

APPENDIX 5: APPROVALS

Appendix 5.1: Approvals Summary

Appendix 5.2: Relevant Approvals

Appendix 5.3: Relevant Surrounding Approvals

5.1 APPROVALS SUMMARY

QLD – CITISWICH BUSINESS PARK – HISTORY – STAGE 7

APPLICATIONS AND SUBMISSIONS

Historical Summary of Applications / Submissions	Lodged	Status
RECONFIGURATION OF LOT APPLICATIONS (ROL) – SUBDIVISIONS – STAGE 7		
<u>DA 4210 / 2008</u> Stage 7 - Reconfiguration of a Lot (48 lots + park + road). <i>No DA permit issued. The application lapsed because we could not comply with the requirements of the information response.</i>	02.06.08	Lapsed 14.03.12
<u>DA 2900 / 2009</u> Stage 7 – ROL. DMR 10m reservation. Nth side of Warrego Highway. <i>Approved 22.1.2010.</i>	11.05.09	Lapsed 22.01.12
<u>DA 5450 / 2010</u> Stage 7 – ROL. Subdivide lot 13 SP 227111 into two lots. Lot 13 (north of Warrego Hwy) and Lot 131 (south of Warrego Hwy). <i>The relevant period of the approval is subject to s. 341 of the Sustainable Planning Act 2009. Permit lapses 2 February 2013 in accordance with s.341 of SPA, if a survey plan is not given to Council before this date.</i> <i>Lots registered 14.05.12 (lots 13 & 131 on SP 238272). No further action required.</i>	13.08.10	Approved 02.02.11
<u>DA 6231 / 2018</u> Stage 7 – ROL. Subdivide Lot 34 into 2 lots (separate north and south of Warrego Hwy). <i>The relevant period of the approval is subject to s. 85 of the Planning Act 2016, i.e. 4 years (22.10.22).</i> <i>Lots registered 08.10.21 (Lots 103 & 34 on SP 326668). No further action required.</i>	07.08.18	Approved 22.10.18
<u>DA 7995 / 2023</u> Stage 7 – ROL + OW. ROL – 3 lots into 15 industrial lots + park + road reserve; OW – earthworks (fill to min. 19.0m) & waterway barrier works. <i>Note: prepared & lodged by Plan A Town Planning P/L on behalf of Walker Bremer Park P/L.</i>	03.08.23	← Under Assessment
OPERATIONAL WORKS APPLICATIONS (OPW) – CIVIL WORKS – STAGE 7		
<u>DA 5426 / 2010</u> OPW. Stage 7A (west). Bulk earthworks. <i>Decision Notice dated – 30 May 2011.</i> <i>Walker has no need for development approval 5426/2010 in light of approval – 7540/2010. Pursuant to s. 379 of Sustainable Planning Act 2009, Walker requested Council to cancel approval 5426/2010. Council cancelled application 26 November 2012. No further action.</i>	13.08.10	Cancelled 26.11.12
<u>DA 7540 / 2010</u> OPW. Stage 7 (balance). Bulk earthworks. <i>Decision Notice dated – 02 November 2012.</i> <i>The relevant period is 2 years unless the development happens before. Condition 12(a) uses the words “unless the development happens.” The meaning of these words in their plain letter law interpretation is - “unless the development is completed within the relevant period.” The works are substantially started, but not completed.</i> <i>The approval has been extended on 3 occasions. Currency period is up to & including 02 November 2018.</i> <i>QLD Team confirms this DA can lapse.</i>	03.11.10	Lapsed 02.11.18
<u>Amendment # 1</u> Extend permit to 2 November 2016. <i>Approved 16.10.2014.</i>	05.09.14	Lapsed 02.11.18
<u>Amendment # 2</u> Move approx. 5,000m ² contaminated soil from Stage 4 to Stage 7 under an EHP Soil Disposal Permit.	N/A	Withdrawn
<u>Amendment # 3</u> Extend permit to 2 November 2017. <i>Approved 28.11.2016.</i>	27.10.16	Lapsed 02.11.18

OLD – CITISWICH BUSINESS PARK – HISTORY – STAGE 7

<u>Amendment # 4</u> Extend permit to 2 November 2018. <i>Approved 14.03.2017.</i>	27.02.17	Lapsed 02.11.18
Historical Summary of Applications / Submissions	Lodged	Status
<u>DA 3668 / 2013</u> OPW. Stage 7. Maximise the fill (min. 16.5m) in Stage 7, within the footprint of the current Preliminary Approval and allowing a 30-metre corridor to drain the Warrego Highway low point. <i>QLeave – 152279.</i> <i>Decision Notice dated – 10 December 2013.</i> <i>The relevant period of the approval is subject to condition 12(a) which limits the approval to 2 years unless the development happens before. The development has not started.</i> <i>An extended relevant period may be agreed upon as per condition 12 (b) which invites the lodgement of s. 383 application under the Sustainable Planning Act 2009.</i> <i>This DA also has an associated Road Corridor Permit – see “Other Submissions”.</i> <i>The approval has been extended on 8 occasions. Currency period does not lapse as it has “substantially commenced”.</i>	15.08.13	Approved 10.12.13
<u>Amendment # 1</u> Extend permit to 10 December 2016.	23.10.13	Approved 30.11.15
<u>Amendment # 2</u> Extend permit to 10 December 2017.	27.10.16	Approved 29.11.16
<u>Amendment # 3</u> Extend permit to 10 December 2018.	01.03.17	Approved 15.03.17
<u>Amendment # 4</u> Extend permit to 10 December 2019.	27.03.17	Approved 08.05.18
<u>Amendment # 5</u> Extend permit to 10 December 2020.	09.12.19	Approved 10.02.20
<u>Amendment # 6</u> Extend permit to 10 December 2021.	06.11.20	Approved 18.11.20
<u>Amendment # 7</u> Extend permit to 10 December 2022.	08.10.21	Approved 25.10.21
<u>Amendment # 8</u> Minor Change. Redirect stormwater runoff.	19.01.22	Approved 16.06.22
<u>Amendment # 9</u> Extend permit to 10 December 2023.	28.10.22	Approved 02.12.22
<u>Amendment # 10</u> Minor Change. Include new approved plans detailing stormwater outfall to Bremer River to satisfy condition 6(f). Condition 6(f) now deleted.	08.02.23	Approved 14.03.23
<u>Amendment # 11</u> Extend permit to 10 December 2025. <i>Council's email of 08 01 24 advised this application is not required as works have “substantially commenced”. Walker accordingly withdrew the application. No further extensions are required.</i>	05.12.23	Withdrawn 17.01.24
<u>DA XXXX / 2024</u> OPW. Stage 7. Bulk earthworks (stormwater drainage to Bremer River). <i>Related to OW DA 3668 / 2013 – condition 6(f).</i>	■	
<u>DA XXXX / 2024</u>	■	

