

Date: 03/10/2017
Site: Rawlings Road Residential Development
Client: Defence Housing Australia
EPBC Ref: 2016/7723
SHG Ref: 8122E
SHG Contact: Adam Hutchinson (07 3251 9440)

Attention: Ben Phillips

Assistant Director
Queensland Assessments and Sea Dumping Sections
Environment Standards Division
Department of the Environment and Energy
GPO Box 787
Canberra ACT 2601

RE: Rawlings Road Residential Development (EPBC: Act Ref 2016/7723) Response to submissions made during Public Notification of Preliminary Documentation under the EPBC Act

Dear Ben,

Pursuant to Section 95A(3) of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and direction to publish from the **Department of Environment and Energy** (DEE) **Defence Housing Australia** commenced the public notification process for the Rawlings Road Residential Development (EPBC Act Ref: 2016/7723).

Public comments were invited on the Rawlings Road Residential Development EPBC Act Preliminary Documentation Submission Report from the 13th September to the 26th September 2017. Two (2) submission were received during this period.

A response to these submissions have been provided in **Attachment 1**, which is to be included as a covering letter to the Rawlings Road Residential Development EPBC Act Preliminary Documentation Submission during the second phase of public notification. A copy of the submissions are provided in **Attachment 2**.

Kind Regards,



Adam Hutchinson
Senior Environmental Scientist
Saunders Havill Group

Attachment I –

Rawlings Road Residential Development Preliminary Documentation
Submission Response

Rawlings Road Residential Development (2016/7723) Preliminary Documentation Submission Response Memo

RE: Rawlings Road Residential Development (EPBC: Act Ref 2016/7723) Covering memo response to submissions made during Public Notification of Preliminary Documentation under the EPBC Act

Pursuant to Section 95A(3) of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and direction to publish from the **Department of Environment and Energy (DEE), Defence Housing Australia** commenced the public notification process for the Rawlings Road Residential Development (EPBC Act Ref: 2016/7723). Public comments were invited on the Rawlings Road Residential Development EPBC Act Preliminary Documentation Submission Report (PD) from the 13th of September to the 26th of September 2017. Two (2) submissions were received during this period.

The two (2) submissions were received in the form of electronic mail rather than the requested hardcopy format stipulated in the advertisement, however both have been considered properly made for the purposes of obtaining community feedback on the project. Both submissions have been reviewed and a combined response to the listed matters of concern are highlighted below.

The submission(s) identified concerns regarding the following:

- The single seasonality of the survey effort;
- Retention of critical Koala habitat,
- The loss of essential habitat and incursion of roads (in a general context);
- The location of the development; and
- Animal refuge on the subject site due to regional clearing (including Koala).

Single seasonality of the survey effort

Concern was stated over the seasonality of the survey effort as only one summer season of survey was conducted in the assessment of the site. In relation to the Vulnerable Koala, in which this project has been determined a controlled action, the site surveys did locate evidence of Koala as stated in PD Part A (**Section 2.2.4**). Koala usage for the site was assessed via a combination of interrogating desktop database sources of available locality records and the results of a number of Spot Assessment Technique surveys (SAT) PD Part A (**Section 2.2.1 and 2.2.4**). All survey methods deployed on-site are listed in section 5 of the **DEE's –EPBC Act referral guidelines for the vulnerable koala** (the guideline).

The Koala habitat assessment tool outlines when site vegetation is considered “Critical” Habitat for the Koala under five main categories, being:

- Koala occurrence;
- Vegetation composition;
- Habitat connectivity;
- Key existing threats; and
- Recovery value.

Species presence for the vulnerable Koala is assessed under the Koala occurrence category. The way in which this assessment category is structured any direct or indirect evidence of Koala will result in a maximum score of 2 (out of 2). As stated in PD Part A (**Section 2.2.4 and Attachment A6**) the assessment for the Rawlings Road Residential Development yielded indirect evidence of Koala usage in the form of scats and therefore received a maximum score for Koala occurrence (2/2). Increased survey effort or seasonal variances would not in this instance result in a different altered score or level applied to the project area under the Koala Habitat Assessment Tool.

Retention of critical Koala habitat

Highlighted in the submission(s) was the need for the retention of critical Koala habitat in large enough pockets to support Koala. The Rawlings Road Residential Development (2016/7723) has been assessed by the **DEE** and has been determined to be a controlled action (**Attachment A1 of PD Part A**). As such, the impacts of the project on Critical Habitat areas are to be compensated through an environmental offset in accordance with the EPBC Act’s Environmental Offset Policy. A direct offset will be legally secured and improved to compensate for 100 percent of the quantum of impact as stated in PD Part A (**Sections 5.2 & 5.3**). A direct offset must include actions that provide a measurable conservation gain for an impacted protected matter, in this case for the vulnerable Koala. The Rawlings Road Residential Development (2016/7723) is currently in the process of securing direct offsets as per the *Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy*. These offsets must be assessed and approved by the **DEE** and legally secured prior to the commencement of the action, including any vegetation clearing on the project land. For more information on direct offsets please refer to the **DEE’s Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy**, which can be found on the **DEE** website at www.environment.gov.au.

The loss of essential habitat and incursion of roads (in a general context);

Concern was highlighted in one submission of the loss of essential habitat and the incursion of roads in the general region. Allocation of roads within the proposed development falls under the jurisdiction of the regional council

(Ipswich City Council (**ICC**)). The **DEE** is concerned with matters listed to be of National Ecological Significance (MNES), which may include impacts of new or upgraded roads, however does not extend to the allocation of roads.

Assessment of the Rawlings Road Residential Development was assessed and approved by the ICC on the 8th of June 2017 under the application reference CA-2930 / 2016. Access to this application documentation can be found by searching for the application reference at <http://pdonline.ipswich.qol.gov.au>. The assessment of larger arterial roads in the region are not part of this project and do not form part of the actions being undertaken by DHA as the proponent for the development. Large roads constructed and controlled by State and Local Governments must navigate their own approval matrix which in many instances include the EPBC Act process.

As stated in the 'Retention of critical Koala habitat' section of this response, the removal and loss of function of all defined critical Koala habitat areas is to be fully compensated in accordance with the EPBC Act's Environmental Offset Policy. A direct offset will compensate for 100 percent of the quantum of impact as stated in PD Part A (**Sections 5.2 & 5.3**). These offsets will be assessed and approved by the **DEE** and legally secured before any works for the proposed development are able to commence. For more information on direct offsets please refer to the **DEE's Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy**, which can be found on the **DEE** website at www.environment.gov.au.

The location of the development

The location of the development has been highlighted as a concern as the Rawlings Road Residential Development project occurs adjacent to the States Priority Development Area (PDA). Regardless of the PDA extent and jurisdiction, the land is included within the ICC Planning Scheme as an area zoned and supported for residential housing as evidenced by the ICC Development Permit for this use. The assessment of this Commonwealth application is focused on MNES. The **DEE** does not have the jurisdiction to assess the Rawlings Road Residential Development on its zoning or locality relative to declared PDAs rather the EPBC Act focuses on the direct and indirect impact on MNES caused by the project. The project has been determined by the **DEE** to result in a Significant Impact on critical habitat for the Koala and as a result will provide compensation in the form of environmental offsets delivered in accordance with the *Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy*.

Animal refuge on the subject site due to regional clearing (including Koala)

Regional clearing has occurred in the area and is listed as a concern in one of the submission with particular reference to habitat refuge on the Rawlings Road Residential Development site. Under the ICC approval, conditioned items on Vegetation Management (Condition 15) and Fauna Management (Condition 16) are required to be submitted to, and assessed by **ICC** before any land clearing actions are lawfully entitled to commence. A full copy of the conditions of approval issued by **ICC** can be viewed at <http://pdonline.ipswich.qol.gov.au>. A specific requirement of the development permit is that no vegetation clearing can occur without a detailed pre-site assessment completed by a Department of Environment and Heritage Protection licensed Fauna Spotter Catcher (FSC). A FSC is also required to

be on-site while any vegetation clearing is occurring. Under the current approval process, **ICC** are responsible for ensuring this aspect of the development process is achieved.

Specific mention has been made for the potential of the development to result in fauna movement being directed towards the Centenary Highway locating animals within direct conflict high volume and fast moving vehicle traffic . As outlined in the PD Part A (**Section 2.4 & Plan A5**) existing Koala Exclusion fencing constructed by the Queensland Department of Transport and Main Roads extends along the southern section of the land adjacent to the Rawlings Road Residential Development. This existing fencing is specifically located and designed to exclude Koalas and other fauna species from accessing the Centenary Highway. The fencing has been installed in accordance with detailed specifications and standards documented by the Department of Transport and Main Roads (**Section 2.3.1 and Attachment A6**)

Analysis of the two (2) submissions provided on the Rawlings Road Residential Project showed they raised a number of valid and broad environmental concerns regarding impacts of the project and the more holistic advancement of the Greater Ripley Priority Development Area. Upon a more detailed review it was considered the concerns relating specifically to the site had also previously been identified by the **DEE** and therefore considered adequately assessed and addressed within the advertised Preliminary Documentation Package. Contextual issues raised around the collective development of the region or even the entire local government area are beyond the control of the proponent and referred action for which approval is required. Based on this analysis no direct changes are proposed to the advertised Preliminary Documentation submission, with this additional memo to be provided as an explanatory frontispiece to the document, which is now proposed to be published as the final version.

Attachment 2 –

Rawlings Preliminary Documentation Submissions



PO Box 1040
Milton, QLD 4064

25th September 2017

Saunders Havill Group
Head Office Brisbane
9 Thompson Street
Bowen Hills Q 4006

Dear Sir

The **Protect the Bush Alliance (PTBA)** is an alliance of 22 NGOs and community groups in Queensland and Australia representing over 30,000 people. Our goal is to implement ways of preventing the continuing loss of areas of high conservation values to inappropriate development. One of the ways we do this is by conducting flora and fauna surveys on properties of high conservation value and on the properties which link them.

Members of **PTBA** have had, and will continue to have, close association with many land holders and communities affected by the major resource developments planned for Queensland, as and when those developments strategically impact on areas of biological significance and diversity.

The matter of continued clearing along the Ipswich Ripley development corridor is repeatedly brought to our attention by members of this Alliance. Unfortunately these issues are commonplace in many council areas where residents feel their voices are not heard when they advocate for planning decisions to protect green spaces.

We have been asked to comment on: **Rawlings Road, Deebing Heights, Ipswich, EPBC Ref: 2016/7723**

In Saunders Havill environmental development report, we read that Defence Housing Australia is seeking approval to develop the Rawlings Road Development (EPBC Act Ref: 2016/7723), on approximately 25 hectares of land located in Deebing Heights, Ipswich, just north of the Centenary Motorway. We are aware extra information was requested by way of a **Notification for Publication of Preliminary Documentation under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)***. The notice to be published pursuant to Section 95A(3), of the EPBC Act. The proposed action was determined a Controlled Action under the EPBC Act with the controlling provision being 'Listed threatened species and communities' (Sections 18 and 18A), specifically *Phascolarctos cinereus* (Koala).

We acknowledge consultants from Saunders Havill have assessed the merits of this land over two days in one season with a one day follow up. Essentially the report renders the development site as of low environmental values; the land is disturbed and fragmented. This is a perfectly fair assessment; what is less fair to our biodiversity is the system which permits a cursory assessment performed in one season. Similarly an EIS for the development of the Karana Downs Golf Course reported 34 bird species present with 4 frog species including the cane toad. In fact 148 bird species

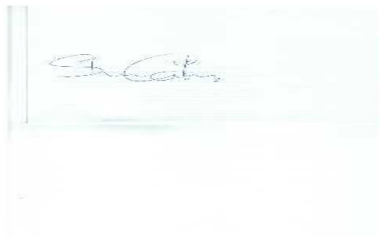
have been recorded from the site and 18 frog species from Pocket Creek. Clearly no summer migrants were included nor were nocturnal species or cryptic species like Bush Hen and Quail which are known to be present. This simply demonstrates that without seasonal, nocturnal and wet weather surveys being performed, many species will go undetected. Performing desk-top analysis of the available data bases, relies heavily on citizen scientists recording the presence of wildlife. Historically, it is unlikely government departments initiated any form of cumulative data collection on private land holdings in support of their local biodiversity values. Data is only as good as that which is available; only more recently have consultants had camera sensors and koala detection dogs available to assist in the accuracy of their findings. During the targeted fauna survey it was acknowledged there was evidence of low use of the site by Koala. Unfortunately the chipping away at essential habitat and the incursion of roads through their habitat, finds them increasingly isolated, distressed and impacted. To the south are vegetated communities which satisfy the critical habitat criteria. Will there be any attempt to retain and maintain areas large enough to support remaining Koalas? It is correct to note that several other developments will occur around Deebing Heights. Does that justify reduced care or preservation of areas which we agree are likely adequate for the conservation of a species?

At what stage do we value the tree cover on this land as providing for the cleaning and cooling of air surrounding the existing development? The natural system services to absorb noise and pollution from the increasingly busy road network should be valued. People do need homes but along the way we must create liveable communities which keep residents healthy. With some intervention this site could provide for offsetting. While quietly observing the small dam, seven wallabies came in to drink. They may be in the company of common birds like Purple Swamp Hem, Dusky Moorhen and Black Duck, however, all birds and wildlife should be valued as contributing to the intrinsic needs of people. Instead of providing synthetic play areas within these developing communities, this woodland could provide for relaxation, walking and the enjoyment of nature by young families. Hopefully, they may witness a healthy koala in their neighbourhood.

It is worth noting the entire omission of solar panels or water collection tanks on these new homes. There is a network of extensive retention basins to mitigate flooding and to deal with ground water run-off. Water collection for use in car cleaning and gardening would reduce erosion and litter being washed in to storm water drains.

As the Queensland Museum notes on its website, 'There is little doubt that the cream of Brisbane's wildlife is being skimmed off to the limits of both the city's boundaries and the animal's tolerance of interference. The same must apply to Ipswich's Koala population.'

Yours sincerely



Sheena Gillman Project Coordinator PTBA.

Email: §11C(1)(a)

Tel: §11C(1)(a)

Mb §11C(1)(a)

Terry Winston,

s11C(1)(a)

Ph: s11C(1)(a)

Email: s11C(1)(a)

26th September, 2017

TO: Saunders Havill Group

RE: Invitation for Public Comment - EPBC Referral Number 2016/7723 – Rawlings Road Development

Thank you for the opportunity to comment on the above-mentioned referral, namely Rawlings Road Development, Deebing Heights, Ipswich, QLD.

The proposed development was determined a Controlled Action under the EPBC Act on 2nd August 2016, with the relevant controlling provisions listed as threatened species and communities (Sections 18 & 18A), specifically Phascolarctos cinereus (Koala).

Introduction

I have resided in Ipswich for the last 17 ½ years, and feel compelled and obligated to forward this submission in regards to this proposed development.

There has been a substantial increase in the number of approved developments within the Ipswich Local Government Area that involve clearing of vegetation containing habitat for Threatened and Vulnerably Listed Fauna and Flora.

The Rawlings Road Development is no exception, and due to my growing concerns with the “Approval Process” of these large residential developments, would like to make the following submission.

Submission by T. Winston

The proposed Rawlings Road Development site at Deebing Heights has a Development Footprint of 25.37 hectares, and involves a MNES Action requiring the **clearing of approximately 15 ha of critical habitat** as defined by the koala referral guidelines.

Listed below is information obtained from the Saunders Havill Group EPBC Act Referral Document #¹ which I believe is relevant for your consideration in regards to the proposed development. These four (4) main points are followed by my response to the information provided.

1. Location – Proposed site is adjacent to the Ripley Valley Priority Development Area.
2. Field surveys were conducted across the site in January and February 2016.
3. EPBC Act Protected Matters Search Tool Results reveal:-

Three (3) Critically Endangered Threatened Ecological Communities identified within the project site.

Threatened Species of Flora and Fauna include:-

- Birds – 1 x Critically Endangered – Regent Honeyeater
5 x Endangered (including Swift Parrot)
- Mammals – 2 x Endangered
4 x Vulnerable (including Koala and Grey-headed Flying Fox)
- Plants – 2 x Critically Endangered

4. The referral document states that the key findings of the field assessment were:-
 - No Koalas were observed on or surrounding the site
 - SAT surveys suggest Low to Medium usage throughout the entire site

Submission by T. Winston

Response to 1. - Locality

Rawlings Road project site is located within Ripley Valley, and adjacent to the Ripley Valley Priority Development Area (RVPDA). This RVPDA was declared by Queensland Dept. of State Development, Infrastructure and Planning on 8/10/2010.

Emphasis should be placed on the words “adjacent to” – i.e. not “within” the RVPDA, and as such, the proposed site does not fall within the scope of requiring accelerated development.

As stated in the Referral Document, “The site to the north of Rawlings Road has been completely cleared and construction of the residential development has commenced. There are also numerous surrounding residential developments proposed and under construction, such as Paradise Heights, Paradise Waters, and Ripley McHale which have all received approval under the EPBC Act to proceed (Plan 2). In addition, there are currently proposals for sites to the south of Centenary Highway, and on both sides of Grampian Drive (to the south of the subject site) which are in the process of applying for EPBC Act approvals with several more likely to occur within the next few years.” #1

It is irrelevant as to how many other surrounding residential developments have been EPBC approved, or will be likely to go under the EPBC Referral process.

Response to 2. – Field Surveys

It has been approximately 18 months since these Field Surveys were undertaken, and given the amount of land-clearing that has been conducted to facilitate the new residential development situated to the north of proposed site (See Attachment A), it would be assumed that many of the displaced animals from this development would seek refuge in the vegetation of the proposed site.

Should approval be given for the Rawlings Road project, land-clearing and earthworks will again displace these animals.

This will leave only minimal “Green Space” to the south of the site remaining, and wedged between the proposed development, Centenary Highway and the corridor for the planned future Rail-line.

It is highly likely that fleeing animals will attempt to cross busy Centenary Highway (a major arterial road) in an effort to find a “new home” in remaining bushland.

The Referral Document states - *“It is anticipated that as the area continues to develop, vehicle strikes could be more prevalent if Koalas are drawn close to the major road networks and residential areas.” #1*

Koalas are not being “drawn” close to the roads and residential areas. They are being driven away from, and pushed out of their habitat. They have no-where to go, and seek refuge in nearby vegetation and bushland. They are literally fleeing for their lives.

Response to 3 & 4 - Threatened Species - Koala

Although no koalas had been observed on or surrounding the site, one cannot dispute the fact that there is the potential for koalas to be living within the proposed site's habitat.

Within the pages of a report titled The Koalas of Ipswich #2 it is stated:

"Failure to find signs of koala presence or habitat use in an area does not necessarily discount it as a potential habitat source. A range of temporal factors, such as fire, drought and anthropogenic impacts can cause localized extinctions, which need not be permanent, if connections persist. Within populations, some koalas establish residency and hence occupy 'home ranges', however at any site population turnover can be expected to be in the order of 30% per annum, indicating the importance of connectivity between and within habitat."

Closing

Whilst I understand that the Department of Environment and Energy can only make judgement on each individual application, there comes a point when it should be realized that all these developments combined (especially those requiring EPBC Approval) involve the clearing of literally hundreds of hectares of critical Koala habitat.

It is no wonder that our Koala Populations are in dramatic decline.

I would like to think that the Department of Environment and Energy will make a decision regarding this EPBC Referral that has the best possible outcome for not only our Koala population, but all the other identified "Vulnerably Listed Threatened Species" within the proposed development area.

I thank you for the opportunity to voice my grave concerns and opinion about the Rawlings Road, Deebing Heights project.

Yours Sincerely

Terry Winston

References :

- # 1. Rawlings Road, Deebing Heights EPBC Act Referral by Saunders Havill Group 13 June 2016.
- # 2. The Koalas of Ipswich: Opportunities, threats and future viability. Prepared by Joanne Bussey & Bill Ellis, School of Agriculture & Food Sciences, The University of Queensland. February 2016

Attachment # A – Saunders Havill Group Document – Figure 2 – Site Aerial 2016

Your reference
Our reference 2930/2016/CA
Contact Officer Matthew Buchanan
Telephone (07) 3810 6894



Ipswich City Council

45 Roderick St
PO Box 191
Ipswich QLD 4305
Australia

Tel (07) 3810 6666
Fax (07) 3810 6731
Email council@ipswich.qld.gov.au
Web www.ipswich.qld.gov.au

Defence Housing Australia
craig.harte@rpsgroup.com.au
tom.allison@dha.gov.au

7 June 2017

SUSTAINABLE PLANNING ACT 2009

DEVELOPMENT APPLICATION DECISION NOTICE

Application Details

Application No: 2930/2016/CA

Real Property Description: Lot 194 on SP 193445 and Lot 195 on S 3157

Property Location: 76-100 Siddans Road and 24 Rawlings Road, DEEBING HEIGHTS

Decision Date: 7 June 2017

Decision Authority: Team Coordinator - Development

1. Decision Details:

Development	Approval Type	Decision	Relevant Period
Preliminary Approval under section 242 to vary the Ipswich Planning Scheme as it relates to the development site from Future Urban Zone and Rural/Constrained (T2) Zone (RC4RV - RAAF Base Amberley Noise Buffer) to Sub-Urban (T3) Zone, Recreation and Rural/Constrained (T2) Zone (RC4RV - RAAF Base Amberley Noise Buffer)	Preliminary Approval	Approved subject to the conditions set out in Attachment A – Assessment Manager Conditions and Attachment F - Referral Agency Responses including conditions	Ten (10) years
Reconfiguring a Lot [Two (2) lots into two hundred and ninety seven (297) lots including parks, drainage and balance lots]	Development Permit	Approved subject to the conditions set out in Attachment B – Assessment Manager Conditions and Attachment F - Referral Agency Responses including conditions	Six (6) years
Material Change of Use of Premises [Single Residential (3 x Lot Types)]	Development Permit	Approved subject to the conditions set out in Attachment C – Assessment Manager Conditions and Attachment F - Referral Agency Responses including conditions	Six (6) years
Material Change of Use of Premises [Dual Occupancy x 6]	Development Permit	Approved subject to the conditions set out in Attachment D – Assessment Manager Conditions and Attachment F - Referral Agency Responses including conditions	Six (6) years

2. Referral Agencies

The referral agencies for this application are:

Referral Agency	Referral Role	Aspect of Development Requiring Referral	Address
Department of Infrastructure, Local Government and Planning	Concurrence	<ul style="list-style-type: none"> · <i>Schedule 7, Table 2, Item 2</i> – State-controlled road; · <i>Schedule 7, Table 2, Item 33</i> – Public passenger transport; · <i>Schedule 7, Table 3, Item 2</i> – State-controlled road; · <i>Schedule 7, Table 3, Item 2</i> – Development impacting on state transport infrastructure; and · <i>Schedule 7, Table 3, Item 14</i> – Public passenger transport. 	Ipswich SARA Office Post: PO BOX 129, IPSWICH QLD 4305 Email: IpswichSARA@dilgp. qld.gov.au Ph: 07 3432 2413
Department of Defence	Third Party Advice	<ul style="list-style-type: none"> · Aircraft Noise; · Defence (Areas Control) Regulations; · Extraneous Lighting. 	Attn: David Harrison Assistant Director Estate Planning – QLD/Vic/Tas Estate Planning Branch Infrastructure Division Department of Defence Post: PO Box 7925 CANBERRA ACT 2610 Email: DSRGIDEP.executive support@defence.g ov.au

Note: Referral agency responses are attached to this decision notice and form part of this decision notice.

