

21 November 2012

ULDA Ref. No: DEV2011/169

Back Up Australia Pty Ltd & P & D Holdings Pty Ltd
C/- LandPartners Limited
PO Box 3916
SOUTH BRISBANE QLD 4101

Attention *John Finglas*

Dear John

RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT (3 INTO 426 RESIDENTIAL LOTS AND PARK) WITH A PLAN OF DEVELOPMENT AND MATERIAL CHANGE OF USE FOR RESIDENTIAL, SALES OFFICE AND DISPLAY HOME AT 160-186, 188-208 AND 210-224 DALEYS ROAD, RIPLEY DESCRIBED AS LOT 3, 5 & 6 ON RP180932

On 20 November 2012 the ULDA approved the UDA development application pursuant to s. 55(4)(b) of the *Urban Land Development Authority Act 2007*. The Urban Land Development Authority (ULDA) has decided to grant all of the UDA development approval applied for subject to UDA development conditions set out in the attached UDA Development Approval Package.

The UDA development application and the decision notice can also be viewed in the ULDA Development Approvals Register via the ULDA website www.lda.qld.gov.au.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Jeanine Stone on 07 3024 4195.

Yours sincerely



Beatriz Gomez
MANAGER – DEVELOPMENT ASSESSMENT

UDA Decision Notice – Approval

Site information			
Name of urban development area (UDA)		Ripley Valley	
Site address		160-186, 188-208 and 210-224 Daleys Road, Ripley	
Lot on plan description	Lot number	Lot description	
	Lots 3, 5 & 6	RP180932	
UDA development application details			
ULDA reference number		DEV2011/169	
Lodgement date		6 October 2011	
Type of application		☒ New development involving:- ☒ Material change of use ☒ Development permit ☒ Reconfiguring a lot ☒ Development permit	
Description of proposal applied for		Development Permit for Reconfiguration of a Lot (3 into 426 Residential Lots and Park) with Plan of Development and Material Change of Use for Residential, Sales Office and Display Homes	
UDA development approval details			
Decision of the ULDA		The ULDA has decided to grant all of the UDA development approval applied for, subject to UDA development conditions forming part of this decision notice	
Decision date		20 November 2012	
Currency period		20 years from Decision Date	
Plans and specification			
The plans and specifications approved by the ULDA and referred to in the UDA development conditions concerning the UDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Proposed Reconfiguration Plan Sheets 1 -17	BRSS5365.001-002 Rev D	19 October 2012

2.	Plan of Development Sheets 1-17	BRSS5365.001-001 Rev H	19 October 2012
3.	Decibell Consulting Pty Ltd Report 'Proposed Reconfiguration of Lots 3, 5 and 6 Daleys Rd, Ripley - Traffic Noise Impact Report'		5 October 2011
4.	Bornhorst & Ward report 'Masterplanning Civil Engineering Report for Proposed Neighbourhood Development Located at Daleys Road and Binnies Road Deebing Creek' Section 5 Stormwater Management		October 2011
5.	Environmental Soil Solutions Australia Pty Ltd Report 'Ripley Daleys Road JV: Ripley Soil Assessment Report: Factors Affecting Soil Use, Planting Media & Subsoil Management for Landscaping'		May 2011
6.	Place Design Group report 'Bushfire Management Plan for 160-210 Daleys Road, Ripley'		15 June 2012

UDA Development Conditions

Planning and General Conditions

1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for each stage
2.	Complete all Operational Work Complete all operational work associated with this UDA development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement for each stage
3.	Certification Agreement In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the ULDA Self Certification Procedure Manual. <i>Note: Under the ULDA Self Certification Procedure Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by the ULDA.</i>	Prior to commencement of site works for each stage
4.	Overarching site strategies (a) In accordance with conditions 41, 42, 43 and 44 submit an overarching site strategy for compliance assessment. (b) Each overarching site strategy must: (i) offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme and applicable ULDA guidelines current at the time (ii) demonstrate innovation (iii) identify the approximate value of works, costs and provision of serviced land (if applicable) which the ULDA makes provision for infrastructure offsets against infrastructure charges	As required by relevant condition