OLD – CITISWICH BUSINESS PARK – HISTORY – STAGE 7		
OPW. Stage 7. Bulk earthworks (fill to minimum 19.0m).		
<u>DA</u> OPW. Stage 7. Major civil works. <i>Related to ROL DA XXXX / 2023.</i>	■	
<u>DA</u> OPW. Stage 7. Street landscaping. <i>Related to ROL DA XXXX / 2023.</i>	■	
<u>DA</u> OPW. Stage 7. Street lighting. <i>Related to ROL DA XXXX / 2023.</i>	■	
Historical Summary of Applications / Submissions	Lodged	Status
QUEENSLAND URBAN UTILITIES (QUU) – WATER / SEWER – STAGE 7		
<u>22-SAN-61075</u> Stage 7. Service Advice Notice – future water / sewer connections for development of Stage 7. (Note: Service Advice Notices are pre lodgement advice – required before lodging applications for water / sewer approval).	15.07.22	Approved 24.08.22
<u>23-XXX-XXXXX</u> Stage 7. Water. <i>Related to ROL DA TBA.</i>	■	
<u>23-XXX-XXXXX</u> Stage 7. Sewer. <i>Related to ROL DA TBA.</i>	■	
MATERIAL CHANGE OF USE (+ combined OPW) – STAGE 7		
<u>DA</u> MCU. Stage 7. Details TBA.	■	
OTHER – REMOVAL OF VEGETATION – STAGE 7		
<u>Exempt Clearing - DES Reference: 30956 & APP0039833</u> Stage 7. Application to Dept of Environment & Science (DES) for Exempt Clearing Notification (Protected Plants) on Lot 13 SP238272, Lot 34 SP288488 and Lot 2 RP104683. <i>Acknowledgement received via email from Litoria on 07.09.19, and lasts two (2) years from the date of submission, being 05.08.19.</i>	05.08.19	Approved 07.09.19
<u>Vegetation Clearing – EPBC No. 2021 / 9112</u> Clearing of vegetation approval required under the EPBC Act (Australian Government).	01.12.21	← Under Assessment
<u>PMAV Certification – 2020 / 013850</u> Certification of a Property Map of Assessable Vegetation (PMAV) on Lot/s 2 RP104683 & 9 RP846150 & 25 SP214482 & 4 SP220852 & 13 SP238272 & 1000,906 SP270961 & 131 SP271849 & 34 SP315309 & 301 SP315313 & 299 SP318183. Category X area and Category C area. <i>Permit issued by DNRME (Old Govt) and is made under s.20C of the Vegetation Management Act 1999.</i>		Approved 04.12.20
<u>Amendment # 1</u> Amend PMAV Certification 2020 / 013850 in accordance with EPBC Approval 2021 / 9112.	■	
OTHER – FAUNA APPLICATIONS – STAGE 7		
<u>Koala Habitat Mapping</u> Amend Koala Habitat Mapping in accordance with EPBC Approval 2021 / 9112.	■	
OTHER – REMOVE LAND FROM EMR – STAGE 7		
<u>Remove Lot 13 SP 238272 from EMR</u> Stage 7. Remove Lot 13 SP 238272 from Environmental Management Register. <i>Issued by Dept of Environment & Heritage Old.</i>	11.03.14	Approved 08.04.14
<u>Remove Lot 2 RP 104683 from EMR</u> Stage 7. Remove Lot 2 RP 104683 from Environmental Management Register. <i>Issued by Dept of Environment & Science.</i>	16.08.18	Approved 06.09.18

QLD – CITISWICH BUSINESS PARK – HISTORY – STAGE 7

OTHER – ROAD APPLICATIONS – STAGE 7

<u>DTMR Road Corridor Permit No. 1259 (DTMR Ref No. 500/424)</u> Stage 7. Road Corridor Permit. Temporary underpass of Warrego Highway using the Bremer River Bridge. <i>Note: This permit was issued in association with DA Permit OPW 5426 / 2010 dated 30.5.11.</i>	04.10.10	Approved 10.06.11
<u>DTMR RCP0001523</u> Stage 7. Road Corridor Permit. Temporary underpass of the Warrego Highway using the Bremer River Bridge. <i>Required for Stage 7 bulk earthworks OPW / 3668 / 2013. Note: Expired 25.11.2014.</i>	30.08.13	Approved 26.11.13
<u>DTMR RCP0001750 (extension to 1523)</u> Stage 7. Road Corridor Permit – temporary underpass of the Warrego Highway using the Bremer River Bridge. <i>Required for Stage 7 bulk earthworks OPW / 3668 / 2013. Note: Expired 10.12.2015.</i>	12.11.14	Approved 17.11.14
Historical Summary of Applications / Submissions	Lodged	Status
<u>DTMR RCP0002065 (extension to 1523)</u> Stage 7. Road Corridor Permit – temporary underpass of the Warrego Highway using the Bremer River Bridge. <i>Required for Stage 7 bulk earthworks OPW / 3668 / 2013. Note: Expired 10.12.2016.</i>	28.10.15	Approved 26.02.16
<u>DTMR RCP0004663 (replaces expired RCP0001523)</u> Stage 7. Road Corridor Permit – temporary underpass of the Warrego Highway using the Bremer River Bridge. <i>Required for Stage 7 bulk earthworks OPW / 3668 / 2013. Expires: 28 June 2024.</i>	23.03.22	Approved 21.11.22
<u>Amendment # 1</u> Extend period of consent to TBA.	05.03.24	← Under Assessment

5.2 RELEVANT APPROVALS

Your reference
Our reference 3356/2002/MAMC/B:SH
Contact Officer Sally Holznagel
Telephone (07) 3810 7854



Ipswich City Council

1 Nicholas Street
PO Box 191
IPSWICH QLD 4305

Phone (07) 3810 6666
Fax (07) 3810 6731
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Walker Corporation Pty Ltd
(Attn: Sam Smith)
Email: citiswich@walkercorp.com.au

