

Your reference
Our reference 7787/2008/MAMC/A
Contact Officer Sandeep Nanjappa
Telephone (07) 3810 7267



Ipswich City Council

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AV Jennings
C/- JFP Urban Consultants

Attn: Kathleen Hunter
khunter@jfp.com.au

22 November 2018

Dear Kathleen

Re: Advice of Compliance with Condition {Condition 3(a) Plan of Subdivision}
Application No: 7787/2008/MAMC/A
Proposal: Minor Change - RAL - One (1) lot into 178 lots (including two (2) multi res lots and one (1) shopping centre), new roads, linear open space and drainage reserve
MCU - Preliminary Approval to Override the Planning Scheme
Property Location: 144 Grampian Drive, DEEBING HEIGHTS QLD 4306

I refer to your e-mail correspondences with the latest dated 21 November 2018 in relation to amended development plan and Building Location Envelope (BLE) plan as required by Condition 3(a) *Plan of Subdivision* of Development Approval 7787/2008/MAMC/A.

Upon review of the submitted documentation to date, it is considered that the submitted plans as listed in the table below complies with the requirements of Condition 3(a) '*Plan of Subdivision*' of Development Approval 7787/2008/MAMC/A, and are hereby approved.

Table of Approved Plans:

Plan/ Document No	Description	Prepared By	Date	Amendments Required
B3771PA1_DA1, Plan D1, Issue N, Sheet 1 of 3	Plan of Development – Overall Staging Plan	JFP Urban Consultants	19 July 2018 and amended in red by Ipswich City Council on 19 November 2018	In accordance with Condition 3 ' <i>Plan of Subdivision</i> ' of Attachment B

B3771PA1_DA1, Plan D1, Issue N, Sheet 2 of 3	Plan of Development – Layout Plan- Stage 1	JFP Urban Consultants	19 July 2018 and amended in red by Ipswich City Council on 19 November 2018	In accordance with Condition 3 'Plan of Subdivision' of Attachment B
B3771PA1_DA1, Plan D1, Issue N, Sheet 3 of 3	Plan of Development – Layout Plan - Stages 2 & 3	JFP Urban Consultants	19 July 2018 and amended in red by Ipswich City Council on 19 November 2018	In accordance with Condition 3 'Plan of Subdivision' of Attachment B

The acceptance of plans mentioned above is on the proviso that an amended flood investigation is submitted for approval by the assessment manager in conjunction with the relevant operational works application. The amended flood investigation must be generally in accordance with:

1. Condition 24 'Flood Investigation';
2. Condition 25 'Hydrological Modelling';
3. 'Flood Investigation Report' "Western Gully", Revision A prepared by JFP dated 03 September 2018; and address/include the following:
 - a) Include the channel modification works carried out within the upstream site west of Grampian Drive cross drainage (as part of development approval 2930/2016/CA) within the modelling exercise.
 - b) Demonstrate whether the latest Grampian Drive vertical design has been modelled.
 - c) Include flood maps for the existing case without upgrade of the Grampian Drive cross drainage to 5nos/1500mm pipes.
 - d) Include flood impact maps between the outcome from existing case (base case) from Item 24(l) above and proposed cross drainage upgrade under Grampian Drive with 5nos /1500mm pipes.

Further, and as previously advised via email correspondence on 17 September 2018, it has come to our attention that Conditions 18(b), 18(c) and 18(d) of Attachment B were inadvertently omitted from the change application decision notice dated 18 July 2018. Please note these conditions as identified below form part of Development Approval 7787/2008/MAMC/A.