	(iv) include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives/outcomes. (v) include any additional details or requirements set out in a relevant condition of this Approval. (vi) identify how updates on delivery of overarching site strategy initiatives outcomes is achieved (c) Each overarching site strategy will be assessed against : (i) the provisions of the development scheme current at the time the overarching site strategy undergoes compliance assessment (ii) ULDA guidelines current at the time of assessing the overarching site strategy. (iii) any further requirements set out in a condition of this Approval.	
5.	Compliance Assessment (a) Where a condition of this UDA development approval requires compliance assessment, compliance assessment is required at the time set out in these conditions. (b) A fee will be required to accompany any request for compliance assessment. The fee is set out in the ULDA's development assessment fee schedule, current at the time of lodgement. (c) The process and timeframes that apply to compliance assessment are: (i) the applicant submits plans and supporting information as required for compliance assessment (ii) within 20 business days – the ULDA assesses the plans and supporting information and:- a. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to ULDA have been met or b. if not satisfied with the information as submitted – notifies the applicant accordingly (d) If the applicant is notified under (c)(ii)b. above: (i) the information and plans addressing the concerns are to be resubmitted (ii) within a further 15 business days – the ULDA assesses the re-submitted plans and supporting information and:- a. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted – notifies the applicant accordingly. (e) If the applicant is notified under (d)(ii)b above, within 10 business days - the ULDA and applicant will repeat steps (d)(i) and (ii). If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc.	As required by relevant condition

	(f) When the ULDA and applicant are both satisfied with the re-submitted information lodged, ULDA endorses the relevant instrument of document and the condition of the Approval (or element of the condition) is determined to have been met.	
6.	Survey Marks An adequate number of permanent survey marks must be installed to ensure clear definition of the development. Submit a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position in accordance with the approved plan of subdivision.	Prior to survey plan endorsement for each stage
7.	Easements over Infrastructure Public utility easements must be provided at no cost to the grantee over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	At survey plan endorsement for the relevant stage
8.	Road Naming Submit to the ULDA a schedule of Ipswich City Council approved street names.	Prior to survey plan endorsement for each stage
9.	Land Dedications Any land dedicated to Ipswich City Council must be free of contaminants and not registered on either the Department of Environment and Heritage Protection's Environmental Management Register or Contaminated Land Register.	Prior to dedication of land
10.	Drainage Reserve Land required for permanent detention basins, constructed wetlands and bio-retention basins or equivalent is to be dedicated as drainage reserve to Ipswich City Council at no cost to Council.	At the time of 'off-maintenance handover of contributed assets.
11.	Parkland and Road Buffer Dedication Proposed Lots 900-905 as shown on Plan of Development BRSS5365.001-001 Rev H Sheets 1-17 dated 10/10/12 required for parkland and road buffer must be dedicated to Ipswich City Council at no cost to Ipswich City Council.	Prior to endorsement of survey plan for the relevant stage
12.	Noise Management a) Construct an acoustic barrier along the full length of the lots bounding the Cunningham Highway generally in accordance with the recommendations made in the approved Traffic Noise Impact Report No. 1110174 dated 05/10/11 prepared by Decibell Consulting. b) All potential purchasers of proposed lots 126 to 177 shall be advised in	Prior to survey plan endorsement for the relevant stage Prior to entering into a contract of sale

	writing that at upper storey level(s) building design shall be in accordance with AS 3671 - <i>Road Traffic Noise Intrusion – Building Siting and Construction</i> sufficient to contain internal sound levels contained within AS 2107 – <i>Recommended Design Sound Levels and Reverberation Times for Building Interiors</i> as identified in the approved Traffic Noise Impact Report No. 1110174 dated 05/10/11 prepared by Decibell Consulting. c) A request in writing shall be submitted to the Ipswich City Council that written advice be included on rates notices/property notes, advising all owners of noise affected lots that the construction of dwellings is to be in accordance with the findings/recommendations of the approved Traffic Noise Impact Report No. 1110174 dated 05/10/11 prepared by Decibell Consulting. d) Certification that the constructed dwellings achieve compliance with the recommendations made in Section 7.0 of the approved Traffic Noise Impact Report No. 1110174 dated 05/10/11 prepared by Decibell Consulting is to be undertaken by a qualified Building Certifier at the completion of construction.	Prior to survey plan endorsement for the relevant stage As indicated
13.	Bushfire Management In accordance with the approved Place Design Group "Bushfire Management Plan for 160-210 Daleys Rd, Ripley" dated 15 June 2012, ensure: - Fire retardant fencing materials are used on proposed lots 88-89 and 97-100 - Landscaping treatments are undertaken in accordance with Section 3.6 of the approved Place Design Group "Bushfire Management Plan for 160-210 Daleys Rd, Ripley" dated 15 June 2012 - The 20m RE buffer is provided in accordance with Figure 7 of the approved Place Design Group "Bushfire Management Plan for 160-210 Daleys Rd, Ripley" dated 15 June 2012 - Interim fire breaks of 20m wide to be constructed within Daleys Road. This fire break will no longer be required upon construction of Daleys Road - A minimum 20m wide fire break to be constructed and maintained adjoining the southern boundary. The fire break shall be maintained until vegetation clearing occurs within the adjacent Lot 328 S3157 to the south, such that a minimum 20m wide fire break exists along the common boundary.	Prior to survey plan endorsement
14.	Construction Management Plan a) Submit to the ULDA a Site Based Construction Management Plan for compliance assessment that includes but is not limited to: - provision for the management of traffic around and through the site during and outside of construction work hours; - provision for parking and materials delivery during and outside of construction hours of work;	Prior to commencement of site works