3. Approved Plans, Specifications and Supporting Material

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

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

(c) The approved plans are attached to this decision notice.

Table 1: Approved Plans/Specifications/Supporting Materials

APPROVED PLANS				
Plan No	Description & Revision No.	Prepared By	Date	Amendments Required
2930/2016/CA-01	Grampian Drive, Deebing Heights Structure Plan	RPS Group	December 2016	As amended in red.
PR129507-2_LoA Table	Dual Occupancy and Single Residential level of assessment varying Part 15, Division 7 – Sub-Urban (T3) Zone, Table 15.7.1	RPS Group	18 May 2017	As amended in red.
126663-08 Rev: D	Plan of Subdivision	RPS Group	20 January 2017	As amended in red.
126663-9 Rev: G	Plan of Development	RPS Group	17 May 2017	As amended in red.
2930/2016/CA-02	Proposed 2.5m footpath along Grampian Drive from Rawlings Road to 110m north of Jellett Drive	Ipswich City Council	24 April 2017	N/A
SPECIFICATIONS/SUPPORTING MATERIAL				
Document / Plan Number	Description & Revision No.	Prepared By	Date	Amendments Required
J4274-R01_V04	Final Report – Hydraulic Assessment – Proposal Residential Subdivision at Grampian Drive, Deebing Heights – Defence Housing Australia, Revision 04	Water Technology	8/12/2016	Refer Condition 24(c)

CWB-126684 Version 2	Deebing Heights Stormwater Quality Management Plan with addendum Updated Stormwater Quality Advice	E2DesignLab	December 2016 including amendment dated 13 March 2017	Refer Condition 25
8122	Appendix 1 - Updated Tree Plot and Schedule	Saunders Havill Group	19 December 2016	Refer Condition 15
CEB06759	Technical Memorandum – Traffic Impact Statement	Cardno	19 April 2016	N/A
CEB06759	Traffic and Transport Technical Memorandum – Further Information Request Response	Cardno (Qld) Pty Ltd	6 December 2016	N/A
PR130860	Amended Bushfire Threat Assessment	RPS Group	20 December 2016	N/A

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

4. 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*.

The variation to the local planning instrument approved permits the following:

- Changing Future Urban Zone and Rural/Constrained (T2) and (RC4RV - RAAF Base Amberley Noise Buffer) zoned land to Sub-Urban (T3) Zone, Recreation and Rural/Constrained (T2) (RC4RV - RAAF Base Amberley Noise Buffer) zoned land; and
- Changing the Dual Occupancy and Single Residential level of assessments varying Part 15, Division 7 – Sub-Urban (T3) Zone, Table 15.7.1.

5. Codes for Self Assessable Development

Not applicable to this decision.

6. Other Necessary Development Permits and/or Compliance Permits

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

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

Permit/Certificate Type	Description of Development/works/document to be assessed	Condition reference
Compliance Certificate	Signing of Plan of Subdivision	Attachment B - Condition 4 – Subdivision Plan

8. Submissions

There was one (1) properly made submission about the application. The name and address of the principal submitter is as follows:

Name of Principal Submitter	Address of Principal Submitter
Mark Wright	57 Rawlings Road, DEEBING HEIGHTS Q. 4305

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

Not applicable to this decision.

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 Section 242 Preliminary Approval Lapses

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

12. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachments A, B and C for Assessment Manager conditions.

13. Trunk Infrastructure

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

Trunk Infrastructure	Conditions
<i>Transport</i>	
Footpath construction in Grampian Drive road reserve	Attachment B – Conditions 11(f)
<i>Open Space (Park)</i>	
Land required for Local Recreation Park (Lot 9006)	Attachment B – Conditions 4, 5
Land required for Local Recreation Park (Lot 9003)	Attachment B – Conditions 4, 5
Local Recreation Park Embellishment	Attachment B – Conditions 4, 5, 21, 22

Note: Any works not specifically listed in the table above are not considered Trunk Infrastructure.

14. Infrastructure Charges

- (a) Refer to Annexure A of Attachment B and Annexure A of Attachment D for Council's infrastructure charges notice.
- (b) From 1 July 2014, the Central SEQ Distributor-Retailer Authority (QUU) will issue all Infrastructure Charges Notices for charges relating to water and wastewater. For further information, it is recommended that you contact QUU's developer customer service team on (07) 3432 2200.

15. Appeal Rights

Attachment E 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.

Yours faithfully

Brett Davey
TEAM COORDINATOR (DEVELOPMENT)

Cc Queensland Urban Utilities

Department of Infrastructure, Local Government and Planning
ipswichSARA@dilgp.qld.gov.au

Department of Defence
DSRGIDEP.executivesupport@defence.gov.au

Enc.

- Assessment Manager Conditions (Attachment A, B, C & D)
- *Sustainable Planning Act 2009* extract on appeal rights (Attachment E)
- Referral Agency Responses (Attachment F)
- Approved Plans

Attachment A**File No: 2930/2016/CA****Location: 76-100 Siddans Road and 24 Rawlings Road, DEEBING HEIGHTS**

Proposal: Preliminary Approval under section 242 to vary the Ipswich Planning Scheme as it relates to the development site from Future Urban Zone and Rural/Constrained (T2) Zone (RC4RV - RAAF Base Amberley Noise Buffer) to Sub-Urban (T3) Zone, Recreation and Rural/Constrained (T2) Zone (RC4RV - RAAF Base Amberley Noise Buffer)

Assessment Manager (Ipswich City Council) Conditions**Conditions applicable to this approval under the Sustainable Planning Act 2009**

No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Effect of the Preliminary Approval	
	It should be noted that in accordance with section 242 of the <i>Sustainable Planning Act 2009</i> and pursuant to the conditions of the referral agencies the Preliminary Approval does not change the Level of Assessment, the Assessment Process, or the Planning Scheme designation of land not included in this Preliminary Approval area or land not included within this approval.	
2.	Basis of Preliminary Approval	
	<p>This preliminary approval incorporates as a condition, the applicant's common material (as defined in Schedule 3 – Definitions of the <i>Sustainable Planning Act 2009</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Sustainable Planning Act 2009</i>.</p>	
3.	Development Pursuant to Preliminary Approval	
(a)	All development pursuant to this Preliminary Approval must be undertaken generally in accordance with the zonings shown on the approved structure plan outlined in part 3 of the Decision Notice unless varied by a development permit.	At all times after the approval is granted.

(b)	All development within the area identified as Sub-Urban (T3) on the approved structure plan outlined in part 3 of the Decision Notice is subject to the level of assessment in Part 15 – Ripley Valley Master Planned Area Structure Plan, Division 7 – Sub-Urban (T3) Zone, Table 15.7.1 of the <i>Ipswich Planning Scheme 2006</i> with the exception of 'Dual Occupancy' and 'Single residential' development. The revised level of assessment for 'Dual Occupancy' and 'Single residential' are outlined in part 3 of the Decision Notice.	At all times after the approval is granted.
4. Infrastructure Contributions Applicable to Future Development Pursuant to Preliminary Approval		
	The applicant must pay infrastructure contributions in accordance with the relevant legislation, regulation, adopted resolution, or policies in force at the date when development permits for the development pursuant to this preliminary approval are granted.	
5. Minor Alterations		
	Notwithstanding the requirements detailed in this preliminary approval, any other minor alterations accepted in writing by the assessment manager will suffice.	

Attachment B**File No: 2930/2016/CA****Location: 76-100 Siddans Road and 24 Rawlings Road, DEEBING HEIGHTS****Proposal: Reconfiguring a Lot - Two (2) lots into two hundred and ninety seven (297) lots****Assessment Manager (Ipswich City Council) Conditions****Conditions applicable to this approval under the Sustainable Planning Act 2009**

No.	Condition	The time by which the condition must be met, implemented or complied with
1.	<p>Basis of Approval</p> <p>This approval incorporates as a condition, the applicant's common material (as defined in Schedule 3 – Definitions of the <i>Sustainable Planning Act 2009</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Sustainable Planning Act 2009</i>.</p>	<p>From the commencement of the construction of the development and at all times thereafter.</p>
2.	<p>Minor Alterations</p> <p>Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.</p>	<p>At all times after the approval is granted.</p>
3.	<p>Rates in Arrears</p> <p>The applicant must pay any outstanding rates and other expenses as a charge against the land in accordance with the provisions of the <i>Sustainable Planning Regulation 2009</i>.</p>	<p>Prior to the assessment manager signing the relevant subdivision plan.</p>

4.	Subdivision Plan	
	<p>The applicant must submit to the assessment manager a subdivision plan (and any associated easement documents) generally in accordance with the approved plans outlined in part 3 of the development permit that includes the following requirements:</p> <ul style="list-style-type: none"> (i) The applicant must dedicate lots 9003 and 9006 to Council as Local Recreation Parkland; and (ii) The applicant must dedicate lots 9002, 9004 and 9005 to Council as Drainage Reserve; and <p>Note: In the instance where Council is party to an easement, the documentation associated with that easement may be prepared by Council at the applicant's expense.</p>	Prior to the assessment manager signing the relevant subdivision plan.
(a)	The applicant must grant, free of cost or compensation payable by Council, land for future road purposes, in order to provide a 0.5m road widening along the Rawlings Road site frontage and additional land at the intersection of Grampian Drive and Rawlings Road as per the Plan of Subdivision prepared by RPS Pty Ltd.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	<p>The applicant must make the following changes to the proposed car parking bays;</p> <ul style="list-style-type: none"> (i) The parking bays near Lot 5001 should be relocated adjacent to Lot 9006; (ii) The parking bays near Lot 5006 should be relocated adjacent to Lot 9003. (iii) Replace the proposed perpendicular parking bays near Lot 9005 (next to Lot 5002) and those listed in (i) and (ii) with parallel parking bays. <p>The amended subdivision plan must be submitted for assessment manager's approval.</p>	Prior to commencing works associated with the first operational works lodged under this approval.
(c)	<p>The applicant must grant, free of cost to or compensation payable by Council, minimum 4.0m wide easements located centrally over stormwater drains (375mm diameter or greater) and overland flow paths, where located within private property.</p> <p>Easements over the alignment of stormwater paths must be of sufficient width to encompass the overland flow from a storm event with an AEP of 1 %.</p>	Prior to the assessment manager signing the relevant subdivision plan.

(d)	The applicant must provide temporary easement provisions for drainage purpose within Lots 81 and 97 where the 'interim' excavation/channel works are proposed in the absence of the land owner's consent to undertake drainage works within the lot 199SP193445 for ultimate development around Western Tributary. This easement may be relinquished once ultimate drainage works are achieved external to these lots and this easement is redundant.	Prior to the assessment manager signing the relevant subdivision plan.
(e)	The applicant must provide temporary easement provisions for drainage purpose within Lots 273 to 279, 5003 and 5004 where the 'interim' open channel works are proposed in the absence of the land owner's consent to undertake drainage works within the lot 198SP193445 for ultimate development around Eastern Tributary. This easement may be relinquished once ultimate drainage works are achieved external to these lots and this easement is redundant.	Prior to the assessment manager signing the relevant subdivision plan.

5.	Stages For Reconfiguration	
(a)	<p>The applicant must undertake the staging of the development sequentially in accordance with the approved plans outlined in part 3 of the development permit as follows:</p> <ul style="list-style-type: none"> · 1A (including Park (Lot 9006) and Land for Grampian Drive/Rawlings Road Intersection Upgrade); · 1B (including Grampian Drive Footpath as required by Attachment B – Conditions 11(f)); · 1C; · 2A (including Park (Lot 9003) and embellishment works for both parts of the local recreation park); · 2B; · 2C; · 2D; · 3A; · 3B; · 3C; · 3D; · 4A; · 4B; · 4C; · 4D; · 4E; · 4F; and · 5A. 	In conjunction with the lodgement of the application to sign the subdivision plan.

(b)	The applicant must undertake the staging of the stormwater quality and quantity requirements in accordance with the revised and approved Stormwater Management Documentation as required by Part 3 above.	From the commencement of the construction of the development and at all times thereafter.
(c)	The applicant must service each stage of the development independently.	Prior to the assessment manager signing the relevant subdivision plan.
(d)	Despite the stage sequencing identified in (a) above the applicant must demonstrate compliance in perpetuity with the Bushfire Threat Assessment identified in Part 3 of this Decision Notice until such time as both lots to the south are developed.	In conjunction with the lodgement of the application to sign the subdivision plan for each staged identified as impacted by the supplied report.

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

7.	Hours of Construction	
	Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3.</i>	At all times during construction of the development.

8.	Demolition of Building(s)	
(a)	The applicant must remove all buildings or other structures on the land and disconnect all relevant services.	Prior to the lodgement of the application to sign the subdivision plan.
(b)	Approval of an application for the works must be obtained.	Prior to the commencement of works associated with the removal of buildings.

9.	Rawlings Road/Grampian Drive facing rear-loaded product interface	
(a)	<p>Fencing</p> <p>Unless an alternate solution is approved by the assessment manager the applicant must construct a maximum 1.5m metre high surveillance fence with a minimum of 50% transparency along the common boundary with Rawlings Road/Grampian Drive. The fence must be constructed such that there is no gap between the back of the retaining wall and the base of the fence.</p>	Prior to Ipswich City Council signing the subdivision plan for the relevant stage.
(b)	<p>Landscaping</p> <p>Unless an alternate solution is approved by the assessment manager the applicant must provide a minimum 800mm width of low maintenance landscaping behind the fence (i.e. internal to each property).</p>	Prior to Ipswich City Council signing the subdivision plan for the relevant stage.
(c)	<p>Retaining Wall</p> <p>Unless an alternate solution is approved by the assessment manager the applicant must provide a sandstone block retaining wall facing Rawlings Road/Grampian Drive.</p>	Prior to Ipswich City Council signing the subdivision plan for the relevant stage.
(d)	<p>Pedestrian Access</p> <p>Unless an alternate solution is approved by the assessment manager the applicant must provide direct pedestrian access to Rawlings Road from lots 2-7, 246-268 and 241-243.</p> <p>To this end, the applicant must provide a plan identifying the extent and nature of retaining wall and pedestrian access works for the length of the Rawlings Road frontage of the site.</p>	<p>Prior to Ipswich City Council signing the subdivision plan for the relevant stage.</p> <p>Prior to the determination of the first operational works application.</p>
(e)	The applicant must ensure all requirements of (a) – (d) must be completely located within private property.	Prior to Ipswich City Council signing the subdivision plan for the relevant stage.

10.	Access, Parking and Manoeuvring Areas	
(a)	<p>The applicant must construct access driveways to the proposed Lots 1 to 4, 241 to 243, 246 to 248, 254 to 256, 257 to 259 and 266 to 268 within 12m wide road reserve and in accordance with the followings:</p> <p>(i) Concrete layback and driveway slab from the kerb alignment;</p> <p>(ii) 5m wide concrete driveway slab to the length to access all the lots within the respective access handle;</p> <p>(iii) In accordance with Council's Standard Drawing SR.12; and</p> <p>(iv) On-street parking bays as per the approved Plan of Development for respective stages.</p>	Prior to the assessment manager signing the relevant stage of the subdivision plan.
(b)	<p>The applicant must provide access driveways to the proposed Lots 95 to 97 within 16m wide road reserve and in accordance with the followings:</p> <p>(i) Concrete layback and driveway slab from the kerb alignment;</p> <p>(ii) 5m wide concrete driveway slab to the length to access all the lots within the respective access handle;</p> <p>(iii) In accordance with Council's Standard Drawing SR.12; and</p> <p>(iv) on-street parking bays as per the approved Plan of Development for respective stages.</p>	Prior to the assessment manager signing the relevant stage of the subdivision plan.
(c)	The access handles for Lots 254 to 256 and 257 to 259 respectively must be connected for through traffic.	Prior to the assessment manager signing the relevant stage of the subdivision plan.
(d)	Vehicle access to or from the development is prohibited from Grampian Drive.	Prior to the assessment manager signing the subdivision plan for relevant stages fronting Grampian Drive and at all times thereafter.
(e)	Direct vehicular access to Rawlings Road is prohibited unless provided for in accordance with the approved plans outlined in part 3 of the development permit	Prior to the assessment manager signing the relevant subdivision plan and at all times thereafter.

11.	Roadworks	
(a)	The applicant must construct all internal roads and footpaths to service all proposed allotments.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	<p>The applicant must provide frontage street roadworks including footpath along Rawlings Road to the access major collector street standard and as follow:</p> <p><u>(i) Between Grampian Drive and 'T' intersection with Road 1:</u></p> <ul style="list-style-type: none"> · Kerb and channel alignment generally in accordance with the Roadworks and Drainage Layout Plan, Sheet 1 of 2, Drawing No: BR160378.1_C4.01, Revision A prepared by Accor Consultants; · 2m concrete footpath to the frontage and to be connected to the existing footpath opposite side at the intersection of Grampian Drive with kerb ramps; · Stormwater drainage works; and · Pad levels of the Lots 241 to 243 to be established for the ultimate verge profile of the future Grampian Drive/Rawlings Road intersection works. <p><u>(ii) Between proposed 'T' intersection with Road 1 on the east and Intersection with Bottlebrush Drive/Road 1 on the west</u></p> <ul style="list-style-type: none"> · Ultimate road pavement width of 12m to include 2.5 parking lane to the frontage of this section of the site with 2nos 3.5m traffic lanes and 2.5m parking lane to the opposite side; · 2m concrete footpath with kerb ramps to the frontage; and · Signage for parking restrictions to the kerb frontage of proposed Lots 32 to 41 & 9002 along Rawlings Road as a 'No Stopping Zone' between the hours of 7-9am and 2-4pm during Monday to Friday on school days. · Verge area fronting proposed lots where no driveway accesses must be treated with low maintained landscape and street trees with 2m wide concrete footpath. The landscape plan must be submitted and approved by the assessment manager. 	Prior to the assessment manager signing the subdivision plan for relevant stages.

	<p>(iii) <u>From the intersection of Bottlebrush Drive/Road 1 up to the west boundary of proposed Lot 3</u></p> <ul style="list-style-type: none"> to the access street standard <p>(iv) <u>Section of Rawlings Road fronting Lots 1 and 2</u></p> <ul style="list-style-type: none"> landscape in accordance with Ipswich Streetscape Design Guideline 2013 and as approved by the assessment manager 	
(c)	The applicant must submit a design for the roundabout at the intersection of Rawlings Road/Bottlebrush Drive/Road 1 in accordance with Council's Planning Scheme Policy 3 for the bus route within the major collector street.	In conjunction with the lodgement of the first application for operational works lodged under this approval.
(d)	The applicant must construct and upgrade the intersection of Rawlings Road/ Bottlebrush Drive/ Road 1 generally in accordance with the approved design drawings as per the Condition (c) above.	Prior to the assessment manager signing the subdivision plan for Stage 2C.
(e)	<p>The applicant must construct the lane way connecting Road 1 and Road 4 within 6.5m road reserve and in accordance with the followings:</p> <p>(i) Concrete layback and driveway slab from the kerb alignment in accordance with Council's Standard Drawing SR.12; and</p> <p>(ii) 5.5m wide concrete driveway slab with stormwater drainage infrastructure.</p>	Prior to the assessment manager signing the subdivision plan for Stage 1C.
(f)	<p>The applicant must construct a 2.5m wide concrete footpath along the western verge of Grampian Drive generally in accordance with the approved plans outlined in part 3 of the development permit and as described below:</p> <ul style="list-style-type: none"> Connect the development to the existing footpath constructed on Rawlings Road Construct a footpath from the existing footpath at the intersection of Rawlings Road and Grampian Drive to the existing footpath adjacent to Lot 701 on SP 240290 such that there is continuous footpath between Rawlings Road and Sovereign Drive. <p>The alignment of the footpath and location of kerb ramps is to be determined at Operational Works.</p>	Prior to the assessment manager signing the subdivision plan for Stage 1B.

12.	Road and Footpath Hierarchy Plan	
	The applicant must construct road and footpath priorities in accordance with the approved Road and Footpath Hierarchy Plan.	Prior to the assessment manager signing the subdivision plan.

13.	Road Naming	
	The applicant must submit to Council a list of three (3) proposed road names and the corresponding name meanings for any new roads to be opened. If a theme is considered appropriate, an explanation of the theme is to be submitted at the same time. Council reserves the right to accept any or none of the proposed names.	In conjunction with the lodgement of a development application for operational works that creates the related road.
14.	Earthworks	
(a)	The applicant must design and construct all earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the first application for operational works lodged under this approval and during construction.
(b)	The pad levels to the Lots 241 to 243 must achieve compliance of ultimate verge profile of the Rawlings Road frontage with future intersection upgrade at Grampian Drive/Rawlings Road.	In conjunction with the lodgement of the first application for operational works lodged under this approval and during construction.
(c)	<p>The applicant must submit, for approval by Council, a geotechnical report that includes a revised road design and cross sections for Road 1, in accordance with the following:</p> <ul style="list-style-type: none"> (i) The construction of a fill embankment, maximum 1 in 3 gradient, adjacent to the roadway; (ii) The embankment batter slope angle must be determined through geotechnical modelling; and (iii) Demonstrate that the stability of the embankment is not negatively impacted by any overland flow or drainage outlets, considering the dispersive subsoils. <p>Should the interface between the fill embankment and the existing slope require the construction of retaining walls at the toe of the embankment:</p> <ul style="list-style-type: none"> (iv) The applicant must provide sufficient offset distance from the road reserve to the retaining wall zone of influence and provide further geotechnical analysis to verify that any failure of the retaining wall will not cause deformation to the road and associated infrastructure; and 	In conjunction with the lodgement of the first application for operational works lodged under this approval.

	<p>(v) Demonstrate that the stability of any retaining wall is not negatively impacted by overland flow or drainage outlets, considering the dispersive subsoils.</p> <p>The design must be undertaken by a RPEQ experienced in geotechnical engineering.</p>	
(d)	The applicant must construct all works identified in accordance with the approved geotechnical report required by Condition (c) above.	Prior to the assessment manager signing the subdivision plan.

