environment.
- (c) The SQMP is to include a catchment plan showing the site layout, site contours, flow path directions, catchments and the location of proposed stormwater quality treatment measures.
- (d) Details of the plan shall include schedules and timing, including a staging program for all works and implementation of the SQMP.
- (e) Modelling parameters used and results generated by the modelling software shall be included in the SQMP. This includes the pollutant reduction efficiencies (to be agreed on by Council), meteorological data, time step, source node parameters (and where applicable any non-standard parameters used), percentage effective impervious areas, runoff generation parameters, base and stormflow concentration parameters, k and C\* values (or confirmation that these have not been altered), an interface layout (diagram demonstrating the source nodes and treatment nodes within the treatment train), treatment node parameters (seepage loss, dimensions etc), output figures and graphs.

- (a) All mechanical plant and equipment, including but not limited to, air conditioning plant, shall be located on the northern and or western side/façade of the buildings and be screened to the satisfaction of the Development Manager.
- (b) The Developer shall erect a 2.0 m high acoustic barrier along the Collingwood Drive boundary of the property. The acoustic barrier is to:
  - (i) Be continuous and gap free.
  - (ii) Be constructed of a material with a surface density not less than 14 kg/m<sup>2</sup>.
  - (iii) Consist of an aesthetically pleasing weather-resistant material such as earth, timber, fibre cement or brick.
- (c) Service vehicle movements to and from the site, including delivery and waste collection vehicles, shall be limited to 6.30 a.m. to 6.30 p.m. Monday to Friday.
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- (b) The plan shall be prepared by a suitably qualified and experienced professional, be developed in accordance with the Water Sensitive Urban Design Technical Design Guidelines for South East Queensland, and demonstrate through appropriate pollutant export modelling that stormwater will be treated on site to a standard which meets Council's stormwater quality concentration and load-based objectives (TSS 80%, TP 60%, TN 45% and GP 90%). Any existing vegetated areas shall be considered as receiving environment.
- (c) The SQMP is to include a catchment plan showing the site layout, site contours, flow path directions, catchments and the location of proposed stormwater quality treatment measures.
- (d) Details of the plan shall include schedules and timing, including a staging program for all works and implementation of the SQMP.
- (e) Modelling parameters used and results generated by the modelling software shall be included in the SQMP. This includes the pollutant reduction efficiencies (to be agreed on by Council), meteorological data, time step, source node parameters (and where applicable any non-standard parameters used), percentage effective impervious areas, runoff generation parameters, base and stormflow concentration parameters, k and C\* values (or confirmation that these have not been altered), an interface layout (diagram demonstrating the source nodes and treatment nodes within the treatment train), treatment node parameters (seepage loss, dimensions etc), output figures and graphs.
- (f) Prior to acceptance of the works "On Maintenance", the Developer shall provide to Council Engineering certification from a qualified water quality professional

certifying that the all stormwater quality treatment devices have been constructed in accordance with the approved SQMP.

- (g) As part of the SQMP it shall be demonstrated that stormwater treatment measures will have minimal effect on existing vegetation.
- (h) All stormwater quality management treatments shall be fully constructed in accordance with the approved Stormwater Quality Management Plan and be fully operational (including well established plants) prior to works being accepted on-maintenance.

30. Stormwater Quality (Maintenance Plan)

- (a) A detailed Maintenance Plan for the entire stormwater system shall be prepared by the Developer and approved by Council in conjunction with the issue of a Development Permit for Operational Works.
- (b) The Maintenance Plan shall outline requirements for both the construction and operational phases specifying the regular maintenance of the stormwater system (e.g. cleaning of GPT filter baskets after storm events) along with the long-term management such as the replacement of the bio-retention filters.
- (c) At a minimum, the Maintenance Plan shall include all of the following details:
  - (i) aims and objectives (the design should ensure that treated stormwater quality will meet the Water Quality Objectives listed in Planning Scheme Policy 3, Part 2, Table 2.3.1 – Water Quality Objectives);
  - (ii) a separate maintenance schedule for each device (inspection and maintenance frequency and data collection);
  - (iii) describe how each maintenance action is to be carried out (including equipment needs, maintenance techniques, occupational health and safety, public safety, environmental management considerations, disposal requirements for polluted water and solid waste, access issues);
  - (iv) management structure and responsibilities;
  - (v) staging;
  - (vi) ongoing monitoring;
  - (vii) record keeping and reporting;
  - (viii) non-compliance procedures;
  - (ix) personnel training;
  - (x) waste management;
  - (xi) review and update;
  - (xii) any relevant contractor contact information.
- (d) The Maintenance Plan shall be prepared by a suitably qualified and experienced professional to the satisfaction of Council.
- (e) The Maintenance Plan shall be implemented to the satisfaction of Council by the Developer until accepted “Off Maintenance.”