20 June 2022

Dear Sir/Madam

Re: Decision Notice for Change Application to a Development Approval
Application No: 3356/2002/MAMC/B
Proposal: Minor Change - Preliminary Approval for a Material Change of Use of Premises (Development in accordance with a Plan of Development, including seven (7) Sub-Areas: Riverside Sub-Area, Highways Sub-Area, Frame Industrial and Commercial Sub-Area, Central Industry Sub-Area, Residential Sub-Area, Open Space Sub-Area, Community Centre Sub-Area and Business and Industry Buffer Sub-Area) and Preliminary Approval for Reconfiguring a Lot (16 lots into 34 lots)
**Property Location: 6, 10, 11, 16 and 52 Hawkins Crescent, BUNDAMBA QLD 4304
88, 101 and 146 Hume Drive, BUNDAMBA QLD 4304
52, 54 Bognuda Street, BUNDAMBA QLD 4304,
239, 363-395 and 7001 Warrego Highway, RIVERVIEW QLD 4303**

I refer to the change application made under section 78 of the *Planning Act 2016*, received by Council on 26 April 2022 for a minor change to Application Number 3356/2002/MAMC/B, that was originally approved by Council on 6 July 2004 for land situated at 6, 10, 11, 16 and 52 Hawkins Crescent, Bundamba, 88, 101 and 146 Hume Drive, Bundamba, 52, 54 Bognuda Street, Bundamba and 239, 363-395 and 7001 Warrego Highway, Riverview and described as Lot 26 SP 326637, Lot 25 SP 214482, Lot 24 SP 326637, Lot 120 SP 294552, Lot 103 SP 326668, Lot 1000 SP 326669, Lot 131 SP 326637, Lot 28 SP 326637, Lot 27 SP 326637, Lot 301 SP 319612, Lot 1 SP 325702, Lot 4 RP 92591, Lot 5 RP 92591, Lot 33 SP 316699, Lot 2 RP 104683, Lot 13 SP 238272, Lot 34 SP 326668, Lot 32 SP 316699.

I wish to advise that the change application has been approved by Acting Development Assessment Central Manager on 20 June 2022 as follows:

Nature of Changes:

Nature of Change	Decision
Condition 23 – Parkland Dedication/Requirements	To be amended
Bremer Business Park Preliminary Approval	To be amended

Enclosed with this letter is the amended Development Approval, including:

- Attachment A – Assessment Manager's Conditions
- Attachment B – Approved Plans
- Appeal Rights

To avoid any doubt, please note that this approval commences from the date the original development approval started to have effect.

If you have any queries regarding this Change Application Decision Notice, please contact Sally Holznagel on the telephone number listed above.

Yours faithfully



Grant Johnson

ACTING DEVELOPMENT ASSESSMENT CENTRAL MANAGER

ATTACHMENT A – CHANGED APPLICATION DECISION NOTICE**1. Decision Details:**

Development	Approval Type	Decision	Relevant Period
Material Change of Use of Premises (Development in accordance with a Plan of Development, including seven (7) Sub-Areas: Riverside Sub-Area, Highways Sub-Area, Frame Sub-Area, Core Sub-Area, Residential Sub-Area, Open Space Sub-Area, Community and Commercial Centre Sub-Area)	Preliminary Approval	Approved subject to the conditions set out in Attachment A – Assessment Manager Conditions and Attachment B - Referral Agency Response	4 years
Reconfiguring a Lot (16 lots into 34 lots)	Preliminary Approval	Approved subject to the conditions set out in Attachment A – Assessment Manager Conditions and Attachment B - Referral Agency Response	4 years

2. Preliminary Approval Affecting the Planning Scheme

A preliminary approval to which section 242 of the *Sustainable Planning Act 2009* applies is given and the Assessment Manager has approved a variation to the local planning instruments, namely the Ipswich Planning Scheme 2006.

3. Approved Plans

The approved plans for this development approval are listed in condition 1 of the preliminary approval (material change of use – development in accordance with a Plan of Development) component and condition 3 of the preliminary approval (reconfiguring a lot – 16 lots into 34 lots) of the approval.

4. Codes for Self Assessable Development

Not applicable to this decision.

5. Other Necessary Development Permits and/or Compliance Permits

Further development permits, as required by the *Sustainable Planning Act 2009*, shall be obtained in respect of any material change of use, reconfiguring a lot, operational works, building works and plumbing works in relation to this approval prior to the commencement of use pursuant to the *Sustainable Planning Act 2009*.

6. Details of any Compliance Assessment Required for Documents or Work in Relation to the Development

Not applicable to this decision.

7. Submissions

There were properly made submissions received with respect to this application.

8. Conflict with a Relevant Instrument and Reasons for the Decision Despite the Conflict

Not applicable to this decision.

9. Referral Agencies

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Department of State Development, Infrastructure and Planning Ipswich SARA	Concurrence Agency	-Material Change of Use -Reconfiguring a Lot	Via email: ipswichsara@dsdip.qld.gov.au

Note: Referral agency response is attached to this decision notice.

10. When Development Approval Lapses

The relevant period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the relevant period is extended by the Assessment Manager pursuant to Chapter 6, Part 8, Division 5 of the *Sustainable Planning Act 2009* (Extending period of approvals), this development approval lapses in accordance with section 341 of the *Sustainable Planning Act 2009*.

11. When s.242 Preliminary Approval Lapses

This s.242 preliminary approval lapses in accordance with s.343 of the *Sustainable Planning Act 2009*.

12. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A for Assessment Manager conditions.

13. Infrastructure Charges

Not applicable to this decision.

14. Appeal Rights

Attachment C is an extract from the *Sustainable Planning Act 2009* which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

Attachment A

Assessment Manager (Ipswich City Council) Conditions

Conditions applicable to this approval under the Sustainable Planning Act 2009:

Preliminary Approval for Material Change of Use of Premises – Bremer Business Park Preliminary Approval

1. **Site Development**

The proposed development of the Bremer Business Park Area shall be undertaken in accordance with the Bremer Business Park Preliminary Approval (see Attachment A).

2. **Self-Assessable Development**

The developer is required to notify Council in writing of the commencement of any self-assessable use to be undertaken in accordance with the Bremer Business Park Preliminary Approval.

3. **Code Assessable Development**

Any code assessable development to be undertaken in accordance with the Bremer Business Park Preliminary Approval shall demonstrate compliance with the Bremer Business Park Preliminary Approval, relevant assessment criteria and Planning Scheme Policies contained within the Ipswich Planning Scheme unless specified otherwise in the Bremer Business Park Preliminary Approval.