15.	Vegetation Clearing and Management Plan	
(a)	<p>The applicant must submit for approval by the assessment manager a Vegetation Clearing and Management Plan. The VCMP should incorporate the Tree Retention Plan and Tree Schedule prepared by Saunders Havill Group dated 8 December 2016 and provide the following details for the vegetation clearing as part of this approval;</p> <p>(i) Review the Tree Retention Plan in regard to micro-siting and detailed designs. In particular, review of tree retention due reduced sizing of western treatment wetland (Lot 9002) in accordance with Condition 24 and ground truthed bushfire canopy connection requirements;</p> <p>(ii) Location of temporary and permanent exclusion and protection fencing;</p> <p>(iii) Staging of vegetation clearance to minimise exposed areas in line with current IECA Best Practice in Erosion and Sediment Control Manual;</p> <p>(iv) Roles and responsibilities for site contractors, the developer and the consultant group;</p> <p>(v) Stockpiling and site access locations;</p> <p>(vi) Vegetation must only be removed or disturbed in accordance with a fauna management plan outlined in Condition 16 of this approval; and</p> <p>(vii) The stock piling and reuse of cleared vegetation.</p>	<p>In conjunction with the lodgement of the first application for operational works lodged under this approval.</p>

16.	Fauna Management Plan	
(a)	<p>The applicant must submit to the assessment manager for approval a Fauna Management Plan (FMP) that provides a strategy for the management of fauna and fauna habitat on the site. The FMP must be developed by a suitably qualified ecological consultant, comply with the conditions of this approval and be consistent with the VCMP outlined in Condition 15. The FMP is to address, but is not limited to, the following items:</p> <ul style="list-style-type: none"> (i) A summary of species and habitat surveyed as being present on the site and which are likely to be impacted by the works approved as part of this approval; (ii) A list of relevant State and Federal legislation constraints or controls for the identified fauna; (iii) A plan showing existing habitat opportunities and locations; (iv) Preserve valuable habitat features such as large fallen logs, log piles, rock piles or outcrops wherever practicable through the translocation and re-establishment in coordination with the nominated spotter catcher; (v) A clearing sequence plan and direction of clearing; (vi) Information on how the clearing will be undertaken, including: staging, special considerations for management/ mitigation, timing of clearing appropriateness for species, temporary methods required e.g. barrier fencing to direct fleeing fauna; (vii) Summary of removal and relocations methods for each faunal group; (viii) Identification of special equipment that will be required e.g. Thermal Imaging, snake eye camera, chainsaw etc.; (ix) Identification of general release locations if required based on habitat requirements; and (x) Methods to euthanise injured animals as well as contact details and location of the closest appropriate vets. 	<p>In conjunction with the lodgement of the first application for operational works lodged under this approval.</p>

17.	Nil Net Loss	
(a)	<p>(i) The applicant must pay a monetary contribution to the assessment manager to ensure a nil net loss of mature native vegetation in accordance with Section 7 of Implementation Guideline No. 19 Vegetation Retention of the <i>Ipswich Planning Scheme 2006</i>. The monetary contribution must be paid in accordance with section 6.4.1 of Council's Fees and Charges applicable at the date when payment is made.</p> <p>Or</p> <p>(ii) The applicant must undertake tree planting at a rate of one (1) new advanced tree planting per existing mature tree, or at a rate of 1000 tube stock per hectare of cleared area in accordance with Section 7 of Implementation Guideline No. 19 Vegetation Retention of the <i>Ipswich Planning Scheme 2006</i>.</p>	Prior to the assessment manager signing the subdivision plan.
(b)	<p>Should the applicant choose to comply with (a)(ii) above, the applicant must submit a Vegetation Management Plan to Council for approval that identifies;</p> <p>(i) The number of trees / area (hectares) required to be planted,</p> <p>(ii) Location of planting, and</p> <p>(iii) A list of tree species to be planted that is consistent with the RE: 12.2 – 10.9, identified in the Ecological Assessment Report prepared by Saunders Havill Group dated 19 April 2016.</p>	In conjunction with the lodgement of the first application for operational works lodged under this approval.

18.	Landscape Treatment of Pedestrian Pathway	
(a)	<p>The applicant must submit a landscape plan for the Pedestrian Pathway between proposed Lots 240 & 245 and Lots 150 & 269. The Pedestrian Pathway must be designed in compliance with Ipswich Streetscape Design Guideline 2013 (Section 4.37 – Pedestrian Links) in particular</p> <ul style="list-style-type: none"> · Large tree species are not acceptable in pedestrian links; · CPTED zone of 3m setback from the edge of pathway on both sides. Only turf or low groundcovers of maximum 750mm at mature height are planted in this zone; and · 2m wide concrete footpath, landscape, fencing, bollards on both ends and lighting requirements. 	In conjunction with the lodgement of the application for operational works for respective stages.
(b)	The applicant must undertake the landscape works required by condition 18 (a), above.	Prior to assessment manager signing the subdivision plan for relevant stage.

19.	Street-lighting	
(a)	The applicant must provide street lighting for all roads and pathways for the proposed development.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	Street lighting must be provided on the same side of the road as footpaths, unless otherwise approved by the assessment manager.	Prior to the assessment manager signing the relevant subdivision plan.
20.	Streetscape Landscaping	
	The applicant must undertake streetscape landscaping in accordance with Council's Ipswich Streetscape Design Guideline 2013.	Prior to the assessment manager signing the subdivision plan for each relevant stage.
21.	Detailed Park Plans	
(a)	<p>The applicant must submit to the assessment manager for written approval a detailed park plan for the two portions of a single Local Recreation Park generally in accordance with the desired standards of service identified in Planning Scheme Policy 3 General Works, subject to the following requirements:</p> <ul style="list-style-type: none"> (i) The pedestrian pathway network (on and off road pathways) is to be highly legible to users and ensure that appropriate landscape treatment and signage (including all necessary maps, naming, way-finding, disability and interpretive signage) is provided at all entry, exists and other appropriate locations along the pathway; (ii) Stormwater conveyance over pathways is not acceptable. Culverts, pipes or bridge structures and necessary erosion protection must be provided at locations where pathways cross a stormwater flow path; (iii) Where required, bollards and locking rails must be installed to restrict vehicular access to only maintenance and service vehicles. Consideration is to be given to any existing vehicle tracks and whether such tracks need deterrent treatment (or otherwise approved equivalent barriers. e.g. Sandstone boulders etc); (iv) Turf batters must not exceed 1:6. Planting batters must not exceed 1:3; (v) Trees along pathways must be provided at a density to ensure maximum shade cover to pedestrians and cyclists; 	In conjunction with the lodgement of related application for operational works.

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

22.	Market Cost for Trunk Infrastructure	
(a)	The applicant must determine and submit to Council the market cost for the nominated open space trunk infrastructure items set out in Part 13 of the development permit. The market cost for the work has the same meaning as set out in the Ipswich Adopted Infrastructure Charges Resolution (AICR) and is limited to the inclusions and exclusions set out in the AICR.	Prior to the lodgement of any application for operational works for the nominated trunk infrastructure.
(b)	The market cost is to be determined as follows: (i) the applicant is to undertake an open tender process for the work; (ii) the applicant is to give to the local government a notice which states the following: (A) an open tender process has been conducted; (B) the tenders received; (C) the applicant's preferred tenderer; (D) the applicant's reason for the preferred tenderer; (E) the terms of the construction contract for the work (F) a plan for the nominated trunk infrastructure clearly showing the extent of the work for which an offset is sought; and (G) the applicant's calculation of the market cost for the work.	Prior to the assessment manager signing the relevant subdivision plan.

23.	Park Naming	
	The applicant must submit to Council a list of three (3) proposed park names and the corresponding name meanings for any new park. Council reserves the right to accept any or none of the proposed names.	In conjunction with the lodgement of a development application for operational works that creates the related park.

24.	Stormwater Quantity Management	
(a)	The applicant must provide all necessary internal and external stormwater drainage to service the development. Such drainage works (except for building gutters and downpipes) must be designed such that the overall drainage system caters for a storm event with an AEP of 1%.	Prior to the assessment manager signing the relevant subdivision plan.

	In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that flow which is represented by the difference between the predicted flow from the storm event with an AEP of 1% and the capacity of the pipe system.	
(b)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level III.	Prior to the assessment manager signing the relevant subdivision plan.
(c)	<p>The applicant must amend the Stormwater Management Plan (SMP) titled "Hydraulic Assessment – Proposal Residential Subdivision at Grampian Drive, Deebing Heights – Defence Housing Australia, Revision 04" prepared by Water Technology Pty Ltd dated 8/12/2016 to address the followings and to be submitted for the assessment manager's approval.</p> <p><u>Western Tributary:</u></p> <p>(i) Inconsistencies between Table 14 and Section 3.7.2 on basin outlet pipe sizes proposed within Western Tributary. This needs to be clarified and where necessary the model/report must be amended;</p> <p>(ii) Section 3.7.1 of the report and flood impact maps identify flood impacts within Rawlings Road road reserve for a number of major storm events. The applicant must demonstrate 'no worsening' flood impact for up to 1%AEP storm events upstream and downstream areas external to the development site;</p> <p>(iii) In the absence of the land owner's consent to undertake drainage works within the Lot 199SP193445 for ultimate development, 'interim' excavation/channel works are proposed within Lots 81 and 97. The temporary easement provisions over these lots for drainage purpose must be applied until such time ultimate drainage works within the land upstream of the development site has been undertaken with the land owner's consent.</p> <p><u>Eastern Tributary</u></p> <p>(iv) The proposed batter slope of 1:2 for the Road 1 embankment located within the flow path of the Eastern Tributary must be amended with minimum 1:3 batter slope with landscape in accordance with Condition 14(c). The applicant must update the hydraulic modelling and SMP to demonstrate 'no worsening' flood impact up to 1%AEP external to the development site;</p>	In conjunction with the lodgement of the first application for operational works under this approval.

	<p>(v) In the absence of the land owner's consent to undertake drainage works within the Lot 198SP193445 for ultimate development of the site, the response to the Council's information request within the SMP states that inter-allotment drainage system is proposed within Lots 273 to 279 without any details. However the civil drawing titled 'Interim Earthworks Layout Plan, Sheet 1 of 2' Dwg No: BR150312_P4.01, Issue P1 prepared by Accor Consultants submitted as part of the information response, includes the open channels up to the maximum width of 14m along southern boundaries of the proposed Lots 273 to 279. The applicant must confirm that the proposed arrangement of open channels for the 'interim' case will achieve 'no worsening' flood impact on adjoining properties;</p> <p>(vi) The SMP must also demonstrate that the outcome of the Information Response for the items as outlined within Sections 5.2.1 to 5.2.5 is still valid in addressing Conditions (iv) & (v) above; and</p> <p>(vii) The applicant must demonstrate a complaint solution for the internal development in respect to QUDM provisions for safety as well as building level freeboard provisions in accordance with Council's Planning Scheme.</p>	
(d)	The applicant must provide stormwater quantity management to the development generally in accordance with the approved Stormwater Management Plan amended as per the Condition (c) above.	Prior to the assessment manager signing the relevant subdivision plan.
(e)	The applicant must submit written consent from the affected property owners' if ultimate drainage works are proposed within adjoining properties.	In conjunction with the lodgement of the operational works for relevant stages.
(f)	The applicant must discharge stormwater runoff from all impervious areas to the proposed basin/wetland within western tributary and proposed wetlands within eastern tributary of the development site.	Prior to the assessment manager signing the relevant subdivision plan.
(g)	The applicant must provide screen or external barriers / fencing in accordance with the approved safety audit recommendations.	Prior to the assessment manager signing the relevant subdivision plan.

25.	Stormwater Quality Management	
(a)	The applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 <i>General Works</i> of the <i>Ipswich Planning Scheme</i> allowing for a reduced treatment target of 70% for Total Suspended Solids (TSS) as outlined in Condition (b)(i) below prior to stormwater runoff discharging from the site.	Prior to the assessment manager signing the relevant subdivision plan.
(b)	<p>In order to comply with (a), the applicant must submit for written approval by the assessment manager, an amended SQMP. It must address all conditions in this approval and include the following items:</p> <ul style="list-style-type: none"> (i) Reflect a reduced TSS treatment (below 80% but above 70%). (ii) The area of Lot 9005 conveying external flows must be constructed and sized to achieve 68% AEP flows and natural channel design generally in accordance with Brisbane City Council Natural Channel Design Guidelines. (iii) The area of treatment wetland on Lot 9002 is reduced to meet (i). (iv) Where MUSIC modelling is undertaken an electronic copy of the MUSIC .sqz file must be submitted to the assessment manager for review. (v) The report must clearly articulate the staging of construction and delivery of the constructed treatment wetlands and how this correlates with the proposed staging of the development. 	In conjunction with the lodgement of the first application for operational works lodged under this approval.
(c)	The applicant must submit detailed design stormwater quality management drawings to Council for approval. The detailed designs must be in accordance with (a) and (b), and section 2.3.5 of Planning Scheme Policy 3 – General Works.	In conjunction with the lodgement of the first application for operational works lodged under this approval.
(d)	<p>The applicant must submit to the assessment manager for approval a detailed plan that identifies the balance of Lots 9002 and 9005 and the whole of Lot 9004 stabilised and revegetated consistent with the regional ecosystems RE 12.9-10.2 or 12.3.3. The Plan should address, but is not limited to the following;</p> <ul style="list-style-type: none"> (i) Removal of all declared and environmental weeds from the waterway corridors. (ii) All areas within or adjoining the waterway corridor must be stabilised. 	In conjunction with the lodgement of the first application for operational works lodged under this approval.

	<p>(iii) Areas subject to weed removal and scour remediation works must be densely planted to ensure the area is not prone to future scour and that growth of weeds is suppressed, using only native, locally appropriate species.</p> <p>(iv) Management actions to be performed, with clear and measurable targets, timelines for completion of actions, staging of works and milestones to be achieved at plan sealing and review mechanisms.</p>	
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26.	Utility Services	
(a)	<p>The applicant must connect the each Lot to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication (cable service) utilities.</p> <p>Where proposed allotments front existing overhead electricity or telecommunication service, these allotments may connect direct to such service subject to the approval and requirements of the service provider.</p>	Prior to the assessment manager signing the relevant subdivision plan.
(b)	The applicant must provide to the assessment manager written evidence (eg connection certificates) from each particular service provider stating either that the each Lot has been connected to applicable utility service or has a current supply agreement.	Prior to the assessment manager signing the relevant subdivision plan.
(c)	The applicant must provide underground water services for the hatchet shaped allotments, together with stormwater pipes and conduits for electricity and telecommunications, installed for the full length of each respective access handle.	Prior to the assessment manager signing the relevant subdivision plan.

27.	Municipal Works (Public) Design Standards	
(a)	The applicant must design all municipal works in accordance with Planning Scheme Policy 3 – General Works and Implementation Guidelines 24 and 28 of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the first application for operational works lodged under this approval.
(b)	The applicant must submit to the assessment manager a design for development infrastructure and structures which complies with the recommendations of the approved geotechnical report in accordance with the Condition 14(c).	In conjunction with the lodgement of the first application for operational works lodged under this approval.
(c)	The applicant must submit to the assessment manager a safety audit for the drainage infrastructure (inlet and outlet structures, basin etc.) and earth retaining structures, which is certified by a RPEQ and prepared in accordance with AS/NZS ISO 31000:2009 'Risk Management – Principles and Guidelines' and QUDM.	In conjunction with the lodgement of the first application for operational works lodged under this approval.

(d)	The applicant must submit to the assessment manager a Dispersive Soil Management Plan (DSMP), prepared by a suitably qualified person in accordance with Council's Implementation Guideline 28 – Dispersive Soil Management of the <i>Ipswich Planning Scheme</i> .	In conjunction with the lodgement of the first application for operational works lodged under this approval.
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28.	Design Certifications	
(a)	The applicant must submit to the assessment manager a RPEQ (structural) certification stating that all proposed infrastructure has been designed in accordance with the recommendations of the approved geotechnical report in accordance with Condition 14(c).	In conjunction with the lodgement of the first application for operational works lodged under this approval.
(b)	The applicant must submit to the assessment manager RPEQ design certification(s) stating that all civil and associated works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	In conjunction with the lodgement of the first application for operational works lodged under this approval.

29.	Erosion Control	
	The applicant must provide sufficient grass (or equivalent) cover to prevent both rill and sheet erosion for all unpaved and disturbed areas.	Prior to the assessment manager signing the relevant subdivision plan.

30.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to the assessment manager signing the subdivision plan.
(b)	The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to the assessment manager signing the subdivision plan.
(c)	The applicant must reinstate all disturbed verge and open space areas with turf (including provision of topsoil to minimum depth of 50mm).	During the construction of the development and prior to the assessment manager signing the subdivision plan.

Assessment Manager (Ipswich City Council) Advice

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

1.	Acronyms and Terms
	Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	QUDM – The <i>Queensland Urban Drainage Manual (2007 Edition)</i> , produced by the Queensland Department of Environment and Natural Resources
(c)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR
(d)	QUU – Queensland Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>
(e)	DTMR - Department of Transport and Main Roads
(f)	DEHP – Department of Environment and Heritage Protection
(g)	DNRM – Department of Natural Resources and Mines
(h)	DSDIP – Department of State Development, Infrastructure and Planning
(i)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(j)	AHD - Australian Height Datum (m)
(k)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(l)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.
2.	Bonds
	Any bonding sought to be approved in relation to development will be considered in accordance with Planning Scheme Policy 3 of the <i>Ipswich Planning Scheme</i> .
	The Bond, Licence Deed and conditions of security payment can be found online at http://www.ipswichplanning.com.au/development-planning/development-planning-information . Council's preference is for bonds to be submitted by way of a Bank Guarantee.
3.	Operational Works Submission
	The applicant must submit to the assessment manager all engineering drawings in accordance with the requirements of <i>Ipswich Planning Scheme Policy 2 – Information Local Government May Request</i> . For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and specifications must take precedence.
4.	Proximity of Earthworks to Adjoining Property
	Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the <i>Ipswich Planning Scheme</i> . Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the Council's satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application.

5.	Easement Documentation
	The documentation associated with easements may be prepared by the applicant in a form satisfactory to Council's city solicitor, or the applicant may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the applicant's expense.
6.	Telecommunication Conduit Infrastructure
	The installation of telecommunication conduit and infrastructure is to be in accordance with the Communications Alliance publication titled <i>Fibre Ready Pit and Pipe Specifications for Real Estate Development Projects (Reference G645:2011)</i> or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on 'Fibre in new developments'.
7.	Road Corridor Permit
	The applicant is advised to seek approval from the Department of Transport and Main Roads under Sections 33 and 62 of the <i>Transport Infrastructure Act 1994</i> prior to undertaking any physical works within or adjacent to the boundary of the State-controlled road. These approvals are issued under the <i>Transport Infrastructure Act 1994</i> and constitute a separate process to seeking a Development Permit issued under the <i>Sustainable Planning Act 2009</i> . Please contact the Department of Transport and Main Roads Metropolitan office for further information via email: Metropolitan_Corridor_Management@tmr.qld.gov.au or telephone (07) 3066 6759.
8.	Koala Protection
	The proposal has been declared a 'Controlled Action' by the Commonwealth Dept. Environment and Energy under the requirements under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act) (Ref No. 2016/7723). Prior to pre-start for vegetation clearing the applicant will be asked to provide the assessment manager with confirmation that the Commonwealth has given Approval for the clearing works.
9.	Protected Plants
	The Department of Environment and Heritage Protection's <i>Protected Plants Flora Survey Trigger Map</i> has identified the land subject to development as Protected Plants - High risk area under the <i>Nature Conservation Act 1992 (Old)</i> . The applicant may be required to hold a clearing permit if endangered, vulnerable or near threatened plants are to be cleared or may be impacted by the proposed clearing. Refer to the Queensland Government – Department of Environment and Heritage Protection (palm@ehp.qld.gov.au or phone 13 74 68) for further information to determine whether current or future works associated with your development proposal may require a clearing permit.
10.	Contaminated Land
	The applicant must ensure all land to be dedicated to Council is not listed on either the Contaminated Land Register or the Environmental Management Register prior to dedication. In this regard the applicant must be responsible for all works associated with the removal of any land to be dedicated to Council from these registers. The applicant must provide details to Council demonstrating that the requirements of this condition have been met in conjunction with the lodgement of the application to sign the plan of subdivision.

11.	Advertising Signage
	<p>Unless any advertising devices associated with the proposed use meets the exempt criteria set out in Schedule 9 of the <i>Ipswich Planning Scheme 2006</i>, such signage would require submission to Council of a code assessable development application for operational works – placing an advertising device on premises. Accompanied by the relevant assessment fee. For further information. Please contact the Planning and Development Department on (07) 3810 6888.</p>
12.	Fire Ants
(a)	<p>In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i>, the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i>) has been detected.</p>
(b)	<p>It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants.</p>
(c)	<p>The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.</p>
13.	Portable Long Service Leave
	<p>Where the works are valued at \$150,000.00 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the portable long service leave (QLeave) Levy be received by Council as a condition of issuing a development permit. This applies to building works, operational works and plumbing and drainage works applications, as defined under the <i>Sustainable Planning Act 2009</i>.</p> <p>If such evidence is not received by the time of issuing the decision notice, Council may only issue a preliminary approval, notifying the applicant that the application is approved, but not permitting commencement of Operational Works.</p> <p>All statutory timeframes applying under the <i>Sustainable Planning Act 2009</i> for appeals and expiry of the approvals continue in force after issuing of the Decision Notice containing the Preliminary Approval.</p> <p>If a Preliminary Approval is issued in the absence of evidence of payment of the QLeave Levy, a subsequent Development Permit will have to be issued by Council upon receipt of evidence of payment. This will require a new application and fees will apply.</p> <p>If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i>, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.</p>

14.	Local Government Regulation 2012
	<p>This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i>. This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.</p>
15.	Section 245 of the Sustainable Planning Act 2009
	<p>Pursuant to section 245 of the <i>Sustainable Planning Act 2009</i>, a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.</p>
16.	Indigenous Cultural Heritage
	<p>The Applicant is advised to ensure that any development obligations pursuant to the provisions of the Aboriginal Cultural Heritage Act 2003, the Sustainable Planning Act 2009 and the Sustainable Planning Regulation 2009 are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.</p> <p>For more information, the applicant may seek information from the Registered Aboriginal Cultural Heritage Body for the Ipswich Region (Jagera Daran Pty Ltd), the cultural heritage database, or seek the advice of the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs.</p>
17.	Easement Documentation
	<p>The documentation associated with easements may be prepared by the applicant in a form satisfactory to Council's city solicitor, or the applicant may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the applicant's expense.</p>



Ipswich City Council

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DA No. 2930/2016/CA

ATTACHMENT B - ANNEXURE A

INFRASTRUCTURE CHARGES NOTICE

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

Application No: 2930/2016/CA

Real Property Description: Lot 194 SP 193445, Lot 195 S 3157

Property Location: 76-100 Siddans Road, DEEBING HEIGHTS QLD 4306, 24 Rawlings Road, DEEBING HEIGHTS QLD 4306

Development Approval Details: In accordance with Section 1 of Development Decision Notice 2930/2016/CA

Levied Charge:	Stage	Charge
	1A	\$936,707.24
	1B	\$684,713.50
	1C	\$16,424.22
	2A	\$510,442.87
	2B	\$498,727.83
	2C	\$418,025.71
	2D	\$16,424.22
	3A	\$665,325.84
	3B	\$169,122.40
	3C	\$370,424.50
	3D	\$342,356.75
	4A	\$175,105.16
	4B	\$16,424.22
	4C	\$16,424.22
	4D	\$16,424.22
	4E	\$16,424.22
	4F	\$140,898.85
	5A	\$0

Does the maximum adopted charge apply: Yes

Does an Offset or Refund apply: Yes, an Offset will apply if the works outlined in Section 13 of Development Decision Notice 2930/2016/CA are undertaken by the applicant.