31. Incineration

- (a) No incineration of waste, including cleared vegetation, is permitted.

- (b) All cleared vegetation must be removed from site or chipped/mulched and spread on the site.

32. When Approval Lapses

- (a) This approval lapses at the end of the relevant period, unless the change of use happens before the end of the relevant period. The relevant period for this approval is 4 years starting the day the approval takes effect.
- (b) An extended relevant period may be agreed upon, pursuant to Section 3.5.22 of the *Integrated Planning Act 1997*, provided a written notice to Council is made before the end of the relevant period. Such written notice is to be on Council's approved form, accompanied by the owner's consent and the prescribed fee in Council's Register of General Charges.
- (c) All of the development the subject of this approval shall be completed within the periods stated in Condition (a) above. This approval shall lapse for any part of the development of the site that has not commenced within the relevant period stated in Condition (a) above.

33. When Approval Takes Effect

This approval has effect in accordance with the *Integrated Planning Act 1997*.

34. Compliance with Conditions

- (a) Unless otherwise stated all conditions shall be completed prior to commencement of the proposed change of use of the or as determined by the Development Manager.
- (b) All conditions shall be completed to the satisfaction of the Development Manager.

***Advice***

***The following advices are offered for your information only  
and should not be viewed as mandatory conditions of this approval.***

**Assessment Manager (Ipswich City Council)**

1. Portable Long Service Leave

From 1 January 2001, the Building and Construction Industry (Portable Long Service Leave) Levy must be paid prior to the issue of a development permit where one is required for the 'Building and Construction Industry'. This applies to Building Works, Operational Works and Plumbing and Drainage Works applications, as defined under the *Integrated Planning Act 1997*, where the works are \$80 000 or more and matching the definition of 'Building and Construction Industry' under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*.

Council will not be able to issue a Decision Notice without receipt of details that the Levy has been paid. Should you require clarification in regard to the amendments to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

2. Fire Ants

In accordance with the *Plant Protection Act 1989* and the *Plant Protection Regulation 1990*, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.

It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary Industries on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:

Director General  
Department of Primary Industries  
GPO Box 46, Brisbane QLD 4001

It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Queensland Department of Primary Industries website [www.dpi.qld.gov.au](http://www.dpi.qld.gov.au).