4. **Contributions**

- (a) The developer shall establish a 'serviced' headworks contribution credit for the land included in the Core Sub-Area, Frame Sub-Area, Highway Sub-Area, Riverside Sub-Area and Community and Commercial Sub-Area under the Bremer Business Park Preliminary Approval. To this end, the developer shall pay headworks contributions for the Core Sub-Area, Frame Sub-Area, Highway Sub-Area and Riverside Sub-Area at the level of 22.5 equivalent persons (ep) per hectare for water supply and sewerage and 46.5 equivalent persons (ep) per hectare for roadworks and for the Community and Commercial Sub-Area at the level of 22.5 equivalent persons (ep) per hectare for water supply and sewerage and 133 equivalent persons (ep) per hectare for roadworks; and

NB: These contributions established a minimum deemed credit for the land included in the abovementioned Sub-Areas. Where establishing/commencing uses and/or works create a demand greater than the deemed credit, further contributions may be applicable in accordance with the relevant Council Policies.

- (b) The developer shall pay a recycled water infrastructure and streetscape contributions (where applicable); and

- (c) The developer shall pay contributions towards the provision of water, sewerage, roadworks, social amenity and open space (parks) headworks for the land included in the Residential Sub-Area in accordance with the relevant Council Policies prior to the issuing of a Development Permit for Building works and/or prior to the issuing of a Development Permit for Reconfiguring a Lot and/or prior to the issuing of a Development Permit for a Material Change of Use (Code or Impact or Self-Assessable (if applicable)); and

The contributions must be paid at the rates applicable at the time of payment. Payment is required prior to the issuing of a Development Permit for Building Works and/or prior to the issuing of a Development Permit for Reconfiguring a Lot and/or as per conditions of a further Development Permit for a Material Change of Use (Code or Impact or Self-Assessable (if applicable)); or

- (d) The developer may seek an alternative agreement in respect to water supply and sewerage infrastructure contributions. The agreement shall be prepared and approved by Council prior to the issuing of a Development Permit for Building Works and/or prior to the issuing of a Development Permit for Reconfiguring a Lot and/or prior to the issuing of a Development Permit for a Material Change of Use (Code or Impact or Self-Assessable (if applicable)).

5. 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.

6. Road Naming Plan

The developer shall submit to and for approval by Council a list of names and name meanings for each new road to be opened. The proposed names shall be submitted to Council as part of any further application for a development permit for reconfiguring of a lot over the land.

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*.
- (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. Cultural Heritage Identification

- (a) The developer shall prepare a schedule of places/locations or structures of cultural heritage significance within the Bremer Business Park Area for identification. This list is to be approved by the Development Manager and such identified places/locations or structures are to be acknowledged on the specific site through the installation of appropriately located and detailed interpretive works and signage describing the history and cultural significance of relevant item/s.
- (b) The developer is to engage an appropriately qualified person to photograph and document (with measured drawings) the places/locations or structures in their existing condition, all items that are proposed to be demolished, removed or adaptively reused.

Four (4) copies of a report, including photographs and documentation shall be submitted to the Development Manager for approval. Once approved, two (2) copies of the report shall be held by the Planning and Development Department with the other two (2) copies being forwarded to the Ipswich City Council Library and John Oxley Library.

- (c) Such work shall be completed prior to the issuing of a Development Permit for Building Works and/or prior to the issuing of a Development Permit for Reconfiguring a Lot and/or as per conditions of a further Development Permit for a Material Change of Use (Code or Impact or Self-Assessable (if applicable)).

9. Engineering Requirements

The following engineering requirements, detailed in Conditions 10 – 18, shall be completed to the satisfaction of the Senior Development Engineer and in accordance with Council's Planning Scheme Policy 3 – General Works.

10. Mining

- (a) The developer shall prepare a detailed mining and geological assessment and recommendations report for those areas of the Bremer Business Park Area where there is evidence of previous mining activity or mining influence.
- (b) The proposed development shall be designed and constructed in accordance with the approved recommendations as outlined in the geotechnical report and any required amendments.
- (c) 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(s).
- (d) The developer shall prepare and register a Covenant with the Register of Titles for each of the affected lots as identified in the abovementioned report, prior to the issuing of a Development Permit for Building Works and/or prior to the issuing of a Development Permit for Reconfiguring a Lot and/or as per conditions of a further Development Permit for a

Material Change of Use (Code or Impact or Self-Assessable (if applicable)). The covenant shall be to the satisfaction of the Development Manager and advise that:

- (i) All building structures shall be designed and constructed in accordance with the recommendations as outlined in the geotechnical report;
- (ii) 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 reports.
- (e) The Developer shall pay all costs concerning the preparation and execution of the covenant and any registration fees and duty (if any).

11. Roadworks/Traffic

- (a) The developer shall provide an updated and detailed traffic study and recommendations, prepared by a RPEQ for the Bremer Business Park Area. Amongst other matters, the study shall address, but not be limited to, the following:
 - (i) A review of the traffic generated by the Bremer Business Park Area;
 - (ii) Road hierarchy for the Bremer Business Park Area, including connection points to the external road network;
 - (iii) Generalised land use;
 - (iv) Public transport needs;
 - (v) Staging and timing of the proposed works;
 - (vi) Effects on existing road networks;
 - (vii) Recommendation of specific measures to be undertaken to improve the alignment, sight distances, and signage of all roads which will result in safe movements of light and heavy vehicles, and reduce delays and queuing distances, including the connectivity of all transport systems available to the regions north and south of the Warrego Highway.

The access to the area on the northern side of the Warrego Highway is to be established prior to the commencement of any works on this portion of the Bremer Business Park Area and will be either via a service road connecting the northern round-a-bout at the River Road fly-over to the Warrego Highway, together with the necessary upgrading of the on and off-ramps to the Warrego Highway and with the necessary upgrades to the River Road bridge, both round-a-bouts, and Ashburn Road near the fly-over. Alternatively, this access may be achieved via a new fly-over over the Warrego Highway as an extension of Bognuda Street, together with the necessary accompanying on and off-ramps to the Warrego Highway.

It should be noted that both options for this northern connection require the approval of the Department of Main Roads and Council. Additionally, if any land is under other private ownership, written permission for the connection shall be obtained and forwarded to Council.