Levied Charge Calculation:

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
Stage 1A (55 lots)				
Water Sector 22 (35 lots)				
Lot < or = 450m ²	Transport \$7,317.50 Public Parks \$9,057.30 Community Facilities \$1,085.70	<u>Development Demand</u> Transport 21 x Lot < or = 450m ² @ \$7,317.50 = \$153,667.50 14 x Lot > 450m ² @ \$6,743.08 = \$94,403.12 Total = \$248,070.62	0%	Transport \$248,070.62 Public Parks \$307,051.50 Community Facilities \$36,806.28
Lot > 450m ²	Transport \$6,743.08 Public Parks \$8,346.30 Community Facilities \$1,000.47	Public Parks 21 x Lot < or = 450m ² @ \$9,057.30 = \$190,203.30 14 x Lot > 450m ² @ \$8,346.30 = \$116,848.20 Total = \$307,051.50 Community Facilities 21 x Lot < or = 450m ² @ \$1,085.70 = \$22,799.70 14 x Lot > 450m ² @ \$1,000.47 = \$14,006.58 Total = \$36,806.28 <u>Demand Credit</u> Nil <u>Additional Demand</u> Transport \$248,070.62 Public Parks \$307,051.50 Community Facilities \$36,806.28		
Water Sector 23 (20 lots)				
Lot < or = 450m ²	Transport \$7,452.28 Public Parks \$9,224.12 Community Facilities \$1,105.69	<u>Development Demand</u> Transport 12 x Lot < or = 450m ² @ \$7,452.28 = \$89,427.36 8 x Lot > 450m ² @ \$6,883.21 = \$55,065.68 Total = \$144,493.04	0%	Transport \$144,493.04 Public Parks \$178,847.44 Community Facilities \$21,439.08
Lot > 450m ²	Transport \$6,883.21 Public Parks \$8,519.75	Public Parks 12 x Lot < or = 450m ² @ \$9,224.12 = \$110,689.44		

	Community Facilities \$1,021.26	8 x Lot > 450m ² @ \$8,519.75 = \$68,158.00 Total = \$178,847.44 Community Facilities 12 x Lot < or = 450m ² @ \$1,105.69 = \$13,268.28 8 x Lot > 450m ² @ \$1,021.26 = \$8,170.08 Total = \$21,439.08 <u>Demand Credit</u> Nil <u>Additional Demand</u> Transport \$144,493.04 Public Parks \$178,847.44 Community Facilities \$21,439.08		
		<i>Transport Stage Total</i>		\$392,563.66
		<i>Public Park Stage Total</i>		\$485,898.94
		<i>Community Facilities Stage Total</i>		\$58,244.64
		STAGE TOTAL		\$936,707.24

Stage 1B (40 lots)				
Water Sector 22 (40 lots)				
Lot < or = 450m ²	Transport \$7,317.50	<u>Development Demand</u>	0%	Transport \$286,955.80
	Public Parks \$9,057.30	Transport 30 x Lot < or = 450m ² @ \$7,317.50 = \$219,525.00		Public Parks \$355,182.00
	Community Facilities \$1,085.70	10 x Lot > 450m ² @ \$6,743.08 = \$67,430.80		Community Facilities \$42,575.70
		Total = \$286,955.80		
Lot > 450m ²	Transport \$6,743.08	Public Parks 30 x Lot < or = 450m ² @ \$9,057.30 = \$271,719.00		
	Public Parks \$8,346.30	10 x Lot > 450m ² @ \$8,346.30 = \$83,463.00		
	Community Facilities \$1,000.47	Total = \$355,182.00		
		Community Facilities 30 x Lot < or = 450m ² @ \$1,085.70 = \$32,571.00		
		10 x Lot > 450m ² @ \$1,000.47 = \$10,004.70		
		Total = \$42,575.70		
		<u>Demand Credit</u>		
		Nil		
		<u>Additional Demand</u>		
		Transport \$226,265.80		
		Public Parks \$355,182.00		
		Community Facilities \$42,575.70		
Water Sector 23 (0 lots)				
No charge.				
<i>Transport Stage Total</i>				\$286,955.80
<i>Public Park Stage Total</i>				\$355,182.00
<i>Community Facilities Stage Total</i>				\$42,575.70
STAGE TOTAL				\$684,713.50

Stage 1C (1 lot)				
Water Sector 22 (0 lots)				
No charge.				
Water Sector 23 (1 lot)				
Lot > 450m ²	Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26	<u>Development Demand</u> Transport 1 x Lot > 450m ² @ \$6,883.21 = \$6,883.21 Public Parks 1 x Lot > 450m ² @ \$8,519.75 = \$8,519.75 Community Facilities 1 x Lot > 450m ² @ \$1,021.26 = \$1,021.26 <u>Demand Credit</u> Nil <u>Additional Demand</u> Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26	0%	Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26
<i>Transport Stage Total</i>				\$6,883.21
<i>Public Park Stage Total</i>				\$8,519.75
<i>Community Facilities Stage Total</i>				\$1,021.26
STAGE TOTAL				\$16,424.22

Stage 2A (31 lots)				
Water Sector 22 (30 lots)				
Lot < or = 450m ²	Transport \$7,317.50 Public Parks \$9,057.30 Community Facilities \$1,085.70	<u>Development Demand</u> Transport 20 x Lot < or = 450m ² @ \$7,317.50 = \$146,350.00 10 x Lot > 450m ² @ \$6,743.08 = \$67,430.80 Total = \$213,780.80	0%	Transport \$207,037.72 Public Parks \$256,262.70 Community Facilities \$30,718.23
Lot > 450m ²	Transport \$6,743.08 Public Parks \$8,346.30 Community Facilities \$1,000.47	Public Parks 20 x Lot < or = 450m ² @ \$9,057.30 = \$181,146.00 10 x Lot > 450m ² @ \$8,346.30 = \$83,463.00 Total = \$264,609.00 Community Facilities 20 x Lot < or = 450m ² @ \$1,085.70 = \$21,714.00 10 x Lot > 450m ² @ \$1,000.47 = \$10,004.70 Total = \$31,718.70 <u>Demand Credit</u> Transport 1 x Lot > 450m ² @ \$6,743.08 = \$6,743.08 Public Parks 1 x Lot > 450m ² @ \$8,346.30 = \$8,346.30 Community Facilities 1 x Lot > 450m ² @ \$1,000.47 = \$1,000.47 <u>Additional Demand</u> Transport \$213,780.80 - \$6,743.08 = \$207,037.72 Public Parks \$264,609.00 - \$8,346.30 = \$256,262.70 Community Facilities \$31,718.70 - \$1,000.47 = \$30,718.23		
Water Sector 23 (1 lot)				
Lot > 450m ²	Transport \$6,883.21 Public Parks \$8,519.75	<u>Development Demand</u> Transport 1 x Lot > 450m ² @ \$6,883.21 = \$6,883.21	0%	Transport \$6,883.21 Public Parks \$8,519.75

	Community Facilities \$1,021.26	Public Parks 1 x Lot > 450m ² @ \$8,519.75 = \$8,519.75 Community Facilities 1 x Lot > 450m ² @ \$1,021.26 = \$1,021.26 <u>Demand Credit</u> Nil <u>Additional Demand</u> Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26		Community Facilities \$1,021.26
			<i>Transport Stage Total</i>	\$213,920.93
			<i>Public Park Stage Total</i>	\$264,782.45
			<i>Community Facilities Stage Total</i>	\$31,739.49
			STAGE TOTAL	\$510,442.87

Stage 2B (29 lots)				
Water Sector 22 (23 lots)				
Lot < or = 450m ²	Transport \$7,317.50	<u>Development Demand</u> Transport 19 x Lot < or = 450m ² @ \$7,317.50 = \$139,032.50	0%	Transport \$166,004.82
	Public Parks \$9,057.30	4 x Lot > 450m ² @ \$6,743.08 = \$26,972.32		Public Parks \$205,473.90
	Community Facilities \$1,085.70	Total = \$166,004.82		Community Facilities \$24,630.18
Lot > 450m ²	Transport \$6,743.08	Public Parks 19 x Lot < or = 450m ² @ \$9,057.30 = \$172,088.70		
	Public Parks \$8,346.30	4 x Lot > 450m ² @ \$8,346.30 = \$33,385		
	Community Facilities \$1,000.47	Total = \$205,473.90		
		Community Facilities 19 x Lot < or = 450m ² @ \$1,085.70 = \$20,628.30		
		4 x Lot > 450m ² @ \$1,000.47 = \$4001.88		
		Total = \$24,630.18		
		<u>Demand Credit</u> Nil		
		<u>Additional Demand</u> Transport \$166,004.82		
		Public Parks \$205,473.90		
		Community Facilities \$24,630.18		
Water Sector 23 (6 lots)				
Lot < or = 450m ²	Transport \$7,452.28	<u>Development Demand</u> Transport 3 x Lot < or = 450m ² @ \$7,452.28 = \$22,356.84	0%	Transport \$43,006.47
	Public Parks \$9,224.12	3 x Lot > 450m ² @ \$6,883.21 = \$20649.63		Public Parks \$53,231.61
	Community Facilities \$1,105.69	Total = \$43,006.47		Community Facilities \$6,380.85
Lot > 450m ²	Transport \$6,883.21	Public Parks 3 x Lot < or = 450m ² @ \$9,224.12 = \$27,672.36		
	Public Parks \$8,519.75	3 x Lot > 450m ² @ \$8,519.75 = \$25,559.25		
	Community Facilities \$1,021.26	Total = \$53,231.61		

		<p>Community Facilities 3 x Lot < or = 450m² @ \$1,105.69 = \$3,317.07</p> <p>3 x Lot > 450m² @ \$1,021.26 = \$3,063.78</p> <p>Total = \$6,380.85</p> <p><u>Demand Credit</u></p> <p>Nil</p> <p><u>Additional Demand</u></p> <p>Transport \$43,006.47</p> <p>Public Parks \$53,231.61</p> <p>Community Facilities \$6,380.85</p>		
				<i>Transport Stage Total</i> \$209,011.29
				<i>Public Park Stage Total</i> \$258,705.51
				<i>Community Facilities Stage Total</i> \$31,011.03
				STAGE TOTAL \$498,727.83

Stage 2C (24 lots)				
Water Sector 22 (6 lots)				
Lot < or = 450m ²	Transport \$7,317.50	<u>Development Demand</u> Transport 4 x Lot < or = 450m ² @ \$7,317.50 = \$29,270.00	0%	Transport 42,756.16
	Public Parks \$9,057.30	2 x Lot > 450m ² @ \$6,743.08 = \$13,486.16		Public Parks \$52,921.80
	Community Facilities \$1,085.70	Total = \$42,756.16		Community Facilities \$6,343.74
Lot > 450m ²	Transport \$6,743.08	Public Parks 4 x Lot < or = 450m ² @ \$9,057.30 = \$36,229.20		
	Public Parks \$8,346.30	2 x Lot > 450m ² @ \$8,346.30 = \$16,692.60		
	Community Facilities \$1,000.47	Total = \$52,921.80		
		Community Facilities 4 x Lot < or = 450m ² @ \$1,085.70 = \$4,342.80		
		2 x Lot > 450m ² @ \$1,000.47 = \$2,000.94		
		Total = \$6,343.74		
		<u>Demand Credit</u> Nil		
		<u>Additional Demand</u> Transport 42,756.16		
		Public Parks \$52,921.80		
		Community Facilities \$6,343.74		
Water Sector 23 (18 lots)				
Lot < or = 450m ²	Transport \$7,452.28	<u>Development Demand</u> Transport 15 x Lot < or = 450m ² @ \$7,452.28 = \$111,784.20	0%	Transport \$144,493.04
	Public Parks \$9,224.12	3 x Lot > 450m ² @ \$6,883.21 = \$20,649.63		Public Parks \$178,847.44
	Community Facilities \$1,105.69	Total = \$132,433.83		Community Facilities \$21,439.08
Lot > 450m ²	Transport \$6,883.21	Public Parks 15 x Lot < or = 450m ² @ \$9,224.12 = \$138,361.80		
	Public Parks \$8,519.75	3 x Lot > 450m ² @ \$8,519.75 = \$25,559.25		
	Community Facilities \$1,021.26			

		<p>Total = \$163,921.05</p> <p>Community Facilities 15 x Lot < or = 450m² @ \$1,105.69 = \$16,585.35</p> <p>3 x Lot > 450m² @ \$1,021.26 = \$3,063.78</p> <p>Total = \$19,649.13</p> <p><u>Demand Credit</u></p> <p>Nil</p> <p><u>Additional Demand</u></p> <p>Transport \$144,493.04</p> <p>Public Parks \$163,921.05</p> <p>Community Facilities \$19,649.13</p>		
		<i>Transport Stage Total</i>	\$175,189.99	
		<i>Public Park Stage Total</i>	\$216,842.85	
		<i>Community Facilities Stage Total</i>	\$25,992.87	
		STAGE TOTAL	\$418,025.71	

Stage 2D (1 lot)				
Water Sector 22 (0 lots)				
No charge.				
Water Sector 23 (1 lot)				
Lot > 450m ²	Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26	<u>Development Demand</u> Transport 1 x Lot > 450m ² @ \$6,883.21 = \$6,883.21 Public Parks 1 x Lot > 450m ² @ \$8,519.75 = \$8,519.75 Community Facilities 1 x Lot > 450m ² @ \$1,021.26 = \$1,021.26 <u>Demand Credit</u> Nil <u>Additional Demand</u> Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26	0%	Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26
<i>Transport Stage Total</i>				\$6,883.21
<i>Public Park Stage Total</i>				\$8,519.75
<i>Community Facilities Stage Total</i>				\$1,021.26
STAGE TOTAL				\$16,424.22

Stage 3A (39 lots)				
Water Sector 22 (24 lots)				
Lot < or = 450m ²	Transport \$7,317.50	<u>Development Demand</u> Transport 17 x Lot < or = 450m ² @ \$7,317.50 = \$124,397.50	0%	Transport \$171,599.06
	Public Parks \$9,057.30	7 x Lot > 450m ² @ \$6,743.08 = \$47,201.56		Public Parks \$212,398.20
	Community Facilities \$1,085.70	Total = \$171,599.06		Community Facilities \$25,460.19
Lot > 450m ²	Transport \$6,743.08	Public Parks 17 x Lot < or = 450m ² @ \$9,057.30 = \$153,974.10		
	Public Parks \$8,346.30	7 x Lot > 450m ² @ \$8,346.30 = \$58,424.10		
	Community Facilities \$1,000.47	Total = \$212,398.20		
		Community Facilities 17 x Lot < or = 450m ² @ \$1,085.70 = \$18,456.90		
		7 x Lot > 450m ² @ \$1,000.47 = \$7,003.29		
		Total = \$25,460.19		
		<u>Demand Credit</u> Nil		
		<u>Additional Demand</u> Transport \$171,599.06		
		Public Parks \$212,398.20		
		Community Facilities \$25,460.19		
Water Sector 23 (15 lots)				
Lot < or = 450m ²	Transport \$7,452.28	<u>Development Demand</u> Transport 7 x Lot < or = 450m ² @ \$7,452.28 = \$52,165.96	0%	Transport \$107,231.64
	Public Parks \$9,224.12	8 x Lot > 450m ² @ \$6,883.21 = \$55,065.68		Public Parks \$132,726.84
	Community Facilities \$1,105.69	Total = \$107,231.64		Community Facilities \$15,909.91
Lot > 450m ²	Transport \$6,883.21	Public Parks 7 x Lot < or = 450m ² @ \$9,224.12 = \$64,568.84		
	Public Parks \$8,519.75	8 x Lot > 450m ² @ \$8,519.75 = \$68,158.00		
	Community Facilities \$1,021.26			

		<p>Total = \$132,726.84</p> <p>Community Facilities 7 x Lot < or = 450m² @ \$1,105.69 = \$7,739.83</p> <p>8 x Lot > 450m² @ \$1,021.26 = \$8,170.08</p> <p>Total = \$15,909.91</p> <p><u>Demand Credit</u></p> <p>Nil</p> <p><u>Additional Demand</u></p> <p>Transport \$107,231.64</p> <p>Public Parks \$132,726.84</p> <p>Community Facilities \$15,909.91</p>		
			<i>Transport Stage Total</i>	\$278,830.70
			<i>Public Park Stage Total</i>	\$345,125.04
			<i>Community Facilities Stage Total</i>	\$41,370.10
			STAGE TOTAL	\$665,325.84

Stage 3B (10 lots)				
Water Sector 22 (10 lots)				
Lot < or = 450m ²	Transport \$7,317.50	<u>Development Demand</u>	0%	Transport \$70,877.32
	Public Parks \$9,057.30	Transport 6 x Lot < or = 450m ² @ \$7,317.50 = \$43,905.00		Public Parks \$87,729.00
	Community Facilities \$1,085.70	4 x Lot > 450m ² @ \$6,743.08 = \$26,972.32		Community Facilities \$10,516.08
		Total = \$70,877.32		
Lot > 450m ²	Transport \$6,743.08	Public Parks 6 x Lot < or = 450m ² @ \$9,057.30 = \$54,343.80		
	Public Parks \$8,346.30	4 x Lot > 450m ² @ \$8,346.30 = \$33,385.20		
	Community Facilities \$1,000.47	Total = \$87,729.00		
		Community Facilities 6 x Lot < or = 450m ² @ \$1,085.70 = \$6,514.20		
		4 x Lot > 450m ² @ \$1,000.47 = \$4,001.88		
		Total = \$10,516.08		
		<u>Demand Credit</u>		
		Nil		
		<u>Additional Demand</u>		
		Transport \$70,877.32		
		Public Parks \$87,729.00		
		Community Facilities \$10,516.08		
Water Sector 23 (0 lots)				
No charge.				
<i>Transport Stage Total</i>				\$70,877.32
<i>Public Park Stage Total</i>				\$87,729.00
<i>Community Facilities Stage Total</i>				\$10,516.08
STAGE TOTAL				\$169,122.40

Stage 3C (22 lots)				
Water Sector 22 (22 lots)				
Lot < or = 450m ²	Transport \$7,317.50	<u>Development Demand</u> Transport 12 x Lot < or = 450m ² @ \$7,317.50 = \$87,810.00	0%	Transport \$155,240.80
	Public Parks \$9,057.30	10 x Lot > 450m ² @ \$6,743.08 = \$67,430.80		Public Parks \$192,150.60
	Community Facilities \$1,085.70	Total = \$155,240.80		Community Facilities \$23,033.10
Lot > 450m ²	Transport \$6,743.08	Public Parks 12 x Lot < or = 450m ² @ \$9,057.30 = \$108,687.60		
	Public Parks \$8,346.30	10 x Lot > 450m ² @ \$8,346.30 = \$83,463.00		
	Community Facilities \$1,000.47	Total = \$192,150.60		
		Community Facilities 12 x Lot < or = 450m ² @ \$1,085.70 = \$13,028.40		
		10 x Lot > 450m ² @ \$1,000.47 = \$10,004.70		
		Total = \$23,033.10		
		<u>Demand Credit</u> Nil		
		<u>Additional Demand</u> Transport \$155,240.80		
		Public Parks \$192,150.60		
		Community Facilities \$23,033.10		
Water Sector 23 (0 lots)				
No charge.				
<i>Transport Stage Total</i>				\$155,240.80
<i>Public Park Stage Total</i>				\$192,150.60
<i>Community Facilities Stage Total</i>				\$23,033.10
STAGE TOTAL				\$370,424.50

Stage 3D (20 lots)				
Water Sector 22 (20 lots)				
Lot < or = 450m ²	Transport \$7,317.50	<u>Development Demand</u> Transport 15 x Lot < or = 450m ² @ \$7,317.50 = \$109,762.50	0%	Transport \$143,477.90
	Public Parks \$9,057.30	5 x Lot > 450m ² @ \$6,743.08 = \$33,715.40		Public Parks \$177,591.00
	Community Facilities \$1,085.70	Total = \$143,477.90		Community Facilities \$21,287.85
Lot > 450m ²	Transport \$6,743.08	Public Parks 15 x Lot < or = 450m ² @ \$9,057.30 = \$135,859.50		
	Public Parks \$8,346.30	5 x Lot > 450m ² @ \$8,346.30 = \$41,731.50		
	Community Facilities \$1,000.47	Total = \$177,591.00		
		Community Facilities 15 x Lot < or = 450m ² @ \$1,085.70 = \$16,285.50		
		5 x Lot > 450m ² @ \$1,000.47 = \$5,002.35		
		Total = \$21,287.85		
		<u>Demand Credit</u> Nil		
		<u>Additional Demand</u> Transport \$143,477.90		
		Public Parks \$177,591.00		
		Community Facilities \$21,287.85		
Water Sector 23 (0 lots)				
No charge.				
<i>Transport Stage Total</i>				\$143,477.90
<i>Public Park Stage Total</i>				\$177,591.00
<i>Community Facilities Stage Total</i>				\$21,287.85
STAGE TOTAL				\$342,356.75

Stage 4A (10 lots)				
Water Sector 22 (0 lots)				
No charge.				
Water Sector 23 (10 lots)				
Lot < or = 450m ²	Transport \$7,452.28	<u>Development Demand</u>	0%	Transport \$73,384.66
	Public Parks \$9,224.12	Transport 8 x Lot < or = 450m ² @ \$7,452.28 = \$59,618.24		Public Parks \$90,832.46
	Community Facilities \$1,105.69	2 x Lot > 450m ² @ \$6,883.21 = \$13,766.42		Community Facilities \$10,888.04
		Total = \$73,384.66		
Lot > 450m ²	Transport \$6,883.21	Public Parks 8 x Lot < or = 450m ² @ \$9,224.12 = \$73,792.96		
	Public Parks \$8,519.75	2 x Lot > 450m ² @ \$8,519.75 = \$17,039.50		
	Community Facilities \$1,021.26	Total = \$90,832.46		
		Community Facilities 8 x Lot < or = 450m ² @ \$1,105.69 = \$8,845.52		
		2 x Lot > 450m ² @ \$1,021.26 = \$2,042.52		
		Total = \$10,888.04		
		<u>Demand Credit</u>		
		Nil		
		<u>Additional Demand</u>		
		Transport \$73,384.66		
		Public Parks \$90,832.46		
		Community Facilities \$10,888.04		
<i>Transport Stage Total</i>				\$73,384.66
<i>Public Park Stage Total</i>				\$90,832.46
<i>Community Facilities Stage Total</i>				\$10,888.04
STAGE TOTAL				\$175,105.16

Stage 4B (1 lot)				
Water Sector 22 (0 lots)				
No charge.				
Water Sector 23 (1 lot)				
Lot > 450m ²	Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26	<u>Development Demand</u> Transport 1 x Lot > 450m ² @ \$6,883.21 = \$6,883.21 Public Parks 1 x Lot > 450m ² @ \$8,519.75 = \$8,519.75 Community Facilities 1 x Lot > 450m ² @ \$1,021.26 = \$1,021.26 <u>Demand Credit</u> Nil <u>Additional Demand</u> Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26	0%	Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26
<i>Transport Stage Total</i>				\$6,883.21
<i>Public Park Stage Total</i>				\$8,519.75
<i>Community Facilities Stage Total</i>				\$1,021.26
STAGE TOTAL				\$16,424.22