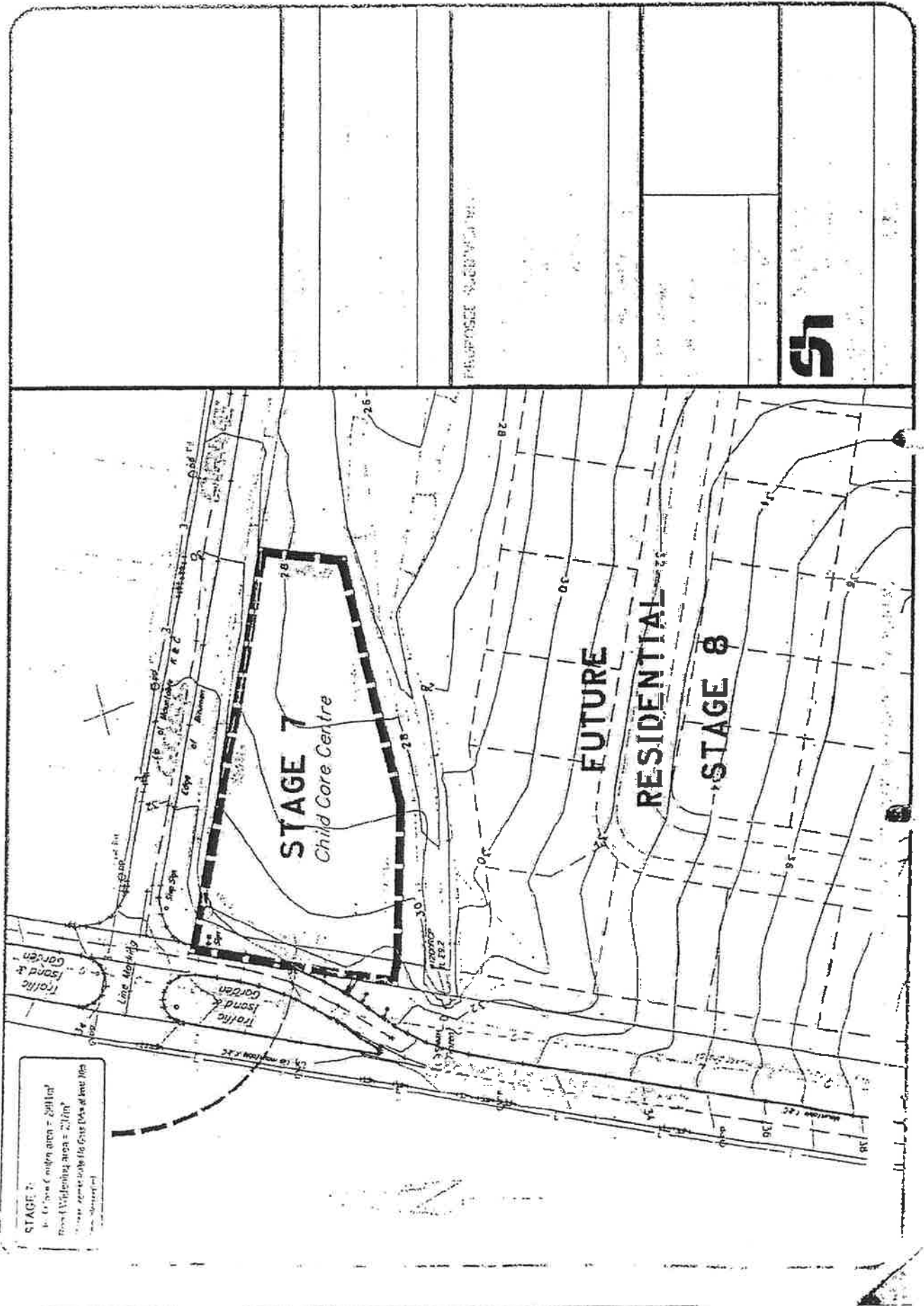
The land over which you have made a development application is within a suburb known to have Fire Ants and as such is within a "Restricted Area". The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact the Department of Primary Industries to investigate the site and for you to implement any necessary matters required by that Department prior to the commencement of any works.

3. Food Hygiene Licence and Registration

Where a premises used for the sale or preparation, packing, storing, handling, serving or, supplying of food or drink takes up tenancy at the site, Food Hygiene Licence and Registration must be obtained under the provisions of the *Food Hygiene Regulation 1989*. For further advice on this matter, please contact Council's Health and Environmental Protection Department on (07) 3810 6822.