- (viii) Recommendation of specific measures to be undertaken to upgrade Bognuda, Ashburn, Carberry and Bird Streets in terms of pavement widths and quality footpaths and stormwater management. It is noted that the developer has made specific commitments to the community in respect to the provision of works in Bird Street. To this end, the developer shall provide kerb and channel on both sides of Bird Street and drainage works and pavement infill as determined necessary by the Senior Development Engineer;
- (ix) Recommendation of specific measures to be undertaken to define and improve the intersections of and to Brisbane Road, River Road and Ashburn Road and Warrego Highway;
- (x) Recommendation of specific measures to be undertaken to isolate or distinctly separate all industrial traffic from residential traffic on Bognuda Street (where practical);
- (xi) Recommendation of specific measures for the construction of a new connection road between Ashburn and Brisbane Roads.

This road shall be constructed with the cross-section of an arterial road, a design speed of 70km/h and be able to cater for B-Doubles.

The road is to be established prior to the commencement of any works on this portion of the Bremer Business Park Area and will access Brisbane Road through Lots 2 and 7 on RP22379. Additionally, if any land is under other private ownership, written permission for the connection shall be obtained and forwarded to Council.

- (b) The study shall be submitted to and approved by the Development Manager prior to the issuing of a Development Permit for Building Works and/or prior to the issuing of a Development Permit for Reconfiguring a Lot and/or Development Permit for a Material Change of Use (Code or Impact or Self-Assessable (if applicable)).

The Developer shall undertake any works deemed necessary by the Senior Development Engineer, to comply with the requirements of the traffic study.

12. Local Area Traffic Management Scheme

- (a) The developer shall implement an integrated local area traffic management (LATM) scheme in the existing residential areas to the south and south-west of the Bremer Business Park Area, as follows:
 - (i) The LATM scheme shall be designed in accordance with the requirements of Council and approved by the Works Manager prior to the issuing of a Development Permit for Building Works and/or prior to the issuing of a Development Permit for Reconfiguring a Lot and/or

Development Permit for a Material Change of Use (Code or Impact or Self-Assessable (if applicable));

- (ii) The LATM scheme shall include a comprehensive public consultation component in which the developer must prepare and submit a communication plan for approval by the Works Manager prior to the issuing of a Development Permit for Building Works and/or prior to the issuing of a Development Permit for Reconfiguring a Lot and/or Development Permit for a Material Change of Use (Code or Impact or Self-Assessable (if applicable));
- (iii) Initial design guidelines (to be finalised after public consultation) for the LATM scheme are:
 - Direction signs on Brisbane Road, Jacaranda Street and Wattle Street to advise motorists (particularly heavy vehicle drivers) of alternative routes to Bremer Business Park. The type, size, layout and location of the direction signs requires approval from Council before implementation;
 - Traffic control devices on Bryne Street (south of Law Street), Bognuda Street (north & south of Law Street) and Vale Street (east of Bognuda Street). These devices are to be either or a combination of angled slow points, deflected T-intersection devices or speed platforms. They shall be spaced at appropriate intervals so as to achieve a 50km/h speed environment and designed to provide adequate deflection for general traffic but still be able to accommodate buses and other large vehicles;
 - Roundabouts at the intersections of:
 - Law Street - Byrne Street;
 - Bognuda Street - Law Street; and
 - Boundary Street - Bognuda Street - proposed Residential Access Street.

Adequate design and approach widening will be required at these roundabouts in order to accommodate turning vehicles, including turning articulated vehicles that are required to use the Law Street - Byrne Street and Bognuda Street - Law Street intersections from time to time. The central roundabout islands may need to be fully mountable, however the approach splitter islands should be of semi-mountable kerb and accommodate appropriate signage to provide sufficient prominence and control vehicle movements;

- Entry thresholds (consisting of kerb build-outs, central islands and raised & coloured pavement treatments) to signify entry to the residential area at:
 - the southern approach from the Bremer Business Park (just after the proposed roundabout at the intersection of the new east-west internal road and the realigned Bognuda Street;
 - Byrne Street (north of Vale Street); and
 - Vale Street (east of Byrne Street).
 - The closure of Bognuda Street in the vicinity of 44 Bognuda Street (Lot 1 on RP102431);
- (b) The LATM scheme shall be fully completed within *two (2) years* from the date of approval of this development application;

- (c) Council may by agreement extend the period by which the LATM scheme has to be completed; and
- (d) Design and construction of this LATM scheme shall be at no cost to Council;
- (e) In lieu of (a) to (d) above (ie. implementation of the LATM scheme), the developer may:
 - (i) Design and construct a roundabout at the intersection of Boundary Street, Bognuda Street and the proposed Residential Access Street in accordance with Council requirements; and
 - (ii) Provide Council a monetary contribution of \$600,000 (equal to the value of the consultation, planning, design and construction of the LATM scheme outlined (a) to (d) above).

This contribution shall be applicable for a period of twelve months and thereafter shall be calculated from the date of development approval to the date when payment is made in accordance with the CPI.

13. Sewerage

- (a) The developer shall submit a sewerage planning report to and for approval by the Ipswich Water Manager. The scope of the report should be determined in consultation with Ipswich Water. The report shall address, but not be limited to, the sewerage works required to service the Bremer Business Park Area, the timing of infrastructure and the impacts the proposed Bremer Business Park Area has on the existing (including the Bundamba Wastewater Centre) and planned infrastructure of Council.
- (a) This sewerage planning report shall be submitted prior to the issuing of a Development Permit for Building Works and/or prior to the issuing of a Development Permit for Reconfiguring a Lot and/or Development Permit for a Material Change of Use (Code or Impact or Self-Assessable (if applicable)).
- (b) The developer shall review and update, if necessary, the report as determined by Council. Council may request the developer to review and update the report where the assumptions used in the report vary from what is being proposed by the developer. This may occur where the anticipated demands or timing of development have been amended/alterd.
- (c) The developer shall undertake all works identified within the approved report. This includes all aspects of the works including, but not limited to, the design, construction, supervision, land acquisition, testing, survey and preparation of as-constructed drawings.