Stage 4C (1 lot)				
Water Sector 22 (0 lots)				
No charge.				
Water Sector 23 (1 lot)				
Lot > 450m ²	Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26	<u>Development Demand</u> Transport 1 x Lot > 450m ² @ \$6,883.21 = \$6,883.21 Public Parks 1 x Lot > 450m ² @ \$8,519.75 = \$8,519.75 Community Facilities 1 x Lot > 450m ² @ \$1,021.26 = \$1,021.26 <u>Demand Credit</u> Nil <u>Additional Demand</u> Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26	0%	Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26
<i>Transport Stage Total</i>				\$6,883.21
<i>Public Park Stage Total</i>				\$8,519.75
<i>Community Facilities Stage Total</i>				\$1,021.26
STAGE TOTAL				\$16,424.22

Stage 4D (1 lot)				
Water Sector 22 (0 lots)				
No charge.				
Water Sector 23 (1 lot)				
Lot > 450m ²	Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26	<u>Development Demand</u> Transport 1 x Lot > 450m ² @ \$6,883.21 = \$6,883.21 Public Parks 1 x Lot > 450m ² @ \$8,519.75 = \$8,519.75 Community Facilities 1 x Lot > 450m ² @ \$1,021.26 = \$1,021.26 <u>Demand Credit</u> Nil <u>Additional Demand</u> Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26	0%	Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26
<i>Transport Stage Total</i>				\$6,883.21
<i>Public Park Stage Total</i>				\$8,519.75
<i>Community Facilities Stage Total</i>				\$1,021.26
STAGE TOTAL				\$16,424.22

Stage 4E (1 lot)				
Water Sector 22 (0 lots)				
No charge.				
Water Sector 23 (1 lot)				
Lot > 450m ²	Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26	<u>Development Demand</u> Transport 1 x Lot > 450m ² @ \$6,883.21 = \$6,883.21 Public Parks 1 x Lot > 450m ² @ \$8,519.75 = \$8,519.75 Community Facilities 1 x Lot > 450m ² @ \$1,021.26 = \$1,021.26 <u>Demand Credit</u> Nil <u>Additional Demand</u> Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26	0%	Transport \$6,883.21 Public Parks \$8,519.75 Community Facilities \$1,021.26
<i>Transport Stage Total</i>				\$6,883.21
<i>Public Park Stage Total</i>				\$8,519.75
<i>Community Facilities Stage Total</i>				\$1,021.26
STAGE TOTAL				\$16,424.22

Stage 4F (8 lots)				
Water Sector 22 (0 lots)				
No charge.				
Water Sector 23 (8 lots)				
Lot < or = 450m ²	Transport \$7,452.28	<u>Development Demand</u>	0%	Transport \$59,049.17
	Public Parks \$9,224.12	Transport 7 x Lot < or = 450m ² @ \$7,452.28 = \$52,165.96		Public Parks \$73,088.59
	Community Facilities \$1,105.69	1 x Lot > 450m ² @ \$6,883.21 = \$6,883.21		Community Facilities \$8,761.09
		Total = \$59,049.17		
Lot > 450m ²	Transport \$6,883.21	Public Parks 7 x Lot < or = 450m ² @ \$9,224.12 = \$64,568.84		
	Public Parks \$8,519.75	1 x Lot > 450m ² @ \$8,519.75 = \$8,519.75		
	Community Facilities \$1,021.26	Total = \$73,088.59		
		Community Facilities 7 x Lot < or = 450m ² @ \$1,105.69 = \$7,739.83		
		1 x Lot > 450m ² @ \$1,021.26 = \$1,021.26		
		Total = \$8,761.09		
		<u>Demand Credit</u>		
		Nil		
		<u>Additional Demand</u>		
		Transport \$59,049.17		
		Public Parks \$73,088.59		
		Community Facilities \$8,761.09		
<i>Transport Stage Total</i>				\$59,049.17
<i>Public Park Stage Total</i>				\$73,088.59
<i>Community Facilities Stage Total</i>				\$8,761.09
STAGE TOTAL				\$140,898.85

Stage 5A (1 lot)				
Water Sector 22 (1 lots)				
Lot < or = 450m ²	Transport \$7,317.50 Public Parks \$9,057.30 Community Facilities \$1,085.70	<u>Development Demand</u> Transport 1 x Lot > 450m ² @ \$6,743.08 = \$6,743.08 Public Parks 1 x Lot > 450m ² @ \$8,346.30 = \$8,346.30	0%	Transport \$0 Public Parks \$0 Community Facilities \$0
Lot > 450m ²	Transport \$6,743.08 Public Parks \$8,346.30 Community Facilities \$1,000.47	Community Facilities 1 x Lot > 450m ² @ \$1,000.47 = \$1,000.47 <u>Demand Credit</u> Transport 1 x Lot > 450m ² @ \$6,743.08 = \$6,743.08 Public Parks 1 x Lot > 450m ² @ \$8,346.30 = \$8,346.30 Community Facilities 1 x Lot > 450m ² @ \$1,000.47 = \$1,000.47 <u>Additional Demand</u> Transport \$6,743.08 - \$6,743.08 = \$0 Public Parks \$8,346.30 - \$8,346.30 = \$0 Community Facilities \$1,000.47 - \$1,000.47 = \$0		
Water Sector 23 (0 lots)				
No charge.				
<i>Transport Stage Total</i>				\$0
<i>Public Park Stage Total</i>				\$0
<i>Community Facilities Stage Total</i>				\$0
STAGE TOTAL				\$0

Applied Adopted Charge See Annexure B for an example calculation of the Applied Adopted Charge.

Details of Payment

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

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

The payee must quote the development application reference number when making payment.

Due date for payment Payment of the levied charges is required when Council approves the plan of subdivision for the reconfiguration unless otherwise stated in an infrastructure agreement or by agreement pursuant to section 639 of the *Sustainable Planning Act 2009*.

Automatic increases of levied charge: The levied charges outlined in this notice will be automatically increased from the date of the charges notice to the date of the payment subject to being not more than the lesser of the following amounts—

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

General Information

GST: The Federal Government has determined that contributions made by applicant to Government for Infrastructure and services under the *Sustainable Planning Act 2009* are GST exempt.

Authority for the charge: The levied charges in this notice are payable in accordance with Chapter 8 of the *Sustainable Planning Act 2009*.

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

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

Where:

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

AC is the applied adopted charge for the development.

AD is the additional demand for the development.

LCR is the levied charge relief for the development.

D is the discount for the prescribed financial contribution.

Offsets and refunds The following apply if a trunk infrastructure contribution services or is planned to service premises other than premises the subject of the relevant approval and an adopted charge applies to the development the subject of the approval:

- an *offset*—where the establishment cost for the trunk infrastructure contribution is equal to or less than the levied charge; and
- a *refund*—where the establishment cost for the trunk infrastructure contribution is more than the levied charge.

The infrastructure set out in Section 13 of Development Decision Notice 2930/2016/CA is considered trunk infrastructure. The establishment cost for the trunk infrastructure, determined in accordance with Section 23 of the *Ipswich Adopted Infrastructure Charges Resolution* and as set out in Annexure C, is less than the levied charge for the development. An offset is therefore applicable providing the trunk infrastructure as detailed in Section 13 of Development Decision Notice 2930/2016/CA is provided by the applicant.

Notwithstanding, any application of an offset is restricted only to works which are in accordance with the desired standards of service as set out in the priority infrastructure plan extrinsic material and the conditions of this approval and any subsequent operational works approval.

Details of the offset are set out in Annexure C of this notice.

Note: To avoid doubt, offsets will not apply in the event that the trunk infrastructure contribution identified in Part 13 of this development permit are carried out or provided by another entity including but not limited to Council or another developer in association with a separate development approval.

Appeals:

Pursuant to section 478 of the *Sustainable Planning Act 2009* a person may appeal an infrastructure charges notice.

When this notice lapses:

This notice lapses if the development approval ceases to have effect in accordance with Section 635 (5) of the *Sustainable Planning Act 2009*.

Water and Wastewater Charges

This notice does not include water and wastewater charges. A charge notice for the distributor retailer networks charges will be provided separately by Queensland Urban Utilities.

ATTACHMENT B - ANNEXURE B

Table 1: Applied Adopted Charge Residential (RAL with Lots \leq 450m² & > 450m²)
Water Sector 22

Network	Deebing Heights				
	Charge Area	Charge			
		Lots \leq 450m ²	(Proportion of MAC)	Lots > 450m ²	(Proportion of MAC)
Transport	31	\$8,189	\$7,317.50	\$8,189	\$6,743.08
Public Parks	R1	\$10,136	\$9,057.30	\$10,136	\$8,346.30
Community Facilities	R1	\$1,215	\$1,085.70	\$1,215	\$1,000.47
Local Network Charge		\$19,540	\$17,460.50	\$19,540	\$16,089.85
Water Supply	22	\$4,714	\$4,212.32	\$5,762	\$4,744.60
Sewerage	14	\$7,429	\$6,638.38	\$9,080	\$7,476.75
Distributor Retailer Network Charge		\$12,143	\$10,850.70	\$14,842	\$12,221.35
Total Network Charge (NC)		\$31,683	\$28,311.20	\$34,382	\$28,311.20
Maximum Adopted Charge		\$28,311.20		\$28,311.20	
Adopted Charge (AC)		<u>\$17,460.50[#]</u>		<u>\$16,089.85[#]</u>	
Notes	<p><i>The Total NC is greater than the Maximum Adopted Charge and therefore the Maximum Adopted Charge applies.</i></p> <p>[#] The AC is LNC/Total NC x MAC</p>				

**Table 2: Applied Adopted Charge Residential (RAL with Lots \leq 450m² & > 450m²)
Water Sector 23**

Network	Deebing Heights				
	Charge Area	Charge			
		Lots \leq 450m ²	(Proportion of MAC)	Lots > 450m ²	(Proportion of MAC)
Transport	31	\$8,189	\$7,452.28	\$8,189	\$6,883.21
Public Parks	R1	\$10,136	\$9,224.12	\$10,136	\$8,519.75
Community Facilities	R1	\$1,215	\$1,105.69	\$1,215	\$1,021.26
Local Network Charge		\$19,540	\$17,782.09	\$19,540	\$16,424.22
Water Supply	22	\$4,714	\$3,768.46	\$5,762	\$4,254.84
Sewerage	14	\$7,429	\$6,760.65	\$9,080	\$7,632.14
Distributor Retailer Network Charge		\$12,143	\$10,529.11	\$14,842	\$11,886.98
Total Network Charge (NC)		\$31,683	\$28,311.20	\$34,382	\$28,311.20
Maximum Adopted Charge		\$28,311.20		\$28,311.20	
Adopted Charge (AC)		<u>\$17,782.09[#]</u>		<u>\$16,424.22[#]</u>	
Notes	<p><i>The Total NC is greater than the Maximum Adopted Charge and therefore the Maximum Adopted Charge applies.</i></p> <p>[#] The AC is LNC/Total NC x MAC</p>				

ATTACHMENT B - ANNEXURE C

Table 1: Offsets

Trunk Infrastructure ¹	Establishment Cost	Establishment Cost Calculation Method ²	Timing for Offset ³
Land required for Local Recreation Park (Lot 9006)	\$53,418.69	Planned estimate	Stage 1A
Footpath Construction – Grampian Drive	\$202,285.76	Planned estimate	Stage 1B
Land required for Local Recreation Park (Lot 9003)	\$46,616.31	Planned estimate	Stage 2A
Local Recreational Park Embellishment Works	\$595,589.72	Planned estimate	Stage 2A

Notes

¹ The nominated trunk infrastructure for the development is as outlined in Section 13 of Development Decision Notice 2930/2016/CA.

² The establishment cost has been calculated in accordance with Section 22 and 23 of the *Ipswich Adopted Infrastructure Charges Resolution*.

³ In order to receive an offset in the nominated stages, the applicant must also comply with Section 28 of the *Ipswich Adopted Infrastructure Charges Resolution*. Subject to complying with Section 28, the nominated establishment cost for the trunk infrastructure will be set off against the levied charge when the levied charge stated in the infrastructure charges notice for the relevant stage is payable under the *Sustainable Planning Act 2009*.

Table 2 - Contributions payable (levied charge minus estimated establishment cost)

	Levied Charge	Offset	Actual Charge (per stage)	Actual Charge (tally)
Stage 1A	\$936,707.24	\$53,418.69	\$883,288.55	\$883,288.55
Stage 1B	\$684,713.50	\$202,285.76	\$482,427.74	\$1,365,716.29
Stage 1C	\$16,424.22	Nil	\$16,424.22	\$1,382,140.51
Stage 2A	\$510,442.87	\$510,442.87	Nil	\$1,382,140.51
Stage 2B	\$498,727.83	\$131,763.16	\$366,964.67	\$1,749,105.18
Stage 2C	\$418,025.71	Nil	\$418,025.71	\$2,167,130.89
Stage 2D	\$16,424.22	Nil	\$16,424.22	\$2,183,555.11
Stage 3A	\$665,325.84	Nil	\$665,325.84	\$2,848,880.95
Stage 3B	\$169,122.40	Nil	\$169,122.40	\$3,018,003.35
Stage 3C	\$370,424.50	Nil	\$370,424.50	\$3,388,427.85
Stage 3D	\$342,356.75	Nil	\$342,356.75	\$3,730,784.60
Stage 4A	\$175,105.16	Nil	\$175,105.16	\$3,905,889.76
Stage 4B	\$16,424.22	Nil	\$16,424.22	\$3,922,313.98
Stage 4C	\$16,424.22	Nil	\$16,424.22	\$3,938,738.20

Stage 4D	\$16,424.22	Nil	\$16,424.22	\$3,955,162.42
Stage 4E	\$16,424.22	Nil	\$16,424.22	\$3,971,586.64
Stage 4F	\$140,898.85	Nil	\$140,898.85	\$4,112,485.49
Stage 5A	\$0	Nil	\$0	\$4,112,485.49
TOTAL	\$5,010,395.97	\$913,235.84	\$4,112,485.49	\$4,112,485.49

Attachment C**File No: 2930/2016/CA****Location: 76-100 Siddans Road and 24 Rawlings Road, DEEBING HEIGHTS
Proposal: Material Change of Use (Single Residential)****Assessment Manager (Ipswich City Council) Conditions****Conditions applicable to this approval under the Sustainable Planning Act 2009**

No.	Condition	The time by which the condition must be met, implemented or complied with
1.	<p>Basis of Approval</p> <p>This approval incorporates as a condition, the applicant's common material (as defined in Schedule 3 – Definitions of the <i>Sustainable Planning Act 2009</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Sustainable Planning Act 2009</i>.</p>	From the commencement of the construction of the development and at all times thereafter.
2.	<p>Minor Alterations</p> <p>Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.</p>	At all times after the approval is granted.
3.	<p>Development Plans</p> <p>The applicant must undertake the development generally in accordance with the approved Plan of Development outlined in part 3 of this development permit.</p>	From the commencement of the construction of the development and at all times thereafter.
4.	<p>Hours of Construction</p> <p>Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3</i>.</p>	At all times during construction of the development.
5.	<p>Compliance with Traditional Neighbourhood Design Code</p> <p>Unless specifically varied as part of the approved Plan of Development outlined in part 3 of this development permit, the applicant must comply with the acceptable solutions in the Traditional Neighbourhood Design Code (Part 12, Division 3).</p>	From the commencement of the use and at all times thereafter.

6.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to commencement of use.
(b)	The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to commencement of use.
(c)	The applicant must reinstate all disturbed verge areas with turf.	Prior to commencement of use.

Assessment Manager (Ipswich City Council) Advice

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

1.	Fire Ants	
(a)	In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i> , the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i>) has been detected.	
(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants .	
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.	

2.	Portable Long Service Leave	
	<p>Where the works are valued at \$150,000.00 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the portable long service leave (QLeave) Levy be received by Council as a condition of issuing a development permit. This applies to building works, operational works and plumbing and drainage works applications, as defined under the <i>Sustainable Planning Act 2009</i>.</p> <p>If such evidence is not received by the time of issuing the decision notice, Council may only issue a preliminary approval, notifying the applicant that the application is approved, but not permitting commencement of Operational Works.</p> <p>All statutory timeframes applying under the <i>Sustainable Planning Act 2009</i> for appeals and expiry of the approvals continue in force after issuing of the Decision Notice containing the Preliminary Approval.</p>	

	<p>If a Preliminary Approval is issued in the absence of evidence of payment of the QLeave Levy, a subsequent Development Permit will have to be issued by Council upon receipt of evidence of payment. This will require a new application and fees will apply.</p> <p>If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i>, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.</p>
3.	Local Government Regulation 2012
	<p>This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i>. This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.</p>
4.	Section 245 of the Sustainable Planning Act 2009
	<p>Pursuant to section 245 of the <i>Sustainable Planning Act 2009</i>, a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.</p>

Attachment D**File No: 2930/2016/CA****Location: 76-100 Siddans Road and 24 Rawlings Road, DEEBING HEIGHTS****Proposal: Material Change of Use (Dual Occupancy x 6)****Assessment Manager (Ipswich City Council) Conditions****Conditions applicable to this approval under the Sustainable Planning Act 2009**

No.	Condition	The time by which the condition must be met, implemented or complied with
1.	<p>Basis of Approval</p> <p>This approval incorporates as a condition, the applicant's common material (as defined in Schedule 3 – Definitions of the <i>Sustainable Planning Act 2009</i>) for the application and adherence to all relevant Council Local Laws and/or the <i>Ipswich Planning Scheme</i> (including Planning Scheme Policies) unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Sustainable Planning Act 2009</i>.</p>	<p>From the commencement of the construction of the development and at all times thereafter.</p>
2.	<p>Minor Alterations</p> <p>Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the assessment manager will suffice.</p>	<p>At all times after the approval is granted.</p>
3.	<p>Development Plans</p> <p>(a) The applicant must locate dual occupancies in accordance with the approved plans outlined in Part 3.</p>	<p>Prior to the earliest of the following unless otherwise approved in writing by the assessment manager:</p> <ul style="list-style-type: none"> (a) the commencement of the use; (b) the issue of a Form 21 – 'Final Inspection Certificate for Building Works' for the development; or (c) the assessment manager signing any Building Format Plan for the development.

(b)	Unless specifically varied as part of the approved Plan of Development outlined in part 3 of this development permit, the applicant must design a dual occupancy to comply with the acceptable solutions in the Traditional Neighbourhood Design Code (Part 12, Division 3).	Prior to the earliest of the following unless otherwise approved in writing by the assessment manager: (a) the commencement of the use; (b) the issue of a Form 21 – ‘Final Inspection Certificate for Building Works’ for the development; or (c) the assessment manager signing any Building Format Plan for the development.
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4.	Locality References	
(a)	The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to Council’s satisfaction) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following: (i) Be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name; (ii) Be in lettering at least 50% of the size of the place/estate/development name; (iii) Be in the same orientation as the place/estate/development name; and (iv) Be in either title case or all in upper case.	At all times after the approval is granted.
(b)	The applicant must not at any time refer to the location of the site or the development, including the place or estate, as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).	At all times after the approval is granted.

5.	Hours of Construction	
	Unless otherwise approved in writing by the assessment manager, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3.</i>	At all times during construction of the development.
6.	Visual Privacy	
(a)	The applicant must protect the private open spaces and living rooms of adjacent dwelling units from direct overlooking by dwelling unit layout, screening devices, distance or landscaping. Windows of one dwelling must not be located opposite the windows of another dwelling unless direct views are controlled by screening devices, or by sufficient distance or height to discourage overlooking.	From the commencement of the use and at all times thereafter.
(b)	The applicant must construct screening devices along all first floor level windows that directly overlook any adjacent premises.	From the commencement of the use and at all times thereafter.
7.	Fencing	
(a)	The applicant must ensure front fences or walls (if provided) do not exceed a maximum height of 1.2m.	From the commencement of the use and at all times thereafter.
(b)	The applicant must provide a 1.8m privacy fence to the side and rear boundaries. The applicant must taper the height of the side fences to a minimum of 1.2m from the front setback of the house or 6m from the front boundary to the point where the front and side boundaries meet.	Prior to the assessment manager signing the relevant subdivision plan. / From the commencement of the use and at all times thereafter.
(c)	The applicant must provide a 1.8m timber privacy fence between the private recreation space of each dwelling.	From the commencement of the use and at all times thereafter.
8.	Car Parking – Use and Maintenance	
(a)	The applicant must provide carparking in accordance with the Table 12.3.6.1 of the Traditional Neighbourhood Design Code (Part 12, Division 3).	Prior to the commencement of the use and at all times thereafter.
(b)	The applicant must ensure all parking areas are: <ul style="list-style-type: none"> (i) Kept exclusively for parking for the development; (ii) Used exclusively for parking for the development; (iii) Accessible to both residents and associated visitors at all times (unless otherwise indicated on the approved plans); 	From the commencement of the use and at all times thereafter.

	(iv) Appropriately signposted at the entry/entries to the car park (eg "Resident and Visitor Parking Only"). Each car park must also be identified for its purpose (i.e. 'Resident Parking' or 'Visitor Parking'); and	
	(v) Maintained in perpetuity.	

9.	Services	
	The applicant must connect the development to reticulated water supply, sewer infrastructure, electricity supply and telecommunication utilities.	Prior to commencement of the use.

10.	Access, Parking and Manoeuvring Areas	
	The applicant must construct all parking, access and manoeuvring areas of concrete, bitumen or equivalent materials.	Prior to the commencement of the use and all times thereafter.

11.	Stormwater	
	The applicant must discharge stormwater runoff from all impervious areas to Council Drainage Infrastructure.	Prior to the commencement of the use and at all times thereafter.

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

13.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to commencement of use.
(b)	The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to commencement of use.
(c)	The applicant must reinstate all disturbed verge areas with turf.	Prior to commencement of use.

Assessment Manager (Ipswich City Council) Advice

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

1.	Fire Ants
(a)	In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i> , the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i>) has been detected.
(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants .
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2.	Portable Long Service Leave
	Where the works are valued at \$150,000.00 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the portable long service leave (QLeave) Levy be received by Council as a condition of issuing a development permit. This applies to building works, operational works and plumbing and drainage works applications, as defined under the <i>Sustainable Planning Act 2009</i> .
	If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> , you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.
3.	Community Management Scheme
	If the applicant wishes to install facilities that will permit the development to be reconfigured in the future under a Community Management Scheme, the following matters relating to water and electricity should be addressed:-
(a)	Water - Separate connections to QUU's water mains may be required and the systems should not be interconnected.
(b)	Electricity - Separate connections to the proposed units to the electricity reticulation system are required. This may require the extension of the underground electricity reticulation.

4.	Local Government Regulation 2012
	This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i> . This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.
5.	Section 245 of the Sustainable Planning Act 2009
	Pursuant to section 245 of the <i>Sustainable Planning Act 2009</i> , a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.