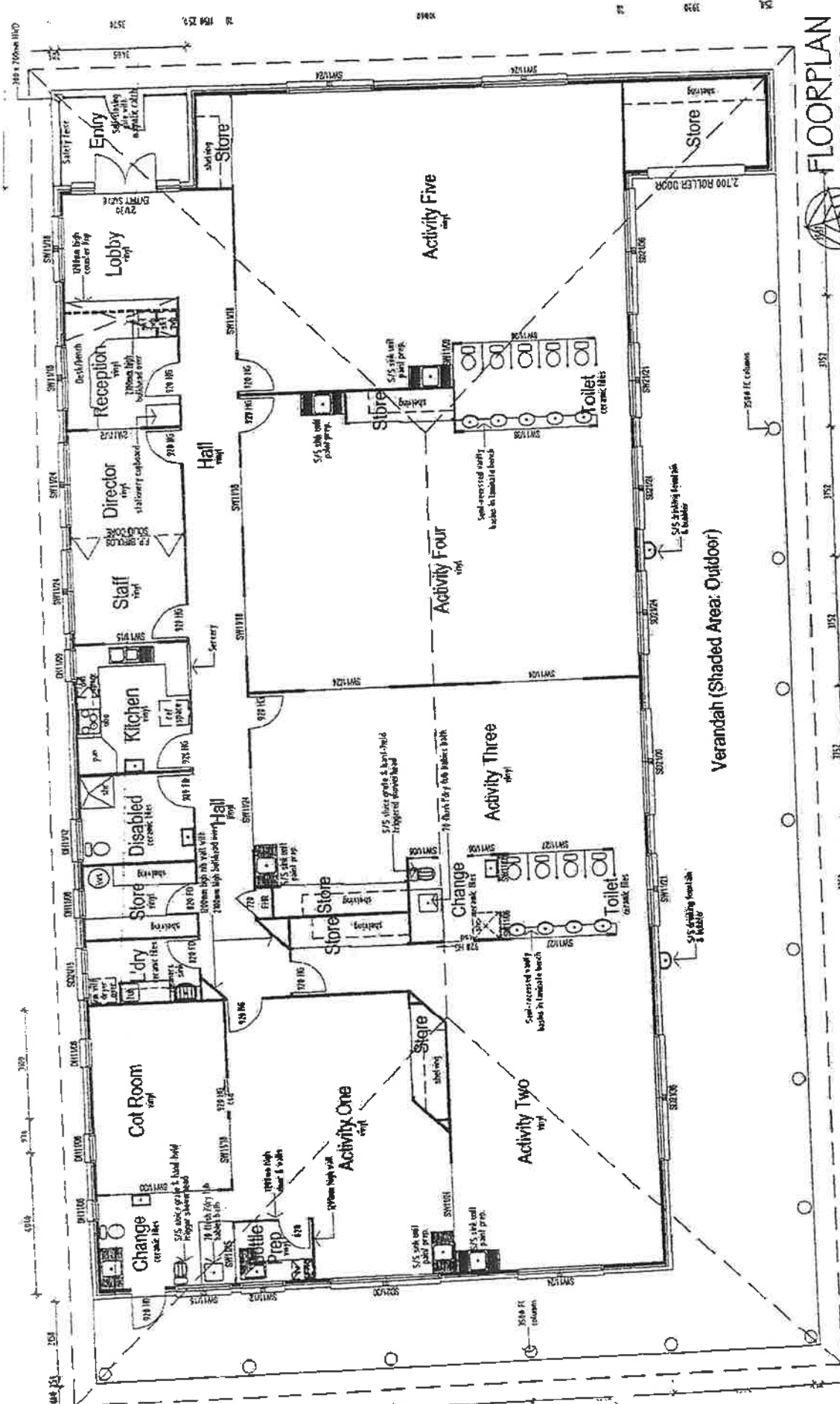
4. Trunk Infrastructure Works

Council will contribute \$650,000 (to be indexed in accordance with Queensland Non-building construction cost Index from the date of this approval) towards the construction of Trunk Infrastructure Works along Collingwood Drive undertaken by the Developer. Such an arrangement shall be subject to an Infrastructure Agreement and be in accordance with the requirements of Planning Scheme Policy 5.









**FLOORPLAN**  
SCALE 1:100

PAGE: 2 OF 2  
DATE: 9.FEB.2004  
JOB NO: 3396  
SCALE: 1:100

PROPOSED CHILD CARE CENTRE FOR:  
EAST WEST DEVELOPMENTS PTY LTD  
C/o Collingwood Drive and Goss Drive  
LOT: ... 800 ON: ... SP14/1957  
COUNTY OF: STANLEY PARISH OF: GOODNA

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ANY REPRODUCTION OR COPYING IN PART  
OR WHOLE IS PROHIBITED

ANY DISCREPANCIES FOUND IN DIMENSIONING ON THE DRAWINGS SHALL BE REFERRED TO HALLMARK STRATEGIES INT. PTY LTD BEFORE PROCEEDING