	- management of dust generated from the site during and outside construction work hours; - management of sedimentation and erosion (refer later condition); - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; and - Unless otherwise approved, hours of construction are Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays. The construction management plan shall be prepared in consultation with the civil contractor and professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	During site works and prior to survey plan endorsement
Landscaping/Streetscape		
15.	Streetscape a) Prepare and submit to the ULDA for compliance assessment streetscape plans detailing proposed works generally in accordance with the following: - appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades; - appropriate footpath location; - street tree location and species, the ground preparation works and monthly maintenance plan; - road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc); - identify all new and existing trees within the dedicated road, including those to be retained and those to be removed; - identify the location/ proximity of services within the road reserve; and - provide details of proposed planting including common and botanical names, height and spread at maturity. The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) Undertake the works in accordance with the endorsed streetscape works required under part (a) of this condition. Works are to be carried out in accordance with the following standards: - AS1428.1 Design of Access and Mobility - AS1428.4 Tactile Ground Surface Indicators - AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces – Pedestrian (Cat P)	Prior to commencement of site works on site for each stage Prior to survey plan endorsement for each stage Prior to on-maintenance

	This work is to be certified by a suitably qualified urban design/landscape architect or Registered Practicing Engineer – Queensland RPEQ professional in accordance with the ULDA Certification Procedures Manual and to the satisfaction of the ULDA. c) Submit to the ULDA written certification, "as constructed" plans and asset register demonstrating compliance with this condition.	commencement
16.	Parks Landscape Works a) Submit to the ULDA for compliance assessment, detailed landscape plans and associated embellishments generally in accordance with the applicable ULDA Guideline No.12 Park Planning and Design. The plans are to be prepared by an Australian Institute of Landscape Architects registered landscape architect. Landscaping plans shall address the following: - All parkland areas and associated embellishments must be designed and constructed with consideration to adherence with the universal principals of <i>Crime Prevention through Environmental Design (CPTED)</i>. - All parkland areas and associated embellishments must be designed and constructed with strong consideration to long term sustainable asset management practices. - Any retaining structures constructed for the intended purpose of retaining land uses other than parkland, must not be constructed within the boundary of any land areas intended to be dedicated for parkland. - All parkland related signage must be designed, fabricated and installed in accordance with Ipswich City Council's Parks and Reserves Signage Manual. - All land areas intended to be dedicated for parkland must be interconnected with the broader Ripley Valley pedestrian and cycle network. - Existing contours and levels and any alteration of the ground levels this should include plans, sections and elevations. - Hard surfaces details including locations, materials and finishes. - The location of, details of materials and finishes of, all proposed street furniture, storage facilities, signage and lighting. - Proposed boundary treatments including screening, walls and fencing, indicating materials and dimensions. - All planting including location, species, common name, size, density and number. - Play equipment including details of types of equipment to be installed. - All surfaces including details of materials and finishes. - Bollards must be installed along any shared boundary between	Prior to commencement of works on site for the relevant stage

	road reserve and park, with the intent of preventing unauthorised access by motor vehicles. All bollards must be installed and consist of materials in accordance with Ipswich City Council's Standard Details. Access points for maintenance vehicles must be installed at appropriate locations and consist of materials in accordance with Ipswich City Council's Standard Details. - Unless otherwise approved in writing by the assessing authority, fencing along residential allotments adjoining park boundaries, public thoroughfares and drainage reserves must have a maximum height of: I. 1.2m high if not transparent; and II. 1.8m high, if not transparent at ground level to a height of 1.2m and a minimum 50% visually transparent 600mm fencing element atop the solid fence to enable both privacy to the dwelling units on proposed lots and passive surveillance of any parks, public thoroughfares and detention basins. b) Undertake the works in accordance with the approved detailed landscape plan specified in part (a) of this condition and provide written confirmation to the ULDA from an Australian Institute of Landscape Architects registered landscape architect or a BSA, QLD licensed and experienced landscape contractor that the works comply with the submitted landscape plan. Any areas within open space/park areas which are disturbed as a result of civil works and which are not already detailed on the endorsed plans must be rehabilitated, consistent with the adjacent landscaping.	Prior to endorsement of survey plan for the relevant stage
17.	Street Lighting Design and install a street lighting system (including connections and energising) to all roads within the subdivision and to all footpaths/bikeways within road reserves associated with the subdivision at no cost to Council. The design and construction of the street lighting system must: i. be in accordance with Ipswich City Council's Planning Scheme Engineering Design Guidelines ii. meet the relevant requirements of the electricity supplier iii. be acceptable to the electricity supplier as 'Rate 2 Public Lighting'	Prior to survey plan endorsement for each stage
Engineering		
18.	Pre-Construction Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of construction for each stage
19.	Post-Construction Certification	

	Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" and are in accordance with the approved plans.	At survey plan endorsement for each stage
20.	Off Road Pedestrian/Cycle Path a) Submit to the ULDA for compliance assessment detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for an inter-suburban shared pedestrian/cycle path through the Deebing Creek reserve. The concrete path shall be designed with a minimum width of 4.0m in accordance with Austroads and Ipswich City Council standards. b) Construct the works in accordance with the endorsed plans of part (a) of this condition. c) Submit to the ULDA 'as-constructed' drawings, certified by an RPEQ, in a format acceptable to the Ipswich City Council of all works constructed in accordance with this condition.	Prior to commencement of Deebing Creek Rehabilitation works Prior to survey plan endorsement of Deebing Creek rehabilitation works Prior to survey plan endorsement of Deebing Creek rehabilitation works
21.	Roads - Internal a) Submit to the ULDA, engineering design and construction drawings checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for internal roads. Internal roads shall be designed generally in accordance with ULDA Guideline No. 6 – Street & Movement Networks and Guideline No. 13 – Engineering Standards. b) Construct the road works generally in accordance with the approved plans. c) Submit to the ULDA 'as-constructed' drawings, certified by an RPEQ, in a format acceptable to the Ipswich City Council of all road works constructed in accordance with this condition.	Prior to commencement of work for each stage Prior to endorsement of survey plan for each stage Prior to endorsement of survey plan for each stage
22.	Roads – External a) Submit to the ULDA for compliance assessment engineering design and construction drawings checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for Binnies Road and Daleys Road. Generally the roads shall be designed in accordance with the following:- 1. Binnies Road shall be designed to connect from the existing roundabout at Lakeview Drive/South Deebing Creek Road/Deebing Creek Road to Daleys Road. The road shall comprise a minimum 10.0m sealed pavement with 3.5 traffic lanes and 1.5m shoulders with table drains and street lighting. The road shall be designed for a 70kph vertical and horizontal design speed, cross drainage with a Q20 immunity and longitudinal drainage with Q10 immunity; The proposed creek crossing/s for Binnies Road shall be designed generally in accordance with ULDA Guideline No. 13 –	Prior to commencement of works

	Engineering Standards. 2. Daleys Road between Binnies Road and Internal Road No 1 shall be designed with a minimum 9.0m sealed pavement with 3.5m traffic lanes and 1.0m shoulders. The western side of the section of road abutting the development shall be designed with kerb and channel, appropriate drainage and footpath. The road shall be designed for a vertical and horizontal design speed of 60kph; 3. Daleys Road north of Internal Road No. 1 to Internal Road No. 12 shall be designed as a neighbourhood access street in accordance with ULDA Guideline No 6 – Street and Movement Network with a minimum pavement width of 6.5m and kerb and channel both sides; b) Construct the roadworks specified in a)1. and a)2. generally in accordance with the endorsed plans. c) Construct the roadworks specified in a)3. generally in accordance with the endorsed plans. d) Submit to the ULDA 'as-constructed' drawings and asset register, certified by an RPEQ, in a format acceptable to the Ipswich City Council of all road works constructed in accordance with this condition.	Prior to survey plan endorsement for Stage 1 Prior to survey plan endorsement for the relevant stage Prior to survey plan endorsement for the relevant stage
23.	Road Closures and Openings In accordance with the provisions of Ipswich City Council Local Law 12, in situations where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with an approved traffic management plan, until the roadworks are accepted "on-maintenance", or unless otherwise directed by the assessing authority.	Prior to endorsement of survey plan
24.	Bus Stops Provide bus stops and associated infrastructure on Binnies Road, Daleys Road and Internal Road No. 1 generally in accordance with the following Translink requirements: Each bus stop must be positioned, designed and constructed in accordance with Translink specifications and standards as published in the <i>Translink Public Transport Infrastructure Manual Version 1 June 2007 Section 2.4.1 Bus Stop Layout and Construction Details</i>, Drawing No's TL-R02, TL-I02, TL-P01, TL-S01 for the applicable standard of bus stop required (Regular, Intermediate, Premium or Signature stop), and <i>Disability Standards for Accessible Public Transport 2004</i>.	Prior to the survey plan endorsement for the relevant stage
25.	Water Internal a) Submit to the ULDA for compliance assessment a water network analysis incorporating Queensland Urban Utilities (QUU) current master planning documentation and endorsed in writing by QUU to determine the sizing of internal reticulation mains. b) Submit to the ULDA detailed design plans certified by a Registered	Prior to commencement of site works for Stage 1 Prior to commencement of works for each stage