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DA No. 2930/2016/CA

ATTACHMENT C - ANNEXURE A

INFRASTRUCTURE CHARGES NOTICE

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

Application No:	2930/2016/CA												
Real Property Description:	Lot 194 SP 193445, Lot 195 S 3157												
Property Location:	76-100 Siddans Road, DEEBING HEIGHTS QLD 4306, 24 Rawlings Road, DEEBING HEIGHTS QLD 4306												
Development Approval Details:	In accordance with Section 1 of Development Decision Notice 2930/2016/CA												
Levied Charge:	<table border="1"> <thead> <tr> <th>Stage</th> <th>Levied Charge</th> </tr> </thead> <tbody> <tr> <td>1A</td> <td>\$17,408.15</td> </tr> <tr> <td>1B</td> <td>\$17,408.15</td> </tr> <tr> <td>2B</td> <td>\$17,408.15</td> </tr> <tr> <td>3A</td> <td>\$34,481.93</td> </tr> <tr> <td>3B</td> <td>\$17,408.15</td> </tr> </tbody> </table>	Stage	Levied Charge	1A	\$17,408.15	1B	\$17,408.15	2B	\$17,408.15	3A	\$34,481.93	3B	\$17,408.15
Stage	Levied Charge												
1A	\$17,408.15												
1B	\$17,408.15												
2B	\$17,408.15												
3A	\$34,481.93												
3B	\$17,408.15												
Does the maximum adopted charge apply:	Yes – for the Demand Credit												
Does an Offset or Refund apply:	No												

Levied Charge Calculation:

Charge Category and Use	Applied Adopted Charge (see Table 1)	Demand	Levied Charge Relief	Levied Charge
Lots > 450m ² Dual Occupancy	Lots > 450m ² WT22 Transport \$6,743.08 Parks \$8,346.30 Community Facilities \$1,000.47 WT23 Transport \$6,883.21	Stage 1A		
		<u>Development Demand</u> Transport 2 x 3 bedroom dwelling 2 x \$7,055 = \$14,110 Parks 2 x 3 bedroom dwelling 2 x \$8,656 = \$17,312 Community Facilities 2 x 3 bedroom dwelling 2 x \$1,038 = \$2,076	0%	Transport \$7,366.92 Parks \$8,965.70 Community Facilities \$1,075.53 Total \$17,408.15

	<p>Parks \$8,519.75</p> <p>Community Facilities \$1,021.26</p> <p>Dual Occupancy Transport \$7,055</p> <p>Parks \$8,656</p> <p>Community Facilities \$1,038</p>	<p><u>Demand Credit</u></p> <p>Lots > 450m² (WT22) Transport 1 x \$6,743.08 = \$6,743.08</p> <p>Parks 1 x \$8,346.30 = \$8,346.30</p> <p>Community Facilities 1 x \$1,000.47 = \$1,000.47</p> <p><u>Additional Demand</u></p> <p>Transport \$14,110 - \$6,743.08 = \$7,366.92</p> <p>Parks \$17,312 - \$8,346.30 = \$8,965.70</p> <p>Community Facilities \$2,076 - \$1,000.47 =\$1,075.53</p>		
Stage 1B				
		<p><u>Development Demand</u></p> <p>Transport 2 x 3 bedroom dwelling 2 x \$7,055 = \$14,110</p> <p>Parks 2 x 3 bedroom dwelling 2 x \$8,656 = \$17,312</p> <p>Community Facilities 2 x 3 bedroom dwelling 2 x \$1,038 = \$2,076</p> <p><u>Demand Credit</u></p> <p>Lots > 450m² (WT22) Transport 1 x \$6,743.08 = \$6,743.08</p> <p>Parks 1 x \$8,346.30 = \$8,346.30</p> <p>Community Facilities 1 x \$1,000.47 = \$1,000.47</p> <p><u>Additional Demand</u></p> <p>Transport \$14,110 - \$6,743.08 = \$7,366.92</p> <p>Parks \$17,312 - \$8,346.30 = \$8,965.70</p> <p>Community Facilities \$2,076 - \$1,000.47 =\$1,075.53</p>	<p>0%</p>	<p>Transport \$7,366.92</p> <p>Parks \$8,965.70</p> <p>Community Facilities \$1,075.53</p> <p>Total \$17,408.15</p>

Stage 2B		
<p><u>Development Demand</u></p> <p>Transport 2 x 3 bedroom dwelling 2 x \$7,055 = \$14,110</p> <p>Parks 2 x 3 bedroom dwelling 2 x \$8,656 = \$17,312</p> <p>Community Facilities 2 x 3 bedroom dwelling 2 x \$1,038 = \$2,076</p> <p><u>Demand Credit</u></p> <p>Lots > 450m² (WT22) Transport 1 x \$6,743.08 = \$6,743.08</p> <p>Parks 1 x \$8,346.30 = \$8,346.30</p> <p>Community Facilities 1 x \$1,000.47 = \$1,000.47</p> <p><u>Additional Demand</u></p> <p>Transport \$14,110 - \$6,743.08 = \$7,366.92</p> <p>Parks \$17,312 - \$8,346.30 = \$8,965.70</p> <p>Community Facilities \$2,076 - \$1,000.47 =\$1,075.53</p>	0%	<p>Transport \$7,366.92</p> <p>Parks \$8,965.70</p> <p>Community Facilities \$1,075.53</p> <p>Total \$17,408.15</p>
Stage 3A		
<p><u>Development Demand</u></p> <p>Transport 4 x 3 bedroom dwellings 4 x \$7,055 = \$28,220</p> <p>Parks 4 x 3 bedroom dwellings 4 x \$8,656 = \$34,624</p> <p>Community Facilities 4 x 3 bedroom dwellings 4 x \$1,038 = \$4,152</p> <p><u>Demand Credit</u></p> <p>Lots > 450m² (WT22) Transport 1 x \$6,743.08 = \$6,743.08</p> <p>Parks 1 x \$8,346.30 = \$8,346.30</p>	0%	<p>Transport \$14,593.71</p> <p>Parks \$17,757.95</p> <p>Community Facilities \$2,130.27</p> <p>Total \$34,481.93</p>

		<p>Community Facilities 1 x \$1,000.47 = \$1,000.47 Lots > 450m² (WT23) Transport 1 x \$6,883.21</p> <p>Parks 1 x \$8,519.75</p> <p>Community Facilities 1 x \$1,021.26</p> <p>Total Transport \$6,743.08 + \$6,883.21 =\$13,626.29</p> <p>Parks \$8,346.30 + \$8,519.75 = \$16,866.05</p> <p>Community Facilities \$1,000.47 + \$1,021.26 =\$2,021.73</p> <p><u>Additional Demand</u></p> <p>Transport \$28,220 - \$13,626.29 = \$14,593.71</p> <p>Parks \$34,624 - \$16,866.05 = \$17,757.95</p> <p>Community Facilities \$4,152 - \$2,021.73 = \$2,130.27</p>		
Stage 3B				
		<p><u>Development Demand</u></p> <p>Transport 2 x 3 bedroom dwelling 2 x \$7,055 = \$14,110</p> <p>Parks 2 x 3 bedroom dwelling 2 x \$8,656 = \$17,312</p> <p>Community Facilities 2 x 3 bedroom dwelling 2 x \$1,038 = \$2,076</p> <p><u>Demand Credit</u></p> <p>Lots > 450m² (WT22) Transport 1 x \$6,743.08 = \$6,743.08</p> <p>Parks 1 x \$8,346.30 = \$8,346.30</p> <p>Community Facilities 1 x \$1,000.47 = \$1,000.47</p>	0%	<p>Transport \$7,366.92</p> <p>Parks \$8,965.70</p> <p>Community Facilities \$1,075.53</p> <p>Total \$17,408.15</p>

		<u>Additional Demand</u> Transport \$14,110 - \$6,743.08 = \$7,366.92 Parks \$17,312 - \$8,346.30 = \$8,965.70 Community Facilities \$2,076 - \$1,000.47 =\$1,075.53		
--	--	---	--	--

Applied Adopted Charge See Annexure B for an example calculation of the Applied Adopted Charge.

Details of Payment

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

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

The payee must quote the development application reference number when making payment.

Due date for payment Payment of the levied charges is required prior to Council approving the plan of subdivision for the reconfiguration of a lot stage containing the relevant Dual Occupancy(s) unless otherwise stated in an infrastructure agreement or by agreement pursuant to section 639 of the *Sustainable Planning Act 2009*.

Automatic increases of levied charge: The levied charges outlined in this notice will be automatically increased from the date of the charges notice to the date of the payment subject to being not more than the lesser of the following amounts—

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

General Information

GST: The Federal Government has determined that contributions made by applicant to Government for Infrastructure and services under the *Sustainable Planning Act 2009* are GST exempt.

Authority for the charge: The levied charges in this notice are payable in accordance with Chapter 8 of the *Sustainable Planning Act 2009*.

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

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

Where:

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

AC is the applied adopted charge for the development.

AD is the additional demand for the development.

LCR is the levied charge relief for the development.

D is the discount for the prescribed financial contribution.

Offsets and refunds No offset or refund applies to this infrastructure charge notice unless otherwise specified in an infrastructure agreement or an agreement pursuant to section 639 of the *Sustainable Planning Act 2009*.

Appeals: Pursuant to section 478 of the *Sustainable Planning Act 2009* a person may appeal an infrastructure charges notice.

When this notice lapses: This notice lapses if the development approval ceases to have effect in accordance with Section 635 (5) of the *Sustainable Planning Act 2009*.

Water and Wastewater Charges This notice does not include water and wastewater charges. A charge notice for the distributor retailer networks charges will be provided separately by Queensland Urban Utilities.

ATTACHMENT C - ANNEXURE B

Table 1: Applied Adopted Charge Residential (MCU Dual Occupancy)
Water Sector 22

	Deebing Heights		
Network	Charge Area	Charge	(Proportion of MAC)
Transport	31	\$7,055	N/A
Public Parks	R1	\$8,656	N/A
Community Facilities	R1	\$1,038	N/A
Local Government Trunk Infrastructure Network Charge (LNC)		\$16,749	N/A
Water Supply	22	\$3,492	N/A
Sewerage	14	\$5,503	N/A
Distributor Retailer Trunk Infrastructure Network Charge (DNC)		\$8,995	N/A
Total Trunk Infrastructure Network Charge (Total NC)		\$25,744	N/A
Maximum Adopted Charge		\$28,311.20	
Adopted Charge (AC)		<u>\$16,749[#]</u>	
Notes	<i>The Total NC is less than the Maximum Adopted Charge and therefore the charge is applied in accordance with the Ipswich Adopted Infrastructure Charges Resolution</i>		

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

**Table 2: Applied Adopted Charge Residential (MCU Dual Occupancy)
Water Sector 23**

	Deebing Heights		
Network	Charge Area	Charge	(Proportion of MAC)
Transport	31	\$7,055	N/A
Public Parks	R1	\$8,656	N/A
Community Facilities	R1	\$1,038	N/A
Local Government Trunk Infrastructure Network Charge (LNC)		\$16,749	N/A
Water Supply	23	\$3,068	N/A
Sewerage	14	\$5,503	N/A
Distributor Retailer Trunk Infrastructure Network Charge (DNC)		\$8,571	N/A
Total Trunk Infrastructure Network Charge (Total NC)		\$25,320	N/A
Maximum Adopted Charge		\$28,311.20	
Adopted Charge (AC)		<u>\$16,749[#]</u>	
Notes	<i>The Total NC is less than the Maximum Adopted Charge and therefore the charge is applied in accordance with the Ipswich Adopted Infrastructure Charges Resolution</i>		

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

Table 3: Applied Adopted Charge Residential (Credit for lots > 450m²)

Deebing Heights					
Network	Charge Area	Charge WT22		Charge WT23	
		Lots > 450m ²	(Proportion of MAC)	Lots > 450m ²	(Proportion of MAC)
Transport	31	\$8,189	\$6,743.08	\$8,189	\$6,883.21
Public Parks	R1	\$10,136	\$8,346.30	\$10,136	\$8,519.75
Community Facilities	R1	\$1,215	\$1,000.47	\$1,215	\$1,021.26
Local Network Charge		\$19,540	\$16,089.85	\$19,540	\$16,424.22
Water Supply	22 or 23	\$5,762	\$4,744.60	\$5,062	\$4,254.84
Sewerage	14	\$9,080	\$7,476.75	\$9,080	\$7,632.14
Distributor Retailer Network Charge		\$14,842	\$12,221.35	\$14,142	\$11,886.98
Total Network Charge (NC)		\$34,382	\$28,311.20	\$33,682	\$28,311.20
Maximum Adopted Charge		\$28,311.20		\$28,311.20	
Adopted Charge (AC)		<u>\$16,089.85[#]</u>		<u>\$16,424.22[#]</u>	
Notes	<p><i>The Total NC is greater than the Maximum Adopted Charge and therefore the Maximum Adopted Charge applies.</i></p> <p>[#] The AC is LNC/Total NC x MAC</p>				

Attachment E

Appeal Rights

The applicant may make written representations or appeal this Decision Notice in accordance with the following sections of the *Sustainable Planning Act 2009* (SPA):

SPA Chapter 6, Part 8, Division 1 – Changing decision notices and approvals during applicant’s appeal period.

- Pursuant to section 361 of the SPA, you have the right to make written representations to the Assessment Manager about this Decision.
- Pursuant to section 366 of the SPA, if you need more time to make written representations, you may, by written notice given to the Assessment Manager, suspend the applicant’s appeal period.

SPA Chapter 7, Part 1, Division 8 – Appeals to court relating to development applications and approvals.

- Pursuant to section 461(1) of the SPA, you have the right to appeal to the Planning and Environment Court against the giving of this decision notice.

SPA Chapter 7, Part 1, Division 10 – Appeals to court about other matters.

- Pursuant to section 478 of the SPA, you have the right to appeal to the Planning and Environment Court against the giving of an Infrastructure Charges Notice.

Further information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court’s website: <http://www.courts.qld.gov.au/courts/planning-and-environment-court>

SPA Chapter 7, Part 2, Division 4 – Appeals to committees about development applications and approvals.

- Pursuant to section 519 & 522 of the SPA, you may have the right to appeal to a building and development committee against the giving of this Decision Notice.

SPA Chapter 7, Part 2, Division 7 – Appeals about particular charges.

- Pursuant to section 535 of the SPA, you may have the right to appeal to a building and development committee against the giving of an Infrastructure Charges Notice.

Appeals to the Building and Development Dispute Resolution Committees may be addressed to:

Building and Development Dispute Resolution Committees
Department of Housing and Public Works
GPO Box 2457, Brisbane Qld 4001

or to the Committees website:

<http://www.hpw.qld.gov.au/construction/BuildingPlumbing/DisputeResolution/Pages/BuildingDevelopmentDisputeResolutionCommittees.aspx>

Any appeal must be started within 20 business days after the date this Decision Notice is given to you.



s22

Senior Development Manager
Defence Housing Australia
Level 4, 76 Skyring Terrace
NEWSTEAD QLD 4300

Dear s22

**Invitation to comment on proposed approval decision
Rawlings Road Development, Deebing Heights, Ipswich, Queensland, (EPBC
2016/7723)**

I am writing to you in relation to above proposed action, which was referred and assessed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) for its impacts on listed threatened species, specifically koala (combined populations of Queensland, New South Wales, and the Australian Capital Territory) (*Phascolarctos cinereus* combined populations of Qld, NSW and the ACT) – vulnerable, and impacts on the environment resulting from a Commonwealth action.

I am proposing to approve the proposed action subject to conditions.

My proposed decision of approval is attached. In accordance with the EPBC Act, I invite you to provide comments on my proposed decision of approval, including the conditions which I propose to attach, within 10 business days of the date of this letter.

Please quote the title of the action and EPBC reference, as shown at the beginning of this letter, in any correspondence. You can send comments by email to s22 @environment.gov.au

If you have any questions about the process, please contact the project manager, s22, by email to s22 @environment.gov.au, or telephone s22 and quote the EPBC reference number shown at the beginning of this letter.

Yours sincerely

James Barker
Assistant Secretary
Assessments and Governance Branch

22 December 2017

To: James Barker, Assistant Secretary, Assessments and Governance Branch (for decision)

Approval Decision Brief (recommendation report) – Rawlings Road Development, Deebing Heights, Ipswich, Queensland, (EPBC 2016/7723)

Timing: 17 January 2018 - Statutory timeframe.

Recommendation/s:

1. Consider the recommendation report at **Attachment A** and the proposed approval decision package at **Attachment E**. **Considered / please discuss**
2. Consider the response to the invitation for comment on the proposed decision at **Attachment B**. **Considered / please discuss**
3. Approve, for each controlling provision, the action as summarised in the table below. **Approved / Not approved**
4. Agree to attach the conditions of approval as set out in **Attachment C**. **Agreed / Not agreed**
5. Sign the notice of your decision at **Attachment C**. **Signed / Not signed**
6. If you agree to 3 and 4, accept the reasoning in the departmental briefing package as the reasons for your decision. **Accepted / Please discuss**
7. Sign the letter at **Attachment D** advising the proponent, Defence Housing Australia, of your decision. **Signed / Not signed**

Summary of recommendations on each controlling provision:

Controlling Provisions for the action	Recommendation	
	Approve	Refuse to Approve
Listed threatened species and communities (ss 18, 18A)	Approve	
Commonwealth action (s 28)	Approve	



James Barker, Assistant Secretary, Assessments and Governance Branch:

Date:

20/1/18

Comments:

Key Points:

Background

1. On 22 December 2017, you made a proposed decision to approve, subject to conditions, the proposed action to construct a residential development consisting of 295 new lots with 332 dwellings, within a development footprint of 25.37 ha, in Ripley Valley, Ipswich, Queensland, under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) (**Attachment E**).
2. On 22 December 2017, as recommended in the proposed approval decision brief (**Attachment E**) you wrote to Defence Housing Australia (person proposing to take the action and also the proponent) seeking comments on your proposed decision.
3. On 4 January 2018, the Department received a response from Defence Housing Australia (**Attachment B**), stating they had no comment on the proposed decision.
4. No Commonwealth or state Ministers were invited to comment on the proposed decision.

Recommended decision

5. You are now required under section 130(1) and 133 of the EPBC Act to decide whether to approve the proposed action and if you decide to approve, what conditions you will attach to the approval under section 134 of the EPBC Act. The Department considers that you have enough information to make an informed decision on whether to approve the proposed action.
6. Except for the issues discussed in this brief, the mandatory considerations and factors to be taken into account in making your decision are as set out in the proposed decision brief (**Attachment E**)— notably in the recommendation report (**Attachment A**).
7. The Department recommends that you approve the proposed action subject to the conditions at **Attachment C**.
8. If you agree, the Department recommends you sign the notice at **Attachment C** and the letter advising Defence Housing Australia of your decision (**Attachment D**).
9. As no Commonwealth or state Ministers were invited to comment on the proposed approval decision, the Department does not consider it is necessary to advise them of your final approval decision.

s22

Director
Queensland South and Sea Dumping Section
Assessments and Governance Branch

T: s22

9 January 2018

s22

Queensland South and Sea Dumping
Section

T: s22

ATTACHMENTS

- A: Recommendation report
- B: Response to invitation for comment on proposed decision
- C: Notice of decision
- D: Letter to the proponent
- E: Proposed approval decision package

s22

From: s22 [redacted]@dha.gov.au>
Sent: Thursday, 4 January 2018 3:42 PM
To: s22 [redacted]
Cc: s47F [redacted] s22 [redacted]
Subject: RE: EPBC 2016/7723 Residential development, Rawlings Rd, Ripley Valley, Queensland - proposed decision [SEC=UNCLASSIFIED]

Hi s22 [redacted],

We have no further comments on the proposed decision.

Kind regards,

s22 [redacted] | Development Manager
Property Provisioning Group (PPG) | Defence Housing Australia
Level 4, 76 Skyring Terrace (The Gasworks), Newstead, QLD
s22 [redacted]
www.dha.gov.au

From: s22 [redacted]@environment.gov.au]
Sent: Friday, 22 December 2017 11:43 AM
To: s22 [redacted]@dha.gov.au>;s22 [redacted]@dha.gov.au>
Cc: s47F [redacted]@saundershavill.com>; s22 [redacted]@environment.gov.au>
Subject: EPBC 2016/7723 Residential development, Rawlings Rd, Ripley Valley, Queensland - proposed decision [SEC=UNCLASSIFIED]

Dear s22 [redacted]

The delegate has made the proposed decision to approve the Residential development, Rawlings Rd, Ripley Valley, Queensland.

Please see attached a letter informing you of this proposed decision, and a copy of the proposed decision notice containing the proposed conditions of approval. Please ensure the Department receives any comments you may have on the proposed decision by 10 January 2018.

Regards,

s22 [redacted]

Queensland Assessments and Sea Dumping section
Assessments and Governance Branch
Environment Standards Division
Department of the Environment and Energy

GPO Box 787 CANBERRA, ACT 2601
T s22 [redacted]

Note to media: Unless otherwise agreed, the information contained in this email is for background only and is not for attribution.

Important:

This email and any attachments may be confidential and may be privileged. If the email is not addressed to you please return it to us and destroy any copies you may have. Unauthorised use of this email and any attachment is prohibited.

Defence Housing Australia take no responsibility for misdirection, corruption or unauthorised use of email communications nor for any damage that may be caused as a result of transmitting or receiving an email communication.

Defence Housing Australia will send you correspondence and documents by email if you request or if you use email to contact us. Email is not a secure form of communication and may transmit computer viruses.

intmr01.dha.gov.au[19451333]



APPROVAL

Rawlings Road Development, Deebing Heights, Ipswich, Queensland, (EPBC 2016/7723)

This decision is made under sections 130(1) and 133(1) of the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*.

Details

Person to whom the approval is granted (approval holder)	Defence Housing Australia
ACN or ABN of approval holder	ABN 72 968 504 934
Action	Construct a residential development consisting of 295 new lots with 332 dwellings, with a development footprint of 25.37 ha, located in Ripley Valley, Ipswich Queensland. [See EPBC Act referral 2016/7723]

Approval decision

My decision on whether or not to approve the taking of the action for the purposes of each controlling provision for the action are as follows.

Controlling Provisions

Listed Threatened Species and Communities	
Section 18	Approve
Section 18A	Approve

Commonwealth actions	
Section 28	Approve

Period for which the approval has effect

This approval has effect until Friday, 17 January 2031

Decision-maker

Name and position

James Barker
Assistant Secretary, Assessments and Governance Branch

Signature

Date of decision

9 January 2018

Conditions of approval

This approval is subject to the conditions under the EPBC Act as set out in ANNEXURE A.