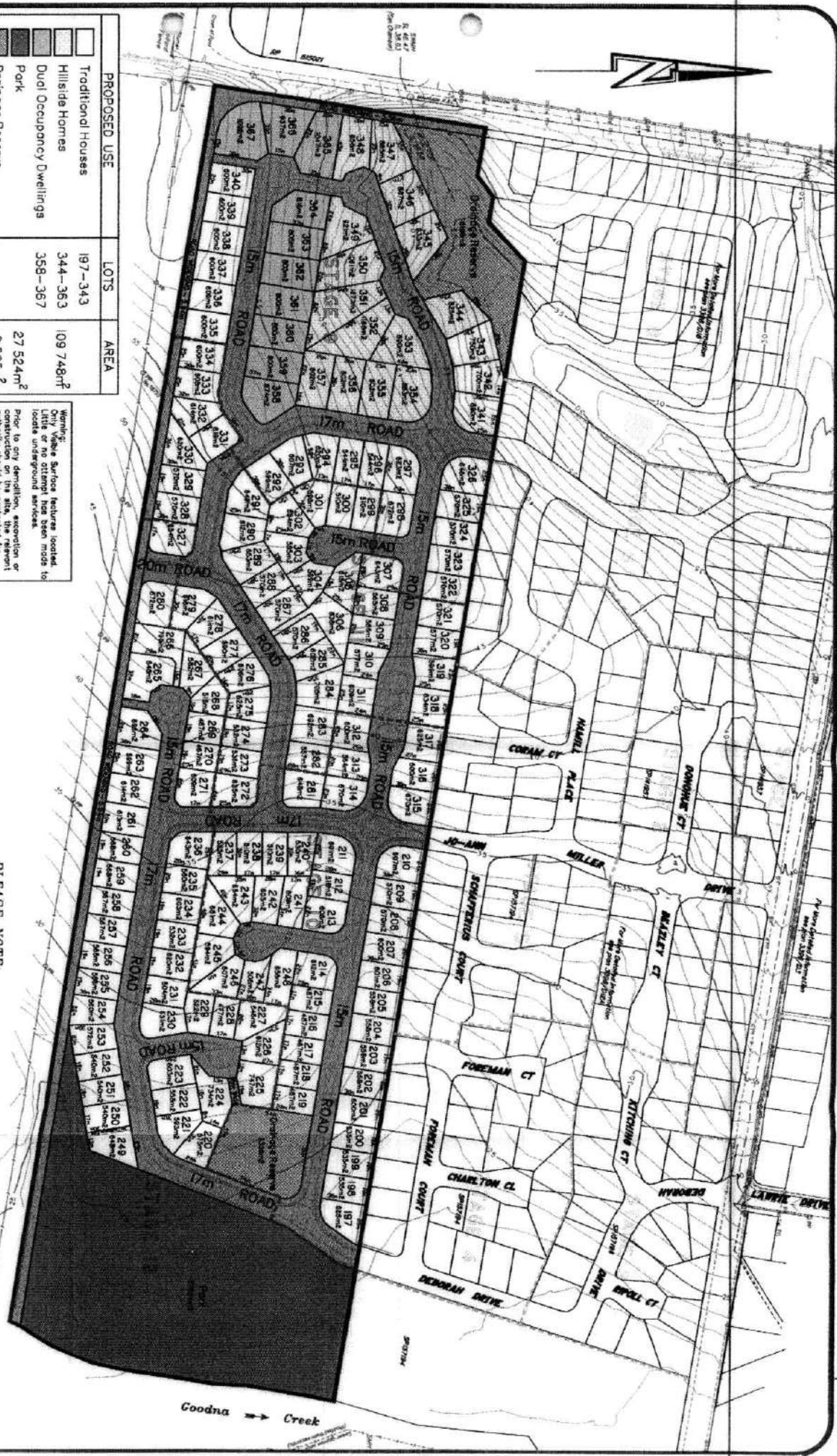


# ANNEXURE H

## APPROVED PLANS (LAPSED)

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SOURCE: SAUNDERS HAVILL GROUP



PROPOSED USE	LOTS	AREA
Traditional Houses	197-343	109 748m <sup>2</sup>
Hillside Homes	344-363	
Dual Occupancy Dwellings	358-367	
Park		27 524m <sup>2</sup>
Drainage Reserve		9 525m <sup>2</sup>
Road Reserve/Widening		48 150m <sup>2</sup>

**Warnings:**  
 Only Value Surface features located. Little or no attempt has been made to locate underground services.  
 Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for underground services. Further detailed locations of all services.