18. Internal Street Network

- (a) Where a proposed access street consistently has proposed lots <450m² and the carriageway has lots fronting on both sides (i.e. excluding park frontage streets), road reserves and carriageway must incorporate the following: The roads fronting Lots 2 to 12 and 25 to 34 must be constructed in accordance with the following:

- (i) Minimum 16.0m wide road reserve.
 - (ii) 7.5m wide carriageway.
 - (iii) Concrete kerb & channel (type M1) and associated stormwater drainage infrastructure.
 - (iv) 4.25m verges.
- (b) The minor stormwater drainage system for all internal streets must be designed and constructed to cater for a 10 year ARI storm in accordance with QUDM for densities greater than 20 dwellings per hectare.
- (c) The side of the street fronting the open space area must be constructed with concrete kerb and channel (type B1).
- (d) All other access streets must be constructed to the following:
- (i) Minimum 15.0m wide road reserve.
 - (ii) 6.5m wide carriageway.
 - (iii) Concrete kerb & channel (type M1) and associated stormwater drainage infrastructure.
 - (iv) 4.25m verge on one side containing all services and footpath.
 - (v) A reduced verge on the other side.
- (e) The "Site 'Collector' Street" between Grampian Drive (previously known as South Deebling Creek Road), and proposed Lot 131 must be designed and configured in accordance with Council standards for major/trunk collector street (Standard Drawing SR.02) for <5,000 vpd. Geometric alignments and site distances must be in accordance with Austroads Guide to Road Design for a 60km/h design speed. Additionally, this road reserve must be extended to Deebling Creek for the provision of a connection with a future creek crossing thereby linking the proposed road network of this development with existing Lot 332 on SP193444 and beyond.

The following works must be included in the design and construction of the "Site 'Collector' Street":

- (i) The section of the "Site 'Collector' Street" between Grampian Drive (previously known as South Deebling Creek Road) and the first internal intersection controlled by a roundabout must be configured generally in accordance with that recommended in Section 8.1 and Figure 3 of the HTC Traffic Report dated 9 September 2009 including a median and cycle lanes and the following:
 - § A 25.5m road reserve generally in accordance with ICC Std. Drg. SR.02 Access Trunk Collector – Dual Carriageway Option <5000 vpd.
 - § 2 x 6.0m wide carriageways with a 4.5m wide median

- § Reduced 4.5m verges either side
- § 2.5m wide shared concrete footpaths on both sides.
- (ii) The section of road reserve from the first (adjacent to proposed Lot 39) to the third (adjacent to proposed Lot 62) roundabout must be configured to the following:
 - § A 20.0m road reserve generally in accordance with ICC Std. Drg. SR.02 No Access Trunk Collector Street
 - § A 9.0m wide carriageway
 - § 5.5m verges either side
 - § 2.5m wide shared concrete footpaths on both sides.
- (iii) The section of road reserve crossing the gully (the last roundabout to the intersection of the first internal street of Stage 3 must be configured to the following:
 - § A 19.0m road reserve generally in accordance with ICC Std. Drg. SR.02 No Access Trunk Collector Street
 - § A 9.0m wide carriageway
 - § Reduced 4.5m verges either side
 - § A 2.5m wide shared concrete footpath and a 1.5m wide concrete footpath
- (iv) The section of road reserve from the gully to the end of proposed Lot 89 must be configured to the following:
 - § A 20.0m road reserve generally in accordance with ICC Std. Drg. SR.02 No Access Trunk Collector Street
 - § A 9.0m wide carriageway
 - § 5.5m verges either side
 - § A 2.5m wide shared concrete footpath and a 1.5m wide concrete footpath
- (v) The section of road reserve from the intersection of the first internal street of Stage 3 to the end of proposed Lot 131 must be configured to the following:
 - § A 21.0m road reserve generally in accordance with ICC Std. Drg. SR.02 Access Trunk Collector Street <5000 vpd
 - § A 12.0m wide carriageway

- § Reduced 4.5m verges either side
- § A 2.5m wide shared concrete footpath and a 1.5m wide concrete footpath
- (vi) Roundabouts must be provided on the "Site 'Collector' Street" at those locations outlined on the approved plan/s (Reconfiguration of a Lot component) outlined in part 3 of this development permit. Each roundabout must be configured to ensure that buses can safely and efficiently perform u-turns.
- (vii) A continuous marked cycle lane on both sides (excepted across the proposed culvert crossing where cyclist transition ramps must be provided between the cycle lanes and the path (and vice versa) on the approach and departure of the culvert. Works must include bicycle lane linemarking and signs in accordance with the MUTCD.
- (viii) A posted speed limit of 60km/h.
- (ix) 2.5m wide shared concrete pathway and 1.5m wide concrete footpath.
- (x) Street lighting designed in accordance with AS1158 series (category V5) and installed in accordance with Energex Rate 2.
- (xi) Pedestrian refuge islands must be provided along the frontage of proposed Lots 39 and 58 as part of Stage 2 and along the frontage of proposed Lot 61 as part of Stage 1 of the development. The pedestrian refuge islands must be designed in accordance with the MUTCD (Figure 4 of Part 10) including signage and line marking.
- (xii) A bus stop must be provided on on both sides of the "Site 'Collector' Street" opposite proposed Lot 59 and Lot 61 as part of Stage 1 of the development. Works must include amendment to lot boundaries to incorporate an indented bus bay and associated linemarking and signage generally in accordance with Ipswich City Council Standard Drawing SR.39.