ANNEXURE A – CONDITIONS OF APPROVAL

Part A – Conditions specific to the action

Project site

1. The **approval holder** must not clear more than 15 hectares of **koala habitat** within the **project site**.

Compensation for residual significant impact

2. To compensate for the loss of 29.7 hectares of **koala habitat** within, and adjacent to the **project site**, the **approval holder** must:
 - a. Prior to **commencement of the action**, **legally secure** for the **life of the approval** a minimum of 53.6 hectares of **koala habitat** at the **offset site**.
 - b. Within 10 **business days** of **legally securing** the **offset site**, provide the **Department** with evidence of when and how it was **legally secured**, what mechanism was used, and appropriate coordinates to enable the **Department** to map the **offset site**.
 - c. Within one year of **commencement of the action** complete a **baseline koala density survey** over the entire **offset site**.
 - d. Within nine years, commencing from the date condition **2.c** is completed, demonstrate achievement of a **statistically significant** increase, maintained for two consecutive years, in **koala density** over the entire **offset site** compared to the results of the **baseline koala density survey** required by condition **2.c**.
 - e. Within one year of **commencement of the action** complete a **baseline koala food trees survey** over the entire **offset site**.
 - f. Within seven years, commencing from the date condition **2.e** is completed, demonstrate achievement of ongoing **recruitment** of **koala food trees** over the entire **offset site**, compared to the results of the **baseline koala food trees survey** required by condition **2.e**.
 - g. Within one year of **commencement of the action** complete a **baseline survey of non-native koala predators** over the entire **offset site**.
 - h. Demonstrate achievement of a reduction, maintained for 10 consecutive years, in the number of **non-native koala predators** over the entire **offset site**, compared to the results of the **baseline survey of non-native koala predators** established by condition **2.g**.
 - i. For the **life of the approval**, ensure there is no net loss in the extent of **koala habitat** over the entire **offset site** that is **legally secured** under condition **2.a**

Part B – Standard administrative conditions

3. Within 20 **business days** after the **commencement of the action**, the **approval holder** must advise the **Department** of the actual date of **commencement of the action**.
4. The **approval holder** must maintain accurate **records** substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement any management plans or monitoring programs required by this approval, and make them available upon request to the **Department**. Such **records** may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the **EPBC Act**, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the **Department's** website. The results of audits may also be publicised through the general media.



5. Within 60 **business days** of every 12 month anniversary of the **commencement of the action**, the **approval holder** must publish a report on its website addressing compliance with each of the conditions of this approval, including implementation of any management plans or monitoring programs as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the **Department** at the same time as the compliance report is published. The **Minister** may provide written consent to the **approval holder** to cease reporting under this condition if satisfied additional reports are not warranted.
6. The **approval holder** must report any potential or actual contravention of the conditions of this approval to the **Department** in writing within 5 **business days** of the **approval holder** becoming aware of the potential or actual contravention.
7. Upon the direction of the **Minister**, the **approval holder** must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the **Minister**. The independent auditor and criteria must be approved by the **Minister** prior to the commencement of the audit. The audit report must address the criteria to the satisfaction of the **Minister**.
8. If, at any time after 5 years from the date of this approval, the **approval holder** has not **commenced the action**, then the **approval holder** must not **commence the action** without the written agreement of the **Minister**.

Part C - Definitions

9. In these conditions, except where contrary intention is expressed, the following definitions are used:
 - a. **Approval holder** means the name of the person to whom the approval is granted, or any person acting on their behalf, or to whom the approval is transferred under section 145B of the **EPBC Act**.
 - b. **Baseline koala density survey** means a field survey measuring the number of **koalas** per unit area, undertaken by a **suitably qualified person** using a scientifically robust and repeatable methodology and completed prior to the **commencement of the action**.
 - c. **Baseline koala food trees survey** means a field survey measuring the number of **koala food trees**, undertaken by a **suitably qualified person** using a scientifically robust and repeatable methodology and completed prior to the **commencement of the action**.
 - d. **Baseline survey of non-native koala predators** means a field survey measuring the number of **non-native koala predators**, undertaken by a **suitably qualified person** using a scientifically robust and repeatable methodology and completed prior to the **commencement of the action**.
 - e. **Business days** means a day that is not a Saturday, a Sunday or a public holiday in the location of the **action**.
 - f. **Clear/ clearing** means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of native vegetation (but not including weeds – see the *Australian weeds strategy 2017 to 2027* available from <http://www.agriculture.gov.au/pests-diseases-weeds/pest-animals-and-weeds/review-aus-pest-animal-weed-strategy/aus-weeds-strategy> for further guidance).
 - g. **Commencement of the action** means the point at which any **clearing** for the purposes of the action occurs.



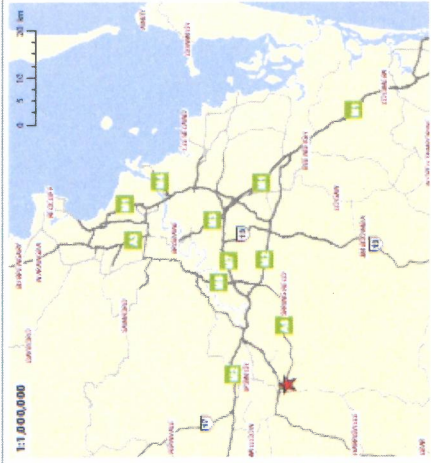
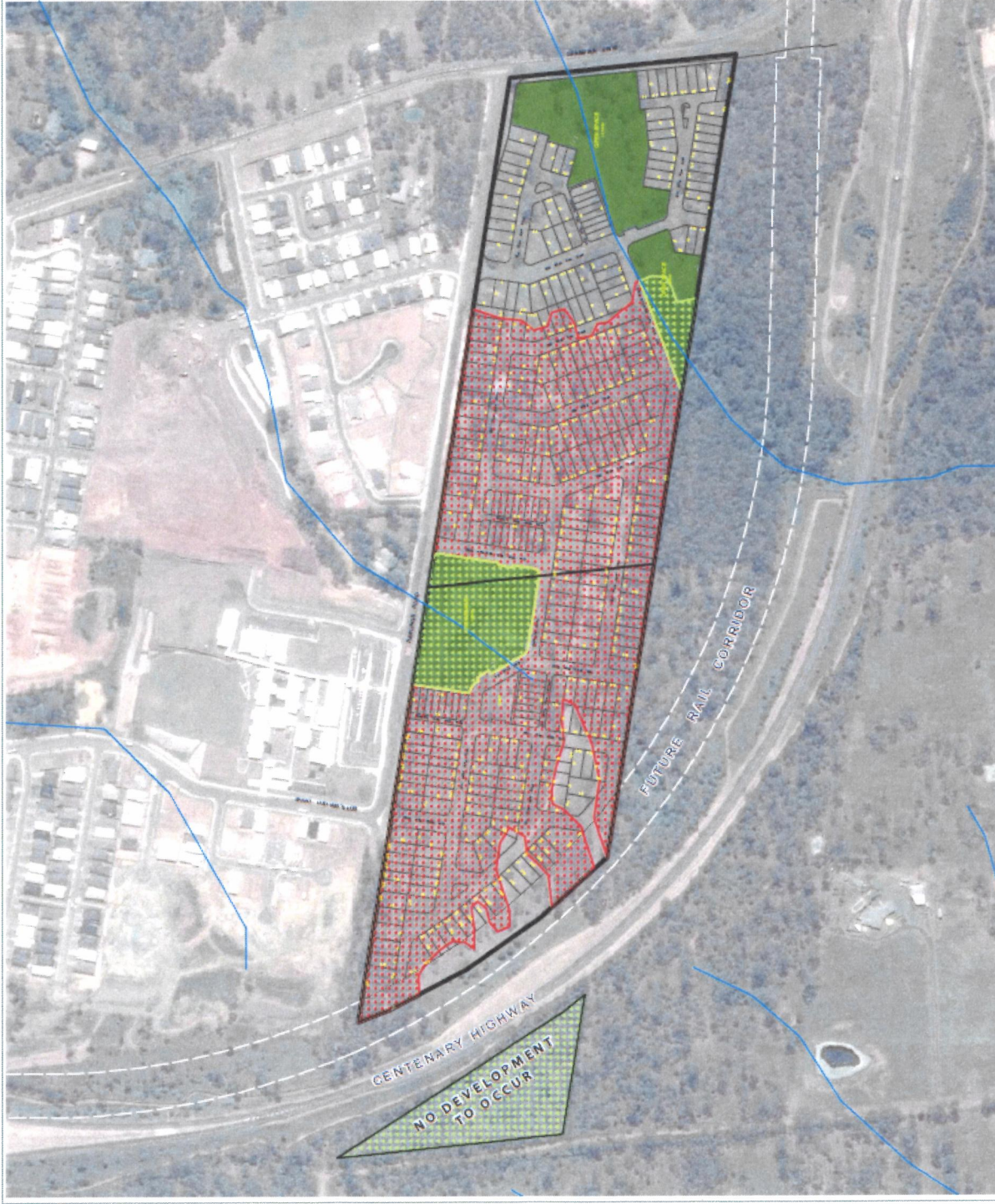
- h. **Department** means the Commonwealth Department of Environment and Energy or any other agency that administers the **EPBC Act** from time to time and includes, where the context permits, the officers, delegates, employees and successors of the **Department**.
- i. **EPBC Act** means the Environment Protection and Biodiversity Conservation Act 1999 (Cth).
- j. **Koala** means *Phascolarctos cinereus*.
- k. **Koala density** means the number of koalas per unit area.
- l. **Koala food tree** means any tree known to be part of the normal diet for **koalas**.
- m. **Koala habitat** means any vegetation that scores five or more using the Koala habitat assessment tool from the EPBC Act referral guidelines for the vulnerable koala.
- n. **Legally secure / secured / securing**: means long-term protection under a voluntary declaration as provided for in the *Vegetation Management Act 1999* (Qld), or establishing a Nature Refuge under the *Nature Conservation Act 1992* (Qld).
- o. **Life of the approval** means the period for which the approval has effect.
- p. **Minister** means the Minister administering the **EPBC Act** including any delegate of the Minister.
- q. **Non-native koala predators** means any animal not native to Australia that is known to predate on **koalas** of any age.
- r. **Offset site** means the area designated as *EPBC 2016_7723 DHA offset* on the map at **Attachment B**.
- s. **Project site** means the areas defined as *Project Site DCDB* on the map, and by the coordinates, at **Attachment A**.
- t. **Records** means all documentation or other material in whatever form, including without limitation any correspondence, reports, assessments, methodologies, operations manuals, specifications, training materials and instructions or data.
- u. **Recruitment** means new individuals added to an existing population.
- v. **Suitably qualified person** means a person who has professional qualifications, training, skills and/or experience related to the nominated subject matter and can give authoritative independent assessment, advice and analysis on performance relative to the subject matter using the relevant protocols, standards, methods and/or literature.
- w. **Statistically significant** means a result that's not attributed to chance, as determined using methodologies and statistical analysis appropriate to the data being analysed.

ATTACHMENTS

Attachment A — Project site

Attachment B — Offset site

Project site map



Legend

-  Project site DC DB
-  VMA Water course
-  Development Layout
-  Potential Koala Habitat to remove (15 ha)
-  Potential Koala Habitat to retain (4.1 ha)

saunders havill group

DHA

APPROVED COMPANY
 QMS CERTIFIED
 ISO 9001

Grampian Drive, Deebing Heights

Potential Koala Habitat Plan

DATE: 15/03/2014
 DRAWN BY: J. HAYES
 CHECKED BY: J. HAYES
 PROJECT: Grampian Drive, Deebing Heights
 ADDRESS: 1188-117
 CLIENT: SHGFLR
 SHEET NO: 4/22 E04 Koala Habitat A

Plan 4

Project site coordinates

Area 1

-27.67426, 152.74607

-27.67584, 152.75693

-27.67817, 152.75719

-27.67681, 152.74794

-27.67612, 152.74724

-27.67538, 152.74666

-27.67458, 152.74619

Area 2

-27.67403, 152.74448

-27.67564, 152.74565

-27.67594, 152.74586

-27.67637, 152.74617

-27.67659, 152.74636

-27.67635, 152.74475

Offset site



Legend

- EPBC 2016_7723
- EPBC 2014/7190
- EPBC20137047



Defence Housing Offset Area



Source: QTFN
Date: 2011-10
Town: Cathedral Brouillette
Data supplied by: QTFN
http://infrastructure.qtfn.gov.au/infrastructure/index.php
ACCURACY STATEMENT
Due to varying sources of data, spatial features may not correlate when overlaid.



s22

Senior Development Manager
Defence Housing Australia
Level 4, 76 Skyring Terrace
NEWSTEAD QLD 4300

Dear s22

Decision on approval

Rawlings Road Development, Deebing Heights, Ipswich, Queensland, (EPBC 2016/7723)

I am writing to you in relation to a proposal to construct a residential development consisting of 295 new lots with 332 dwellings, within a development footprint of 25.37 ha, in Ripley Valley, Ipswich, Queensland.

I have considered the proposal in accordance with Part 9 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) and have decided to grant an approval to Defence Housing Australia. The details of my decision are attached. The proposal must be undertaken in accordance with the conditions specified in the approval.

I would appreciate your assistance by informing me when you start the action and who will be the contact person responsible for the administration of the approval decision.

You should also note that this EPBC Act approval does not affect obligations to comply with any other laws of the Commonwealth, state or territory that are applicable to the action. Neither does this approval confer any right, title or interest that may be required to access land or waters to take the action.

The Department has an active audit program for proposals that have been referred or approved under the EPBC Act. The audit program aims to ensure that proposals are implemented as planned and that there is a high degree of compliance with any associated conditions. Please note that your project may be selected for audit by the Department at any time and all related records and documents may be subject to scrutiny. Information about the Department's compliance monitoring and auditing program is enclosed.

If you have any questions about the process, please contact the project manager, s22, by email s22@environment.gov.au, or telephone s22 and quote the EPBC reference number shown at the beginning of this letter.

Yours sincerely

James Barker
Assistant Secretary
Assessments and Governance Branch

9 January 2018

To: James Barker, Assistant Secretary, Assessments and Governance Branch (for decision)

Proposed Approval Decision Brief (recommendation report) – First Nine master planned residential development, Brookwater, Qld (2016/7676)

Timing: As soon as possible – the final decision was due 21 December 2017 (Statutory timeframe).

Recommendation/s:

1. Consider the supplementary recommendation report at Attachment A.
Considered / please discuss
2. Consider the finalised preliminary documentation at Attachments C and C1.
Considered / please discuss
3. Agree that the recommended decision on page 1 of the supplementary recommendation report (Attachment A), and summarised in the table below, reflects your proposed decision.
Agreed / Not agreed
4. Sign the letter at Attachment E to consult the proponent (also the person proposing to take the action) on your proposed decision.
Signed / Not signed
5. Agree to not publish the proposed decision at Attachment B on the internet for public comment.
Agreed / Not agreed

Summary of recommendations on each controlling provision:

Controlling Provisions for the action	Recommendation	
	Approve	Refuse to Approve
Listed threatened species and communities (s 18, 18A of the EPBC Act)	Approve	


James Barker, Assistant Secretary, Assessments and Governance Branch:

Date: 21/12/17

Comments:

Key Points:

Background:

1. Springfield Land Corporation Pty Limited (person proposing to take the action and the proponent) proposes to construct the First Nine master planned residential development in Ipswich, Queensland (the proposed action).
2. The original proposed action covered one 40.8 hectare (ha) site. The Department accepted a request for a variation to the proposed action on 2 August 2016 to include a second site covering 6.45 ha.
3. The proposed action now covers two sites totalling 47.25 ha; 40.8 ha will involve the construction of 800-900 residential lots, terraces, units, apartments, an open space network, and 6.45 ha will be used for the disposal of approximately 287,500 m³ of cut earth material.

Issues/ Sensitivities:

4. If approved, the proposed action will remove 46.2 ha of habitat critical to the survival of the koala. Habitat loss is identified as one of the main threats to the koala in the *Approved Conservation Advice for Phascolarctos cinereus (combined populations in Queensland, New South Wales and the Australian Capital Territory)* (approved conservation advice, **Attachment D**).
5. The Department considers that the loss of 46.2 ha of habitat critical to the survival of the koala is not able to be avoided or mitigated, constituting a residual significant impact. In accordance with the *Environment Protection and Biodiversity Conservation Act environmental offsets policy* (the offsets policy) an environmental offset is required to compensate for the proposed action's residual significant impact to the koala.
6. Although required by the Department's specified information request, the proponent's preliminary documentation did not provide an offset compliant with the offsets policy (**Attachment C**). Following several months of negotiation with the proponent, the Department provided the direction to publish the preliminary documentation without an adequate offset, on the proviso that it would be required before an approval decision could be made.
7. Following the public notification period, the proponent finalised their preliminary documentation without providing an offset proposal consistent with the offsets policy. The Department subsequently prepared a recommendation report (**Attachment A1**) that considered there was not enough information to decide whether to approve the proposed action.
8. The delegate of the Minister determined, under section 132 of the *Environment Protection and Biodiversity Conservation Act 1999* (the EBPC Act), that there was not enough information to decide whether to approve the proposed action and requested that the proponent provide an offset proposal consistent with the offsets policy.
9. Substantial correspondence and meetings with the proponent to negotiate the offset followed. A revised and final offsets proposal was provided by the proponent on 21 November 2017 (**Attachment C1**).
10. The proponent has proposed an 89.5 ha environmental offset in Springfield, Queensland. The proposed offset is across three separate areas of koala habitat intersected by the offset

for the previously approved Spring Mountain action (EPBC 2013/7057) and the Springfield-Greenbank Arterial Road.

11. The Department considers that the proposed offset lacks consistency with the offsets policy (**Attachment A**). Notwithstanding, the Department recommends the offset be approved in this instance, in order to maintain consistency in decision making with the previously approved Spring Mountain project, given the proximity of the sites and similarities in the two offset proposals. However, the Department recommends writing to the proponent, separate to this process, to inform them that any future offset proposals will need to be consistent with the offsets policy.

Public consultation

12. The proponent received no public comment on the preliminary documentation during the 10 business day public consultation period.

Recommendations

13. The supplementary recommendation report prepared in accordance with section 95C of the EPBC Act (**Attachment A**) concluded, and the Department recommends that you agree, that the proposed action should be approved under sections 130(1) and 133 of the EPBC Act subject to the conditions recommended by the Department (see proposed approval notice at **Attachment B**).
14. The Department recommends approving the action for 21 years, until 21 December 2038. This timeframe is recommended because the proponent requires 20 years to improve the quality of koala habitat at the offset site, and one year has been added to allow finalisation of reporting requirements.
15. The supplementary recommendation report reached this conclusion having regard to the likely impact of the proposed action for the purposes of each controlling provision and the relevant social and economic considerations under section 136 of the EPBC Act. You are required to have regard to any approved conservation advices in deciding whether or not to approve the proposed action. The approved conservation advice for the koala is at **Attachment D**.
16. Under section 131AA of the EPBC Act, before making an approval decision you must invite comments on the proposed decision from the proponent. If you agree with the Department's recommendation, please sign the letter to the proponent at **Attachment E**, inviting them to provide comments on your proposed decision.
17. Under section 131 of the EPBC Act, before making an approval decision you must invite comments on the proposed decision from other relevant Commonwealth Ministers whom you believe have administrative responsibilities relating to the action. The following Commonwealth Ministers were invited to comment on the proposed action when it was referred in 2016:
 - a. Senator the Hon Nigel Scullion, Minister for Indigenous Affairs, and
 - b. Mr Lloyd Woodford, delegate for Senator the Hon Marise Payne, Minister for Defence.
18. No response was received from Minister Scullion and no public comment was received from Indigenous groups. Minister Payne stated that the proposed action is unlikely to affect Defence land or activities. As such, the Department considers that no further comment from Commonwealth Ministers need be sought.

19. Under section 131A of the EPBC Act you may invite public comment on your proposed decision and any conditions that you are proposing to attach to the approval.

20. The Department considers that adequate consultation has occurred for the proposed action, including on the referral and the draft preliminary documentation. Therefore, the Department recommends that you do not publish your proposed decision and proposed conditions of approval for further public comment as this is unlikely to elicit views or information that have not already been considered in relation to the proposed action.

Internal consultation

21. The Department has consulted with Biodiversity Conservation Division.

s22

Director
Queensland South and Sea Dumping Section
Assessments and Governance Branch

T: s22

21 December 2017

s22

Queensland South and Sea Dumping
Section

T: s22

ATTACHMENTS

A: Supplementary recommendation report

A1: Recommendation report

B: Proposed approval decision notice

C: Finalised preliminary documentation

C1: Revised offsets information

D: Approved Conservation Advice for the Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) (*Phascolarctos cinereus* – combined populations of Qld, NSW and the ACT)

E: Letter to the proponent

RECOMMENDATION REPORT

First Nine master planned residential development, Brookwater, Qld (2016/7676)

Recommendation

In accordance with section 95C of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) it is recommended that the proposed action, to develop the First Nine master planned residential development located to the east of Brookwater, Queensland, be approved under Part 9 of the EPBC Act, subject to the conditions specified below.

Conditions	Relevant paragraph in report
1. The approval holder must not clear more than 46.2 hectares of koala habitat within the project site .	2.14
2. To compensate for the loss of 46.2 hectares of koala habitat within the project site , the approval holder must:	2.23
a. Within 20 years of the date of decision, achieve a gain in koala habitat quality across the offset site , as described and measured by Item 6 of Attachment B .	2.23
b. Within two years of commencement , construct, and maintain for the life of the approval , koala exclusion fencing along the Springfield-Greenbank Arterial Road, where the road passes through the offset site .	2.23
c. In consultation with a suitably qualified person , prepare and implement a Koala Offset Management Plan for the offset site , which includes at least: <ul style="list-style-type: none"> i. the management actions at Attachment B ii. an adaptive management strategy, including milestone targets, to achieve the outcome identified in condition 2(a) iii. a process for implementing the adaptive management strategy, which includes: <ul style="list-style-type: none"> 1. a monitoring program to demonstrate whether milestones and outcomes described in conditions 2(a) and 2(b) have been met 2. use of the data generated by the monitoring program to inform adaptive management. 	2.23
3. If monitoring indicates that the outcomes identified at conditions 2(a) or 2(b) are not likely to be achieved, the approval holder must: <ul style="list-style-type: none"> a. revise the First Nine Koala Offset Management Plan in consultation with a suitably qualified person 	2.23

<p>b. inform the Department in writing of the contingency measures that will be implemented to ensure condition 2(a) and 2(b) are met.</p>	
<p>4. Within 20 business days after the commencement, the approval holder must advise the Department of the actual date of commencement.</p>	Standard administrative condition
<p>5. The approval holder must maintain accurate records substantiating all activities associated with or relevant to the conditions of approval, including measures taken to implement any management plans or monitoring programs required by this approval, and make them available upon request to the Department. Such records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, or used to verify compliance with the conditions of approval. Summaries of audits will be posted on the Department's website. The results of audits may also be publicised through the general media.</p>	Standard administrative condition
<p>6. Within 60 business days of every 12 month anniversary of the commencement, the approval holder must publish a report on its website addressing compliance with each of the conditions of this approval, including implementation of any management plans or monitoring programs as specified in the conditions. Documentary evidence providing proof of the date of publication and non-compliance with any of the conditions of this approval must be provided to the Department at the same time as the compliance report is published. The Minister may provide written consent to the approval holder to cease reporting under this condition if satisfied additional reports are not warranted.</p>	Standard administrative condition
<p>7. The approval holder must report any potential or actual contravention of the conditions of this approval to the Department in writing within 5 business days of the approval holder becoming aware of the potential or actual contravention.</p>	Standard administrative condition
<p>8. Upon the direction of the Minister, the approval holder must ensure that an independent audit of compliance with the conditions of approval is conducted and a report submitted to the Minister. The independent auditor and criteria must be approved by the Minister prior to the commencement of the audit. The audit report must address the criteria to the satisfaction of the Minister.</p>	Standard administrative condition
<p>9. If, at any time after 5 years from the date of this approval, the approval holder has not commenced the action, then the approval holder must not commence the action without the written agreement of the Minister.</p>	Standard administrative condition

Definitions:

Approval holder means the name of the person to whom the approval is granted, or any person acting on their behalf, or to whom the approval is transferred under section 145B of the **EPBC Act**.