14. Non-Potable Water (Recycled Sewage Effluent)

- (a) The developer shall provide a recycled water reticulation system in the Bremer Business Park Area in accordance with Council's requirements. Such a system may include a trunk main for the conveyance of the processed sewage effluent from the Bundamba Sewage Treatment Plant. The sizing of the main is to be established by an RPEQ in conjunction with discussions and projected demands anticipated by Ipswich Water;

- (b) The Developer shall make provision for a recycled water main on both sides of each applicable road. An approved route for the location of the trunk water, sewage and recycled water mains is to be established prior to the issuing of a Development Permit for Building Works and/or prior to the issuing of a Development Permit for Reconfiguring a Lot and/or Development Permit for a Material Change of Use (Code or Impact or Self-Assessable (if applicable)).

15. Water

- (a) The developer shall submit a water supply planning report to and for approval by the Ipswich Water Manager. The scope of the report shall be determined in consultation with Ipswich Water. The report shall address, but not be limited to, the water supply works required to service the Bremer Business Park Area, the timing of infrastructure and the impacts the proposed development has on the existing and planned infrastructure of Council.
- (b) The report shall be approved by the Ipswich Water Manager prior to the issuing of a Development Permit for Building Works and/or prior to the issuing of a Development Permit for Reconfiguring a Lot and/or Development Permit for a Material Change of Use (Code or Impact or Self-Assessable (if applicable)).
- (c) The developer shall review and update, if necessary, the report as determined by Council. This may be as a result of the development amending/altering anticipated demands or timing.
- (d) The developer shall undertake all works identified within the approved report. This includes all aspects of the works including, but not limited to, the design, construction, supervision, land acquisition, testing, survey and preparation of as-constructed drawings.
- (e) The developer shall provide water mains on both sides of each applicable road, unless otherwise agreed to by Ipswich Water.
- (f) The developer shall construct a new water main in the Bremer Business Park Area to replace the existing 500mm central trunk water main located between River Road and Bognuda Street. The developer shall contact Council to determine its requirements. The developer will be advised by Council as to, but not limited to, the extent of works that needs to be undertaken on the existing main (whether the main needs to be removed or the existing easement/s relinquished), the timing of the works (new main has to be constructed before the existing main has been taken off line), the alignment of the new main (open space, water and wastewater corridor) and the size of the main.
- (g) The developer shall contact Council prior to the issuing of a Development Permit for Building Works and/or prior to the issuing of a Development Permit for Reconfiguring a Lot and/or Development Permit for a Material Change of Use (Code or Impact or Self-Assessable (if applicable)) to determine if Council has any requirements in respect to the works that will be carried out within or in vicinity of the water and wastewater corridors. Council may request that the developer undertake works to ensure the water and wastewater pipelines that are proposed within the corridor are not adversely impacted by the developer's proposed works. The developer shall incorporate Council's requirements. Any works requested by Council shall be undertaken at the expense of Council. Council would be responsible for the full costs of the main crossings.

16. Water and Wastewater Corridors

- (a) The developer shall provide water and wastewater purpose corridors through the Bremer Business Park Area on the alignments generally indicated in the Bremer Business Park Preliminary Approval.
- (b) The corridors will vary in width depending on the infrastructure that is to be constructed within them. The corridors are to have a minimum width of 20 metres and are expected to have an average width of 25 metres, unless otherwise approved by the Development Manager.
- (c) The developer shall locate the corridors in open space, verge widths and in front setbacks of private properties, in this order. If required, the developer shall amend the proposed layout to ensure that this is achieved, unless otherwise approved by Council.
- (d) The developer shall provide an easement in favour of Council for water and wastewater purposes where the corridors are located in private property.
- (e) The developer shall provide an access easement in favour of Council to the water and wastewater easement where no direct frontage is available to any public areas.
- (f) The developer shall contact Council prior to undertaking any works within the designated corridors to ascertain Council's requirements. This includes works relating to fencing, landscaping and driveways.

17. Road Reserves – Service Alignments

The developer shall provide a plan detailing the road reserve widths required within the Bremer Business Park Area. This plan should detail the services to be contained within each road reserve, their alignments and expected time for construction. The plan should provide adequate cross sections, with details of the existing infrastructure, for Council to determine if the road reserves proposed are sufficient.

18. 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 Bremer Business Park Area, 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 these and future designs 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) Each proposed residential, commercial and/or industrial allotment shall be designed to comply with QUDM, Council's standards and the New Ipswich City Planning Scheme, including unimpeded access to a road system which is also above the design flood level.
- (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 without the approval of the Senior Development Engineer. There shall be minimal disturbance to vegetation in the flood area, unless prior written approval is obtained from Council.
- (g) Filling in proposed Lots, which are adjacent to the watercourse shown on the proposal plan, shall not be undertaken without the written approval of Council.

19. Health and Environmental Protection Requirements

Conditions 20 – 21, unless otherwise stated, shall be completed to the satisfaction of the Chief Environmental Health Officer.

20. Contaminated Land

The developer shall ensure all land to be dedicated to Council is not listed on either the Contaminated Land Register or the Environmental Management Register prior to dedication. In this regard the developer shall be responsible for all works associated with the removal of any land to be dedicated to Council from these registers. The developer shall provide details to Council demonstrating that the requirements of this condition have been met prior to the issuing of a Development Permit for Building Works and/or prior to the issuing of a Development Permit for Reconfiguring a Lot and/or Development Permit for a Material Change of Use (Code or Impact or Self-Assessable (if applicable)).

21. Stormwater Quality

The developer shall submit to and receive approval from the Health and Environmental Protection Manager for a Master Stormwater Quality Management Plan for the Bremer Business Park Area (the Master SQMP) prior to the issuing of a Development Permit for Building Works and/or prior to the issuing of a Development Permit for Reconfiguring a Lot and/or Development Permit for a Material Change of Use (Code or Impact or Self-Assessable (if applicable)). A suitably qualified and experienced professional must prepare the Master SQMP. The Master SQMP must:

- (i) Provide a management approach that ensures:
 - Stormwater quality management measures for the Bremer Business Park Area consist of physical treatment measures to ensure that the stormwater discharged from a land use type complies with the pollutant levels identified in Table 1 below;
 - Stormwater quality management measures for residential areas and roads consist of physical treatment measures to ensure that the stormwater discharged from these areas comply with the pollutant levels identified in Table 1 below;
 - The matters of water sensitive urban design (WSUD), stormwater management and stormwater quality will be addressed throughout the Bremer Business Park Area in an integrated approach, and
 - A refined Conceptual Design Stormwater Quality Management Plan (the Conceptual Design SQMP) is supplied for each development site prior to the issuing of a Development Permit for Building Works and/or prior to the issuing of a Development Permit for Reconfiguring a Lot and/or Development Permit for a Material Change of Use (Code or Impact or Self-Assessable (if applicable)) and then a Detailed Design Stormwater Quality Management Plan (the Detailed Design SQMP) is supplied for each development site prior to the issuing of a Development Permit for Operational Works.
- (ii) Demonstrate, through appropriate pollutant export modelling (eg AQUALM or MUSIC), that the pollutant levels in the stormwater discharged from the Bremer Business Park Area comply with the pollutant levels identified in Table 1 below.