A copy of the amended approved plans are attached to this letter.

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

Yours faithfully

Sandeep Nanjappa
ACTING TEAM COORDINATOR (DEVELOPMENT)

PROPERTY DESCRIPTION
LOT 196 ON S3157
PARISH OF PURGA
COUNTY OF CHURCHILL
TOTAL AREA 30.35 ha

NOTES

(1) This plan was prepared for the purpose and exclusive use of AVJENNINGS PROPERTIES LIMITED to accompany an application to IPSWICH CITY COUNCIL for a Development Permit to Reconfigure the land described in the plan and is not to be used for any other purpose or by any other person or corporation.
JFP URBAN CONSULTANTS PTY LTD accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention to the terms of this clause or clauses 2, 3, 4, 5 or 6 hereof.

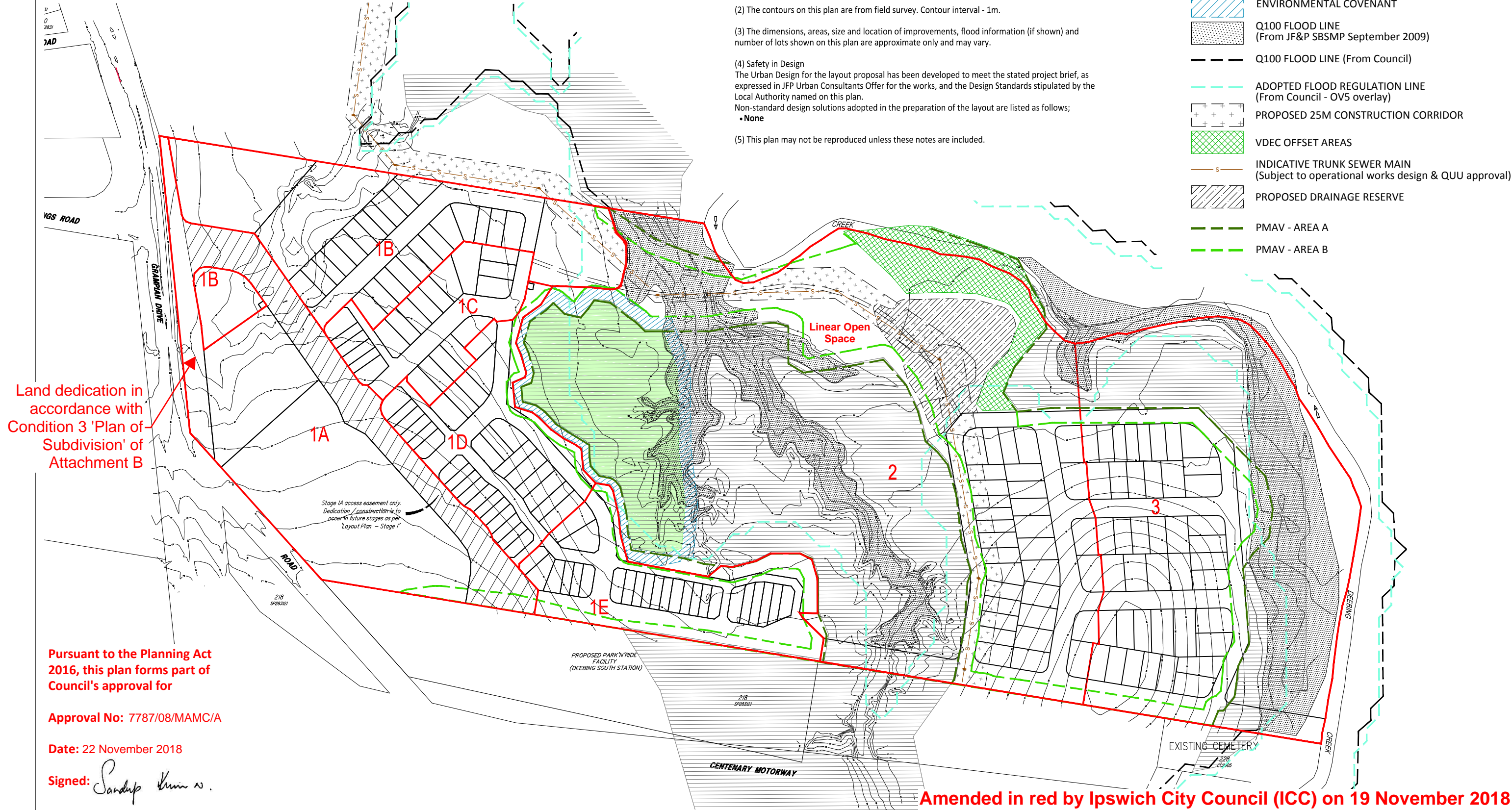
(2) The contours on this plan are from field survey. Contour interval - 1m.