**PLEASE NOTE:**  
 SPEED CONTROL DEVICES ARE SHOWN INDICATIVE AREAS & DIMENSIONS ARE APPROXIMATE ONLY & SUBJECT TO SURVEY.

AMENDMENTS:  
 A - Incorporate Site Stormwater Management - Final Submission

CLIENT:  
**EAST WEST DEVELOPMENT P/L**  
 171 Residential  
 2086 m<sup>2</sup>  
 27 524 m<sup>2</sup>  
 6 393 m<sup>2</sup>

PROPOSED SUBDIVISION OF:  
**Collingwood Terraces Estate**  
 (Stages 9 - 12)  
 Lots 1 and 2 on RP2251  
 Parish of Goodna  
 County of Stanley

DATUM:	ORIGIN:
AHD der	PM 10/122
	40.32

**SAUNDERS HAVILL GROUP**  
 Land and Building Development Consultants since 1975  
 Consulting Surveyors, Town Planners, Project Managers  
 23 EGAR STREET, BOWEN HILLS Q 4006  
 Ph: (07) 3251 9444 Email: mail@saundershavill.com Fax: (07) 3251 9455

TOTAL AREA OF SUBDIVISION 192 947 m<sup>2</sup> LOCAL AUTHORITY: IPSWICH C.C. SCALE: 1 : 2500 A3 APPROVED C. Verwey

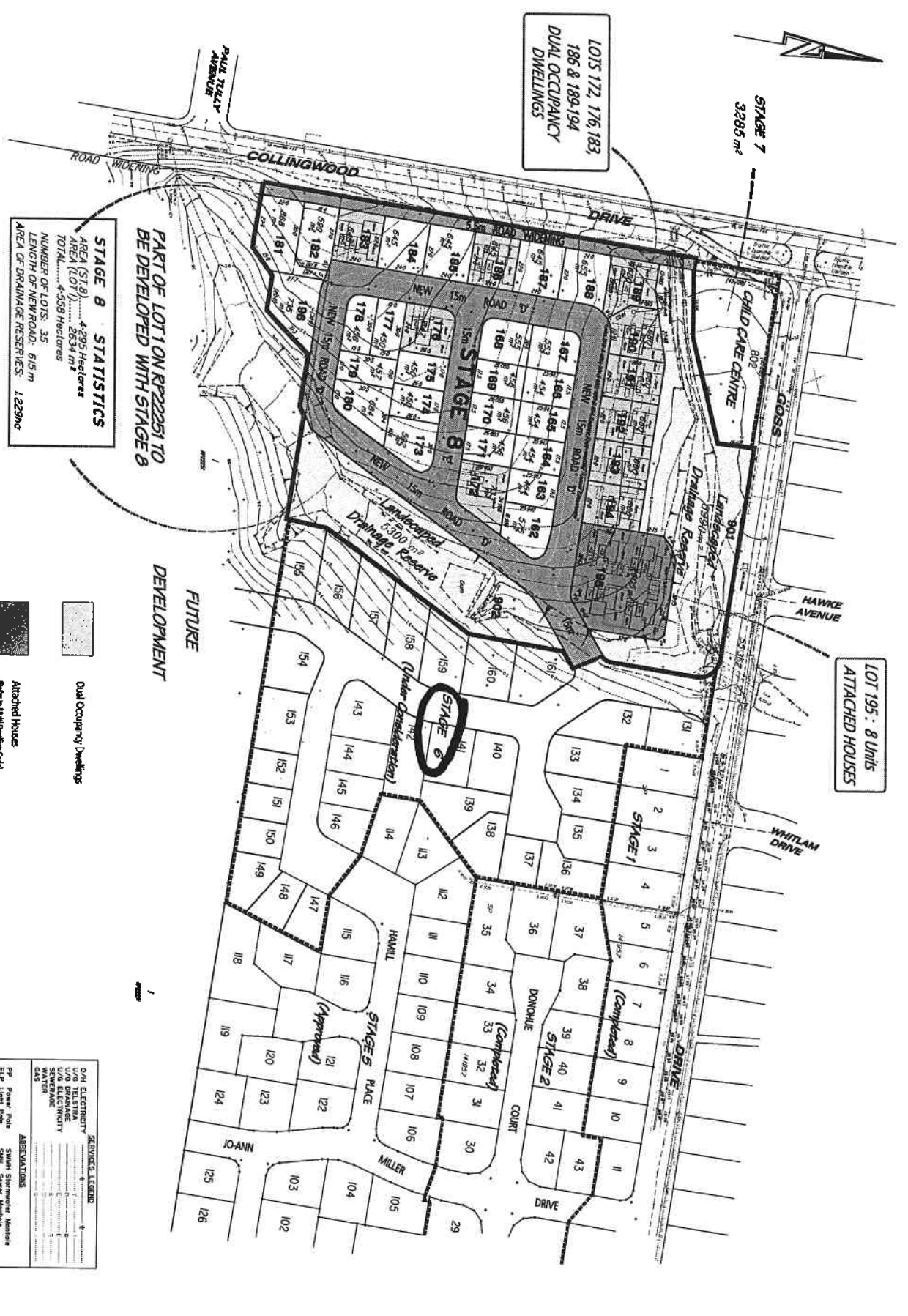
NO. OF PROPOSED LOTS	LENGTH OF NEW ROAD	AREA OF PARK ROAD WIDENING
171 Residential	2086 m	27 524 m <sup>2</sup>
		6 393 m <sup>2</sup>