Business days means a day that is not a Saturday, a Sunday or a public holiday in the location of the **action**.

Clear/ clearing means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of native vegetation (but not including weeds – see the *Australian weeds strategy 2017 to 2027* available from <http://www.agriculture.gov.au/pests-diseases-weeds/pest-animals-and-weeds/review-aus-pest-animal-weed-strategy/aus-weeds-strategy> for further guidance.

Commence / commencement means the point at which any **clearing** occurs on the **project site**.

Department means the Commonwealth Department of Environment and Energy or any other agency that administers the **EPBC Act** from time to time and includes, where the context permits, the officers, delegates, employees and successors of the **Department**.

EPBC Act means the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).

Koala exclusion fencing means fencing constructed in accordance with section 6.11.2 a) 'Fauna exclusion/ koala proof fencing' of *Fauna Sensitive Road Design Manual Volume 2*, Queensland Department of Transport and Main Roads, 2010.

Koala habitat means any vegetation that scores five or more using the *Koala habitat assessment tool* from the *EPBC Act referral guidelines for the vulnerable koala*.

Life of the approval means the period for which the approval has effect.

Minister means the Minister administering the **EPBC Act** including any delegate of the Minister.

Offset site means the areas designated as Proposed First Nine offset (89.5 ha) on the map at **Attachment C**.

Project site means the area defined as 'First Nine referral area' on the map, and by the coordinates, at **Attachment A**.

Records means all documentation or other material in whatever form, including without limitation any correspondence, reports, assessments, methodologies, operations manuals, specifications, training materials and instructions or data.

Suitably qualified person means a person who has professional qualifications, training, skills and/or experience related to the nominated subject matter and can give authoritative independent assessment, advice and analysis on performance relative to the subject matter using the relevant protocols, standards, methods and/or literature.

1. **Background**

Description of the project and location

- 1.1. Springfield Land Corporation Pty Limited (person proposing to take the action and the proponent) proposes to construct the First Nine master planned residential development in Ipswich, Queensland (the proposed action).

- 1.2. The original proposed action covered one 40.8 hectare (ha) site. The Department accepted a request for a variation to the proposed action on 2 August 2016 to include a second site covering 6.45 ha.
- 1.3. The proposed action now covers two sites totalling 47.25 ha; 40.8 ha will involve the construction of 800-900 residential lots, terraces, units, apartments, an open space network, and 6.45 ha will be used for the disposal of approximately 287,500 m³ of cut earth material.

Controlling provisions, assessment approach and public consultation

- 1.4. On 13 May 2016, a delegate of the Minister determined the proposed action to be a controlled action due to likely significant impacts on listed threatened species and communities (section 18 and section 18A of the EPBC Act). On the same day, the delegate decided that the proposed action would be assessed by preliminary documentation under Part 8 of the EPBC Act.
- 1.5. On 15 June 2016, a delegate of the Minister requested the proponent to provide specified information relevant to assessing the impacts of the proposed action (the further information request), including the expected loss of habitat critical to the survival of the koala, measures proposed to mitigate impacts, and an offset proposal.
- 1.6. On 30 June 2016, (before the proposed action was varied) and 19 July 2017, the proponent submitted documentation in response to the further information request. In both instances, the Department reviewed the documentation and considered it did not adequately meet the requirements of the further information request.
- 1.7. On 2 August 2016, a delegate of the Minister accepted a variation to the proposal to include the second site covering 6.45 ha as part of the proposed action. The further information request was worded in a way that encompassed the additional area without need for amendment.
- 1.8. On 7 August 2017, the proponent resubmitted documentation in response to the further information request. The Department reviewed the documentation and considered that while the environmental offsets proposal did not meet the requirements of the *EPBC Act environmental offsets policy* (the offsets policy), the documentation was adequate to allow the public to comment on the proposed action.
- 1.9. On 10 August 2017, a delegate of the Minister directed the proponent to publish the referral along with the response to the further information request (together being the draft preliminary documentation), inviting public comments relating to the proposed action. In the direction to publish, the delegate noted that an adequate environmental offset would be required to finalise the assessment of the proposed action.
- 1.10. On 14 August 2017, the proponent published a notice advertising the draft preliminary documentation and inviting comments from 15 August 2017 to 29 August 2017. The proponent received no comments during this period.
- 1.11. On 1 September 2017, the stage three and four assessment fees were paid, triggering the 40 business day approval period to begin on 4 September 2017.
- 1.12. On 11 September 2017, the proponent published the documents referred to in paragraph 1.9 (the preliminary documentation) for information in accordance with subsection 95B(2) of the EPBC Act.

- 1.13. On 28 September 2017 a delegate of the Minister determined, under section 132 of the EPBC Act, that there was not enough information to make an informed decision on whether to approve the action. Specifically, the proposed offset to compensate for the residual significant impact to the koala was not in accordance with the offsets policy (**Attachment A1** of the proposed decision brief). On the same day, the delegate of the Minister requested the proponent provide further information in order to proceed to a proposed decision.
- 1.14. The proponent provided the further information on 21 November 2017 (**Attachment C1** to the proposed decision brief). The Department considered the information adequate to finalise the assessment.
- 1.15. The Queensland Government has not assessed the proposed action.
- 1.16. The Ipswich City Council is assessing a development application for the proposed action. This assessment includes consideration of the proposed action's impacts on koalas.

2. **Assessment**

Mandatory Considerations – section 136(1)(a) Part 3 controlling provisions

2.1. The proposal was determined a controlled action under the following controlling provisions of the EPBC Act:

- a) Listed threatened species and ecological communities (sections 18 and 18A of the EPBC Act);

2.2. This controlling provision is discussed below.

Listed threatened species and ecological communities (sections 18 and 18A)

2.3. The following listed threatened species were considered likely to be significantly impacted by the proposed action.

- a) Koala (combined populations of Queensland, New South Wales, and the Australian Capital Territory) (*Phascolarctos cinereus* combined populations of Qld, NSW and the ACT) – vulnerable (hereafter referred to as the koala).

2.4. No other listed species or communities were considered likely to incur a significant impact.

Koala

2.5. The proponent undertook surveys at the proposed action site in September 2015, May 2016, and July 2017 to assess the presence of koalas and quality of koala habitat. The methods used during the survey were in accordance with the *EPBC Act referral guidelines for the vulnerable koala* (the koala referral guidelines).

2.6. One koala was directly observed at the proposed action site. Evidence of koalas in the form of scats were found across the entire site, with every survey site returning evidence of koalas (scats). Field surveys also confirmed the presence of at least six koala food tree species.

2.7. The proposed action will clear 46.2 ha of habitat critical to the survival of the koala, determined using the habitat assessment tool in the koala referral guidelines.

2.8. The Department considers that direct impacts to the koala may occur during clearing and construction activities. These impacts involve mortality from habitat clearing and permanent

- loss of 46.2 ha of habitat critical to the survival of the koala. Habitat loss is identified as one of the main threats to the koala in the *Approved Conservation Advice for Phascolarctos cinereus (combined populations in Queensland, New South Wales and the Australian Capital Territory)* (approved conservation advice, **Attachment D** of the proposed decision brief).
- 2.9. The proponent has proposed measures to mitigate the mortality related impacts, specifically, the use of qualified fauna spotter catchers to identify and remove any koalas present onsite prior to clearing.
- 2.10. The use of fauna spotter catchers during habitat clearing is a standard requirement of Ipswich City Council (Council) approval conditions. The Department considers the use of fauna spotter catchers, in accordance with the expected Council conditions, will effectively mitigate the risk of koala mortality from habitat clearing.
- 2.11. As the Council will require the use of fauna spotter catchers the Department considers it is not necessary to impose a condition requiring their use during habitat clearing.
- 2.12. As such, the Department considers the proposed action is not likely to result in a residual significant impact from koala mortality and no environmental offset is required to compensate for koala mortality related impacts.
- 2.13. The Department considers that the loss of 46.2 ha of habitat critical to the survival of the koala is not able to be avoided or mitigated.
- 2.14. Considering the approved conservation advice identifies habitat loss as one of the main threats to the koala, the Department recommends a condition to limit the loss of habitat critical to the survival of the koala; condition 1, **Attachment B** to the proposed decision brief).
- 2.15. The Department considers that the loss of 46.2 ha of habitat critical to the survival of the koala constitutes a residual significant impact. In accordance with the offsets policy, an environmental offset is required to compensate for the proposed action's residual significant impact to the koala.
- 2.16. The proponent has proposed an 89.5 ha environmental offset in Springfield, Queensland. The proposed offset is across three separate areas of koala habitat intersected by the offset for the previously approved Spring Mountain action (EPBC 2013/7057) and the Springfield-Greenbank Arterial Road. Koala habitat is contiguous over both of these offset areas.
- 2.17. Consistent with the approved conservation advice, the proponent states that the arterial road presents a threat of vehicle strike for koalas crossing the road. To mitigate this threat the proponent proposes to install koala exclusion and directional fencing along the road.
- 2.18. The proponent undertook surveys at the proposed offset site in July and November 2017 to assess the presence of koalas and the quality of koala habitat. No koalas were observed at the offset site, but evidence of koalas, in the form of scats, was found.
- 2.19. Field surveys confirmed the presence of habitat critical to the survival of the koala at the offset site. The proponent scored the quality of habitat at the offset site as 8 (out of 10), using the habitat assessment tool from the referral guidelines.
- 2.20. The Department considers certain matters associated with the proposed offset lack consistency with the offsets policy:

- a) Risk of loss: The Department's *How to use the offsets assessment guide* requires that where a proponent is seeking recognition for an offset averting some risk of loss, the risk must be calculated consistently for both the 'without offset' and 'with offset' scenarios.

The proponent calculated the score for the risk of loss 'without offset' based on their interpretation of the *South East Queensland regional plan 2005-2026*, which they state permitted full development of the offset site. For the 'with offset' scenario the proponent used the Ipswich City Council's planning scheme, and the *Springfield Infrastructure Agreement 1998* between the proponent and Ipswich City Council, which prohibits development of the offset land, and required the land to be transferred to the Council for conservation. The Department is of the view that in calculating the risk of loss this way, the proponent has potentially overstated the averted loss the offset will achieve.

- b) Habitat quality: The Department's *How to use the offsets assessment guide* requires that habitat quality be assessed consistently on both the impact and offset site.

The proponent measured habitat quality using a Queensland Government methodology—*Guide to determining terrestrial habitat quality*. The Department is of the view that the proponent has not applied the Queensland Government methodology consistently, potentially providing results that do not accurately reflect habitat quality at the impact and offset sites.

2.21. As noted in paragraph 2.16, koala habitat is contiguous across both the proposed offset and Spring Mountain offset sites. Koala habitat quality and proposed management actions for both offsets are largely the same, and both offset areas are legally secured under a single protection on title. As such, it is the Department's view that the two offsets should be considered consistently.

2.22. Therefore, despite the matters outlined above, the Department recommends the offset be approved in this instance, in order to maintain consistency in decision making with the previously approved Spring Mountain offset. The offset area, together with the additional management measures now proposed by the proponent, will deliver a conservation outcome for the koala.

2.23. The Department considers conditions are necessary to ensure the proposed offset compensates for the proposed action's residual significant impact on koalas, specifically conditions 2 and 3, **Attachment B** to the proposed decision brief. These conditions require an improvement in koala habitat quality across the offset site, construction and maintenance of koala exclusion fencing along the road that passes through the offset site, preparation and implementation of an koala offset management plan, and a monitoring program.

2.24. On the basis of the above information, the Department considers that, if approved subject to the recommended conditions, the proposed action will not have an unacceptable impact on the koala. In recommending this decision, the Department has had regard to the approved conservation advice.

3. Considerations for Approval and Conditions

Mandatory considerations – section 136(1)(b) Economic and social matters

- 3.1. The Department has considered economic and social matters in recommending the approval of the proposed action.
- 3.2. The preliminary documentation states that economic benefits will result from the construction and development of the proposed action, which is expected to take approximately 5-8 years, allowing for the engagement of a number of trades and services from the local area. In turn, this is expected to provide employment opportunities to the community and provide an economic boost to local retailers and suppliers who are engaged to supply materials and goods for the project.
- 3.3. The proponent further states that on completion, the proposed action is expected to support a residential base of around 2,400 people, creating long term economic benefits for local retailers as demand for goods and services within the Greater Springfield area increase. The increased economic activity generated by the development will therefore flow into the local and broader community.
- 3.4. While the proponent did not consider the social impacts of the proposed action in detail, the Department considers negative social impacts are unlikely because the proposed action is a new residential development within an area of new residential developments.

Factors to be taken into account – section 136(2)(a) Principles of ecologically sustainable development

- 3.5. The principles of ecologically sustainable development, as defined in Part 1, section 3A of the EPBC Act, are:
 - a) decision-making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations;
 - b) if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation;
 - c) the principle of inter-generational equity – that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations;
 - d) the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making;
 - e) improved valuation, pricing and incentive mechanisms should be promoted.
- 3.6. In recommending approval of the proposed action, the Department has taken into account the principles of ecologically sustainable development in accordance with paragraph 136(2)(a) of the EPBC Act. In particular the Department considers:
 - a) That the likely impacts on the environment as a result of the proposed action are satisfactory in terms of their long-term and short-term economic, environmental, social and equitable impacts.
 - b) That there is sufficient scientific information to conclude that the proposed action will be unlikely to result in unacceptable impacts to listed threatened species and

communities. The recommended conditions of approval include measures to ensure that no more than the amount of habitat assessed as part of the proposed action is cleared and offsets are provided for residual significant impacts.

- c) The recommended approval conditions allow for the proposed action to be delivered and operated in a sustainable way to protect listed threatened species and communities and the environment more broadly for future generations.
- d) The recommended approval conditions will avoid, mitigate and manage impacts to the koala, thereby conserving biological diversity and maintain ecological integrity.
- e) The preliminary documentation and the Department's advice in this recommendation report include reference to, and consideration of, a range of information on the economic costs, benefits and impacts of the proposed action.

Factors to be taken into account – section 136(2)(bc) – preliminary documentation

3.7. In accordance with section 136(2)(bc)(i), the documents given to the Minister under section 95B(1) are at **Attachment C** and **Attachment C1** of the proposed approval decision brief.

3.8. In accordance with section 136(2)(bc)(ii), this document forms the recommendation report relating to the action given to the Minister under section 95C.

Person's environmental history – section 136(4)

3.9. In deciding whether or not to approve the taking of an action by a person, and what conditions to attach to an approval, the Minister may consider whether the person is a suitable person to be granted an approval, having regard to:

- a) the person's history in relation to environmental matters; and
- b) if the person is a body corporate—the history of its executive officers in relation to environmental matters; and
- c) if the person is a body corporate that is a subsidiary of another body or company (the parent body)—the history in relation to environmental matters of the parent body and its executive officers.

3.10. Springfield Land Corporation Pty Limited advised in the referral that it is has never been the subject of proceedings under a Commonwealth, State or Territory environmental law.

3.11. The Department is not aware of any adverse environmental history associated with Springfield Land Corporation Pty Limited and therefore has no reasons to believe that it would not be a suitable person to be granted an approval.

Considerations in deciding on condition – section 134

3.12. In accordance with section 134(1), the Minister may attach a condition to the approval of the action if he or she is satisfied that the condition is necessary or convenient for:

- a) protecting a matter protected by a provision of Part 3 for which the approval has effect (whether or not the protection is protection from the action); or
- b) repairing or mitigating damage to a matter protected by a provision of Part 3 for which the approval has effect (whether or not the damage has been, will be or is likely to be caused by the action).

- 3.13. The Department has recommended conditions necessary or convenient to protect, repair and/or mitigate damage that may or will be, or has been, caused by the action to any matter protected by a provision of Part 3 for which the approval has effect.
- 3.14. In accordance with section 134(2), the Minister may attach a condition to the approval of the action if he or she is satisfied that the condition is necessary or convenient for:
- a) protecting from the action any matter protected by a provision of Part 3 for which the approval has effect; or
 - b) repairing or mitigating damage that may or will be, or has been, caused by the action to any matter protected by a provision of Part 3 for which the approval has effect.
- This subsection does not limit section 134(1).
- 3.15. The Department has recommended conditions necessary or convenient to protect, repair and/or mitigate impacts on a matter protected by Part 3 of the EPBC Act for which the approval has effect.
- 3.16. Section 134(2) provides examples of the kinds of conditions that may be attached to an approval. The Department has recommended a number of conditions consistent with this section.
- 3.17. In accordance with section 134(4), in deciding whether to attach a condition to an approval the Minister must consider:
- a) any relevant conditions that have been imposed, or the Minister considers are likely to be imposed, under a law of a State or self-governing Territory or another law of the Commonwealth on the taking of the action;
 - aa) information provided by the person proposing to take the action or by the designated proponent of the action;
 - b) the desirability of ensuring as far as practicable that the condition is a cost effective means for the Commonwealth and a person taking the action to achieve the object of the condition
- 3.18. In proposing the conditions attached to the approval, the Department has considered conditions likely to be imposed by other jurisdictions and the information provided by the proponent. The Department considers that the recommended conditions of approval will be cost effective and will ensure that matters of national environmental significance are protected over time. The proponent will be given 10 business days to comment on the recommended decision and conditions of approval.

Consideration of Condition-setting Policy

- 3.19. The Department has considered the likely scope and severity of the impacts to MNES, and the proposed avoidance and mitigation measures, and determined that it is likely the proposed action will result in a significant residual adverse impact on koalas. The Department has also considered the conditions imposed or likely to be imposed by Ipswich City Council, as described in (paragraph 2.10 above).
- 3.20. The Department considers that the conditions described are not suitable to manage all the residual impacts to matters of national environmental significance resulting from the proposed action. Specifically, the Department considers that additional conditions are

required to limit the extent of habitat loss and ensure the proposed offset adequately compensates for the proposed action's residual significant impacts.

3.21. Accordingly, the Department considers that it is necessary and convenient to apply approval conditions to this project. In applying this analysis, the Department has had regard to the *EPBC Act Condition-setting Policy (2015)*.

Requirements for decisions about listed threatened species and communities – section 139

3.22. In accordance with section 139(1) of the EPBC Act, in deciding whether or not to approve for the purposes of a subsection of section 18 or section 18A of the EPBC Act the taking of an action, and what conditions to attach to such an approval, the Minister must not act inconsistently with:

- a) Australia's obligations under:
 - i the Biodiversity Convention; or
 - ii the Apia Convention; or
 - iii CITES; or
- b) a recovery plan or threat abatement plan.

3.23. In accordance with section 139(2), if:

- a) the Minister is considering whether to approve, for the purposes of a subsection of section 18 or section 18A of the EPBC Act, the taking of an action; and
- b) the action has or will have, or is likely to have, a significant impact on a particular listed threatened species or a particular listed threatened ecological community;

the Minister must, in deciding whether to so approve the taking of the action, have regard to any approved conservation advice for the species or community.

The Biodiversity Convention

3.24. The Biodiversity Convention is available at:

<http://www.austlii.edu.au/au/other/dfat/treaties/ATS/1993/32.html>

3.25. The objectives of the Biodiversity Convention, to be pursued in accordance with its relevant provisions, are the conservation of biological diversity, the sustainable use of its components and the fair and equitable sharing of the benefits arising out of the utilisation of genetic resources, including by appropriate access to genetic resources and by appropriate transfer of relevant technologies, taking into account all rights over those resources and to technologies, and by appropriate funding.

3.26. The Biodiversity Convention promotes environmental impact assessment to avoid and minimise adverse impacts on biological diversity. The Department has undertaken an environmental impact assessment which identified the likely impacts of the proposed action on listed threatened species and communities and has recommended measures to manage these impacts.

3.27. The Department also considered the Biodiversity Convention's ultimate aim of conservation of listed threatened species and endangered communities in the wild when recommending conditions requiring avoidance, mitigation and management for the koala,

and the recommended approval decision is therefore not considered to be inconsistent with the Biodiversity Convention.

Convention on the Conservation of Nature in the South Pacific (Apia Convention)

3.28. The Apia Convention is available at:

<http://www.austlii.edu.au/au/other/dfat/treaties/ATS/1990/41.html>

3.29. The Apia Convention was suspended with effect from 13 September 2006. While this Convention has been suspended, Australia's obligations under the Convention were taken into consideration when recommending the proposed conditions of approval. The proposed action is considered to not be inconsistent with the Convention which has the general aims of conservation of biodiversity.

Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES)

3.30. CITES is available at: <http://www.austlii.edu.au/au/other/dfat/treaties/ATS/1976/29.html>

3.31. CITES is an international agreement between Government's. Its aim is to ensure that international trade in specimens of wild plants and animals does not threaten their survival.

3.32. The proposed action is not inconsistent with CITES as it does not involve international trade in fauna or flora.

Conclusion

3.33. The Department considers that likely impacts from the proposed action on listed threatened species and communities will be avoided and mitigated by the proponent to an acceptable degree, and residual significant impacts will be appropriately offset. Approving the proposed action subject to the recommended conditions would therefore not be inconsistent with the Biodiversity Convention, the Apia Convention or CITES.

Recovery Plans and Threat Abatement Plans

3.34. The Department considers that the only species likely to incur a significant impact as a result of the proposed action is the koala.

3.35. There are no recovery plans or threat abatement plans relevant to the proposed action. Therefore, approving the proposed action subject to the recommended conditions would not be inconsistent with a recovery plan or threat abatement plan.

Conservation Advice

3.36. The approved conservation advice relevant to this proposed action is:

- a) Threatened Species Scientific Committee (2012). *Approved Conservation Advice for Phascolarctos cinereus (combined populations of Queensland, New South Wales and the Australian Capital Territory) (koala Northern Designatable Unit)*. Commonwealth of Australia, Canberra. Available at: <http://www.environment.gov.au/biodiversity/threatened/species/pubs/197-conservation-advice.pdf>.

3.37. This approved conservation advice is at **Attachment D** to the proposed decision brief. You are required to have regard to the above approved conservation advice in deciding whether or not to approve the proposed action.

3.38. The Department has had regard to the approved conservation advice relevant to the proposed action.

Bioregional Plans section 176(5)

3.39. In accordance with section 176(5) of the EPBC Act, the Minister is required to have regard to a bioregional plan in making any decision under the Act to which the plan is relevant. The Department does not consider there to be any relevant bioregional plan for the purposes of the Minister's decision-making.

Period for which the approval has effect

3.40. The Department recommends approving the action for 21 years, until 21 December 2038. This timeframe is recommended because the proponent requires 20 years to improve the quality of koala habitat at the offset site, and one year has been added to allow finalisation of reporting requirements.

4. Conclusion

4.1. The Department considers the likely impacts of the proposed action on matters of national environmental significance will not be unacceptable, provided the action is undertaken in accordance with the recommended conditions of approval.

4.2. Having considered all matters required to be considered under the EPBC Act, the Department recommends the proposed action be approved, subject to the recommended conditions.

5. Material used to prepare Recommendation Report

5.1. All relevant information used to prepare the recommendation report is referred to in this document.