(3) The dimensions, areas, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.

(4) Safety in Design
The Urban Design for the layout proposal has been developed to meet the stated project brief, as expressed in JFP Urban Consultants Offer for the works, and the Design Standards stipulated by the Local Authority named on this plan.
Non-standard design solutions adopted in the preparation of the layout are listed as follows;
• None

(5) This plan may not be reproduced unless these notes are included.

- LEGEND
- STAGES 1-3
 - DOMINANT REMNANT ENDANGERED REGIONAL ECOSYSTEM
 - SWAMP TEA-TREE (12.3.3c)
 - ENVIRONMENTAL COVENANT
 - Q100 FLOOD LINE (From JF&P SBSMP September 2009)
 - Q100 FLOOD LINE (From Council)
 - ADOPTED FLOOD REGULATION LINE (From Council - OV5 overlay)
 - PROPOSED 25M CONSTRUCTION CORRIDOR
 - VDEC OFFSET AREAS
 - INDICATIVE TRUNK SEWER MAIN (Subject to operational works design & QUU approval)
 - PROPOSED DRAINAGE RESERVE
 - PMAV - AREA A
 - PMAV - AREA B



Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

Approval No: 7787/08/MAMC/A

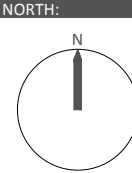
Date: 22 November 2018

Signed: Sandip Kumar

Amended in red by Ipswich City Council (ICC) on 19 November 2018

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South Brisbane Qld 4101
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JFP URBAN CONSULTANTS PTY LTD A.C.N. 050 414 045

PLANNERS
URBAN DESIGNERS
SURVEYORS
ENGINEERS
LANDSCAPE ARCHITECTS



SCALE:

@ A1 1:1500

@ A3 1:3000

0153045607590105120135150165180

metres

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A1 SIZE)

DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

DESIGNED	TJM	CHECKED	KH	DATUM	AHD
DRAWN	TJM	APPROVED	ST	L.A.	IPSWICH CITY COUNCIL

ISSUES:			
N	LAYOUT AMENDED - STAGES 1C & 1D	19-07-18	TJM
M	PMT SITES ADDED - STAGES 1B & 1D	10-07-18	TJM
L	PMVA ADDED TO SHEET 1	15-05-18	DWW
K	ROAD DEDICATION AMENDED	26-04-18	DWW
J	STAGES AMENDED	17-04-18	DWW
A	ORIGINAL ISSUE	08-12-17	TJM
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:
**PLAN OF DEVELOPMENT -
OVERALL STAGING PLAN
AVJENNINGS PROPERTIES LIMITED
144 GRAMPAN DRIVE, DEEBING HEIGHTS**