DATE: 1/7/04

REF. NO. 3396/3767/P22

REVISION A

2473/04



LOTS 172, 176, 183,  
186 & 189-194  
DUAL OCCUPANCY  
DWELLINGS

STAGE 7  
3285 m<sup>2</sup>

**STAGE 8 STATISTICS**  
AREA (ST. B)..... 4.295 Hectares  
AREA (LOT 1)..... 5634 m<sup>2</sup>  
TOTAL..... 4.558 Hectares  
NUMBER OF LOTS: 35  
LENGTH OF NEW ROAD: 615 m  
AREA OF DRAINAGE RESERVES: 1.229 ha

PART OF LOT 1 ON RP22251 TO  
BE DEVELOPED WITH STAGE 8

LOT 195 : 8 Units  
ATTACHED HOUSES

**LEGEND**  
Dual Occupancy Dwellings  
Attached Houses  
(where applicable Code)

FUTURE  
DEVELOPMENT

AREAS & DIMENSIONS ARE APPROXIMATE ONLY & SUBJECT TO SURVEY.

Scale: 1:1000 - Lengths are in Metres.

SERVICES LEGEND	
0/1 ELECTRICITY	0
0/2 TELEPHONE	0
0/3 DRAINAGE	0
0/4 SEWERAGE	0
0/5 WATER	0
ABUTMENTS	
PP Power Pole	SWH Swan Structure Member
EP Gas Pipe	OT Overhead Tank
DT Day Tank	PM Permanent Survey Mark
PH Fire Hydrant	

APPROVED PLAN  
AS PER CONSENT  
ORDER

<b>CLIENT:</b> Rat West Development P/L	
<b>TOTAL AREA OF SUBJECT LAND:</b> 17.7691 ha	
<b>PROPOSED RECONFIGURATION OF:</b> Part of Lot 800 on SP141897 & Part of Lot 1 on RP22251 Original Portion 60 Parish of Goodas County of Stanley	
<b>LOCAL AUTHORITY:</b> Ipswich City Council	
<b>DATE:</b> 17/02/2011 <b>DRAWN BY:</b> R & F Gordon <b>SCALE:</b> A1	<b>APPROVED:</b> R & F Gordon
<b>NOTES:</b> 1. All lot boundaries are shown as per the original survey.	
2. The area of the drainage reserve is shown as per the original survey.	
3. The area of the drainage reserve is shown as per the original survey.	
4. The area of the drainage reserve is shown as per the original survey.	

**TONY WILLIAMS**

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