TABLE 1

Indicator	Modified ecosystem, wildlife, cultural heritage, secondary & visual recreation, industry, stock and irrigation
Total Phosphorus	70 ug/L
Total Nitrogen	650 ug/L
Suspended solids	15mg/L for combined wet and dry periods 90% ile < 100mg/L for wet weather periods
Oils and grease	no visible films or odour
Organic Carbon	As determined through the investigations into organic carbon on the site.
Litter/gross pollutants	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.
- Dependencies on hardness iron and chromium shown in brackets are difficult to quantify. They may be ignored initially but subsequently considered if the pollutant level range is exceeded. For more information refer to the latest Australian Water Quality Guidelines for Fresh and Marine Waters (ANZECC).
- A wet weather period is defined as "any period where stormwater runoff leaves the site".

22. Conservation, Parks and Sport Requirements

Conditions 23 – 26, unless otherwise stated, shall be completed to the satisfaction of the Conservation, Parks and Sport Manager.

23. Parkland Dedication/Requirements

Parkland works within the area included in the Open Space Sub-Area under the Bremer Business Park Preliminary Approval shall be undertaken generally in accordance with Plan Number 01, revision ~~Q O~~, Overall Landscape Master Plan, dated ~~7/12/2017~~ **21 February 2022** and Plan Number 02, revision ~~Q P~~, Indicative Circulation Hierarchy Plan, dated ~~7/12/2017~~ **6 June 2022**, prepared by ~~Place Design Group~~ **Walker Corporation Pty Ltd**. Open space shall be dedicated, free of cost to and compensation by Council, in fee simple, in accordance with the following requirements:

Location	OPW approval requirements	Timing of works	Dedication
Eastern Tributary Park South	Landscape plans to be approved with the first operational works application associated with a reconfiguring a lot approval for industrial/business lots within stage 2.	Works to be finalised prior to 31 December 2013.	Park is to be dedicated to Council either with plan sealing of the first lot in stage 2 or as otherwise determined by a reconfiguration permit for stage 2.
Warrego Highway south side buffer landscaping	Landscape plans to be approved with the first operational works application associated with a reconfiguring a lot approval for industrial/business lots within stage 1.	Works to be finalised prior to 31 December 2013.	Not required.
Stage 5 buffer in accordance with application no. 5760/15	Landscape plans to be approved with the first operational works application associated with application no. 5760/15.	Works to be finalised prior to dedication or as otherwise determined by application no. 5760/15.	Prior to plan sealing of the first lot as part of application no. 5760/15.
Stage 6 – 5,000m ² local recreational park	Landscape plans to be approved with the first operational works application associated with a reconfiguring a lot approval for industrial/business lots within stage 6.	Works to be finalised prior to dedication or as otherwise determined by a reconfiguration	Park is to be dedicated as otherwise determined by a reconfiguration permit or operational works permit for stage 6 or deed between Council and Walker.

		permit or operational works permit for stage 6 or deed between Council and Walker.	
Stage 6 – eastern landscape buffer	Landscape plans to be approved with the first operational works application associated with a reconfiguring a lot approval for industrial/business lots within stage 6.	Works to be finalised prior to dedication or as otherwise determined by a reconfiguration permit or operational works permit for stage 6 or deed between Council and Walker.	Park is to be dedicated as otherwise determined by a reconfiguration permit or operational works permit for stage 6 or deed between Council and Walker.
Stage 6 – western landscape buffer	Landscape plans to be approved with the first operational works application associated with a reconfiguring a lot approval for industrial/business lots within stage 6.	Works to be finalised prior to dedication or as otherwise determined by a reconfiguration permit or operational works permit for stage 6 or deed between Council and Walker.	Park is to be dedicated as otherwise determined by a reconfiguration permit or operational works permit for stage 6 or deed between Council and Walker.
Archer Street Park	Landscape plans to be approved with the first operational works application associated with a reconfiguring a lot approval for industrial/business lots within stage 7 or as agreed between Council and Walker.	Works to be finalised prior to dedication or as otherwise determined by a reconfiguration permit or operational works permit for stage 7 or as agreed between Council and Walker.	Prior to plan sealing of the first lot (not including balance lots) for stage 7 or as otherwise determined by a reconfiguration permit or operational works permit for stage 7 or as determined by an option deed to be exercised by Council to buy the land for \$1 in the following time frame: 1 July 2018, with a caveat that Walker may extend this timeframe for a further 5 years, after which further extensions may be sought and agreed to.
Bremer River Riparian Park	Detailed landscape plans to be approved with the first operational works application associated with a reconfiguring a lot approval for industrial/business lots within stage 7.	Works to be finalised prior to dedication or as otherwise determined by a reconfiguration permit or operational works permit for stage 7.	Prior to plan sealing of the first lot adjacent to the open space (not including balance lots) or as otherwise determined by a reconfiguration permit or operational works permit for stage 7.

24. Clearing/Disturbance within Proposed Parkland

- (a) No clearing shall be undertaken in proposed parkland without the prior approval of the Conservation, Parks and Sport Manager.

- (b) All areas of disturbance within parkland including areas of erosion and bare ground shall be rehabilitated. All batters and banks shall be fully stabilised and vegetated to the satisfaction of the Conservation, Parks and Sport Manager.

25. Quality of Park Dedication

Land to be dedicated for park purposes shall be upgraded to the satisfaction of the Conservation, Parks and Sport Manager as follows:

- (a) Declared plants, environmental weeds and rubbish shall be removed;
- (b) Dead trees shall be removed and dangerous trees made safe within 10 m of proposed house blocks or proposed pathways or playgrounds;
- (c) Open areas shall be grassed and left in mowable condition;
- (d) Open areas shall be free of rocks, stumps, humps and hollows;
- (e) Disturbed areas shall be revegetated using indigenous plant species;
- (f) A cleared 4m wide mowable strip shall be formed behind proposed house blocks;
- (g) All rubbish shall be removed from parkland;
- (h) Parkland shall be freely and safely drained;
- (i) All playground equipment and park furniture shall meet Australian Standards both in supply and installation;
- (j) No overburden or spoil shall be pushed or deposited into parkland;
- (k) Water, sewer and power service shall be provided to the proposed park; and
- (l) There shall be no removal of soil or filling around trees.