DETAILS:	
JOB NUMBER:	PLAN: ISSUE:
B3771PA1_DA1 D1 N	
SHEET:	
1 OF 3	
DATE:	
19th July 2018	

PROPERTY DESCRIPTION
PART OF LOT 196 ON S3157
PARISH OF PURGA
COUNTY OF CHURCHILL
TOTAL AREA 11.53 ha

NOTES

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•None
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STATISTICS	STAGE 1A	STAGE 1B	STAGE 1C	STAGE 1D	STAGE 1E	TOTAL
DETACHED DWELLING LOTS						
300m ² min.	0	17	10	10	0	37
450m ² min.	0	6	4	4	2	16
600m ² min.	0	0	1	0	0	1
TOTAL LOTS	0	23	15	14	2	54
MULTIPLE DWELLING - TERRACE LOTS	0	0	6	17	23	46
MULTIPLE DWELLING - TOWN HOUSE UNITS	27	24	0	0	0	51
TOTAL DWELLINGS	27	74	21	31	25	151
MULTIPLE RESIDENTIAL SITES	1	1	0	0	0	2
SHOPPING CENTRE SITE	1	0	0	0	0	1
LENGTH OF NEW						
6.5-10.0m LANE	0	0	60m	185m	250m	495m
12.0m ROAD	0m	30m	40m	130m	75m	275m
15.0m ROAD	0m	70m	150m	85m	35m	340m
16.0m ROAD	0m	155m	0	0	0	155m
20.0m ROAD	0m	200m	0	0	235m	435m
25.5m ROAD	0m	220m	0	0	0	220m
SHOPPING CENTRE AREA	1.85ha	-	0	0	0	1.85ha
ROAD WIDENING AREA	0.37ha	-	0	0	0	0.37ha
DRAINAGE RESERVE AREA	-	1.203ha	0	0.16ha	0.2ha	1.563ha
STAGE AREA	4.02ha	2.77ha	1.44ha	1.61ha	1.69ha	11.53ha

Note: Number of Town House Units is assumed on 40 dwellings/ha

LEGEND

- STAGING
- DOMINANT REMNANT ENDANGERED REGIONAL ECOSYSTEM
- SWAMP TEA-TREE (12.3.3c)
- ENVIRONMENTAL COVENANT
- Q100 FLOOD LINE (From JF&P SBSMP September 2009)
- Q100 FLOOD LINE (From Council)
- ADOPTED FLOOD REGULATION LINE (From Council - OV5 overlay)
- REAR LANE ACCESS EASEMENT (6.5m WIDE)
- PROPOSED 25M CONSTRUCTION CORRIDOR
- PROPOSED ACCESS AND SERVICES EASEMENT-STAGE 1A
- ROAD TO BE DEDICATED AND CONSTRUCTED AT STAGE 1B
- ROAD TO BE DEDICATED AT STAGE 1B (CONSTRUCTION AT STAGE 1C)
- ROAD TO BE DEDICATED AT STAGE 1B (CONSTRUCTION AT STAGE 1D)
- SECONDARY FRONTAGE
- INDICATIVE TRUNK SEWER MAIN (Subject to operational works design & QUU approval)

Land dedication in accordance with Condition 3 'Plan of Subdivision' of Attachment B

Pursuant to the Planning Act 2016, this plan forms part of Council's approval for

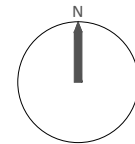
Approval No: 7787/08/MAMC/A

Date: 22 November 2018

Signed: Sandip Kumar

Amended in red by Ipswich City Council (ICC) on 19 November 2018

NORTH:



SCALE:

SCALE: @ A1 1:1000 @ A3 1:2000

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A	ORIGINAL ISSUE	08-12-17	TJM
ISSUE:	DETAILS:	DATE:	INIT:

TITLE:

PLAN OF DEVELOPMENT -
LAYOUT PLAN - STAGE 1
AVJENNINGS PROPERTIES LIMITED
144 GRAMPIAN DRIVE, DEEBING HEIGHTS

DETAILS:

JOB NUMBER: B3771PA1_DA1 D1 N
PLAN: ISSUE:
SHEET: 2 OF 3
DATE: 19th July 2018



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PLANNERS
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