26. 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.

27. Department of Main Roads

The Bremer Business Park Preliminary Approval excludes the areas identified for quarantine in the Department of Main Road's Concurrence Agency response dated 24 September 2003 until such time as the quarantine period lapses or the Department of Main Roads determines that the quarantine is no longer required.

28. When Preliminary Approval Takes Effect

This preliminary 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 - when the submitter's appeal period ends; or
- (b) If an appeal is made to the court - subject to the decision of the court, when the appeal is finally decided.

29. When Preliminary Approval Lapses

- (a) This preliminary approval lapses:
 - (i) At the end of the currency period, unless the change of use happens before the end of the currency period. The currency period for this approval is 4 years starting the day the approval takes effect; and
 - (ii) Where the change of use of any premises established pursuant to the development approval has ceased for a period of at least 12 months.
- (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.
- (c) All of the development the subject of this approval shall be completed within the periods stated in Condition (a)(i) above. This approval shall lapse for any part of the development of the site that has not commenced within the currency period stated in Condition (a)(i) above.

Preliminary Approval for Reconfiguring of a Lot

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. Development Plan

An amended development plan and staging plan, generally in accordance with Plan Number JD 2322-00-069 (Attachment B), dated 14 April 2004 and prepared by Keilar Fox and McGhie and Plan Number JD 2322-00-070 (Attachment C), dated 14 April 2004 and prepared by Keilar Fox and McGhie, shall be submitted to and approved by the Development Manager prior to Council issuing a development permit for reconfiguring of a lot over the land. Such plan shall include, amongst other items, the following:-

- (i) Approved locations, widths and paths for the trunk water, sewer and recycled water mains and any sewer rising mains with the Bremer Business Park Area (Refer to Conditions 9, 10, 11 and 12 from the abovementioned Preliminary Approval for Material Change of Use of Premises);
- (ii) Trafficable connections for the Bremer Business Park Area (Refer to Condition 8 from the abovementioned Preliminary Approval for Material Change of Use of Premises);

4. 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.

5. Compliance with Conditions

- (a) Conditions 1 to 27 from the abovementioned Preliminary Approval for Material Change of Use of Premises shall be completed prior to signing of the relevant plan of survey or as determined by the Development Manager.
- (b) Unless otherwise stated all conditions from this Preliminary Approval for Reconfiguring of a Lot shall be completed prior to signing of the relevant plan of survey or as determined by the Development Manager.
- (c) All conditions shall be completed to the satisfaction of the Development Manager.

6. When this 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.

7. 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.

8. Conditions of Concurrence Agencies

- (a) The Environmental Protection Agency (Contaminated Land Unit) is a concurrence agency with regard to this development approval. The attached concurrence agency response, dated 10 September 2003 forms part of this Decision Notice as per Attachment D to the report by the Development Manager dated 15 June 2004.
- (b) The Department of Main Roads is a concurrence agency with regard to this development approval. The attached concurrence agency response, dated 24 September 2003 forms part of this Decision Notice as per Attachment E to the report by the Development Manager dated 15 June 2004.

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. 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.

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.

2. 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.

3. Cultural Heritage

The Cultural Heritage Branch of the Environmental Protection Agency advised Council in a letter dated 10 April 2003 that three (3) Queensland Estate sites were destroyed on land within the Bremer Business Park Area through site works associated with the establishment of the Capral Aluminium Extrusion Plant. Queensland Estate sites are protected under the *Cultural Record (Landscape Queensland and Queensland Estate) Act 1987*. The Act states that it is offence under section 56(2) to '...take, destroy, damage, deface, excavate, expose, conceal or interfere with an item of Queensland Estate', unless a person does so under the authority of the Act. As such, the developer is reminded of its responsibilities under the Act.

4. Mining

The land to which this approval relates may have been worked by underground coal mining operations. Council, and its servants and agents, accept no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the developer and in reliance of information submitted by the developer in support thereof.

APPEAL RIGHTS

Applicant appeal rights

You have appeal rights in relation to this decision. An appeal may be made against a responsible entity's decision for a change application.

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

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

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

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

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

Concurrence/Advice agency appeal rights

If this notice is given to a concurrence agency or advice agency, other than the chief executive under the *Planning Act 2016* that gave a pre-request response or response notice:

You have appeal rights against the decision for a change application if you are an affected entity that gave a pre-request response notice or response notice for the change application.

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

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

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

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

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

If this notice is given to an advice agency which requested that its referral agency response be treated as a properly made submission:

You have appeal rights in relation to this decision if you are an eligible advice agency. An appeal may be made against, as applicable, a provision of a development approval, or failure to include a provision in the development approval, to the extent the matter relates to:

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

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

An appeal may be made to the Planning and Environment Court.

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

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

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

Submitter appeal rights

You have appeal rights in relation to this decision if you are an eligible submitter. An appeal may be made against, as applicable, the decision to approve the change application, a provision of a development approval, or failure to include a provision in the development approval, to the extent the matter relates to:

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

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

An appeal may be made to the Planning and Environment Court.

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

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

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

5.3 RELEVANT SURROUNDING APPROVALS

PROJECT

219 WESTPHALEN DRIVE,
RIVERVIEW

CLIENT

WESTPHALEN
DEVELOPMENTS PTY LTD

KEYS / NOTES

- SUBJECT SITE
- PROPOSED BUILDING ENVELOPE

NOTE:
All information shown on this plan is indicative for discussion purposes only. The proposed layout is preliminary only and subject to detail design, engineering, traffic and planning review. Subject to relevant local and state government approvals.

DRAFT

DRAWING TITLE

PROPOSED ROL PLAN

DESIGN : TW
DOCUMENT : TW
PROJECT : 1121115
SCALE : 1:2000@A3



DRAWING NUMBER
1121115 - 01

REVISION
V





PROJECT

219 WESTPHALEN DRIVE,
RIVERVIEW

CLIENT

WESTPHALEN
DEVELOPMENTS PTY LTD

KEYS / NOTES

-  SUBJECT SITE
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