	Professional Engineer Queensland (RPEQ-Civil)) for a water supply reticulation system providing a water service to each lot and generally in accordance with the endorsed water network analysis required to be provided in part a) of this condition and current adopted Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards. c) Construct the works in accordance with the plans required by part b) of this condition. d) Submit to the ULDA 'as-constructed' plans, an asset register and pressure/hygiene test results verified by a RPEQ-Civil and certifying all works have been completed in accordance with this condition.	Prior to survey plan endorsement of for each stage Prior to survey plan endorsement for each stage
26.	Water Trunk a) Submit to the ULDA for compliance assessment a water network analysis, which incorporates Queensland Urban Utilities (QUU) current master planning documentation and endorsed in writing by QUU to determine the sizing of the proposed trunk main in Daleys Road between Montereia and Binnies Roads. b) Submit to the ULDA detailed design plans certified by a Registered Professional Engineer Queensland (RPEQ) for proposed trunk main in Daleys Road between Montereia and Binnies Roads in accordance with current adopted Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards. c) Construct the works in accordance with the endorsed plans as required by part b) of this condition. d) Submit to the ULDA 'as-constructed' plans, an asset register and pressure/hygiene test results verified by a RPEQ-Civil and confirming all works have been completed in accordance with this condition.	Prior to commencement of site works Prior to commencement of works Prior to survey plan endorsement Prior to survey plan endorsement
27.	Sewerage Internal a) Submit to the ULDA for compliance assessment detailed design plans certified by a Registered Professional Engineer Queensland (RPEQ-Civil) for a sewerage reticulation system providing a separate sewerage connection to each lot generally in accordance with the current adopted Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards. b) Construct the works in accordance with the plans as required by part a) of this condition. c) Submit to the ULDA 'as-constructed' plans, an asset register and CCTV results verified by a RPEQ-Civil and confirming all works have been completed in accordance with this condition.	Prior to commencement of work for each stage Prior to commencement of work for each stage Prior to survey plan endorsement for each stage
28.	Sewerage Trunk a) Submit to the ULDA for compliance assessment a sewerage network analysis, which incorporates Queensland Urban Utilities (QUU) current master planning documentation and endorsed in writing by QUU	Prior to commencement of works

	to determine the sizing of the proposed trunk gravity main between Deebling Creek and Daleys Road. b) Submit to the ULDA detailed design plans certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed trunk gravity main between Deebling Creek and Daleys Road in accordance with current adopted Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards. c) Construct the works in accordance with the endorsed plans as required by part b) of this condition. d) Submit to the ULDA 'as-constructed' plans, an asset register and CCTV results verified by a RPEQ-Civil and confirming all works have been completed in accordance with this condition.	Prior to commencement of works Prior to survey plan endorsement Prior to survey plan endorsement
29.	Flooding The proposal must not increase flood levels on private property without the express and written permission of the owners of that property. All development lots must have a minimum 500mm freeboard above the Q100 inundation line in accordance with the current Ipswich City Council Temporary Local Planning Instrument 01/2011 – Flooding Regulation requirement.	Prior to survey plan endorsement for the relevant stage.
30.	Stormwater Management - Quality a) Submit to the ULDA for compliance assessment engineering design and construction drawings for stormwater quality management, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), generally in accordance with the Bornhorst & Ward report 'Masterplanning Civil Engineering Report for Proposed Neighbourhood Development Located at Daleys Road and Binnies Road Deebling Creek' Sections 5.3, 5.4 and 5.5 dated October 2011, with the following amendments and inclusions:- 1) The modelling must be undertaken in accordance with Music Modelling Guidelines Version 1.0 (Water by Design), an electronic copy of Music sqz file to be lodged with the plans 2) Give consideration to WSUD Technical Design Guidelines (Water by Design) 3) Give consideration to Construction and Establishment Guidelines (Water by Design) 4) Detailed design shall give consideration to WSUD Technical Design Guidelines (Water by Design) 5) The bio-retention basins must integrate with and contribute to the visual amenity of the open space network 6) Where the stormwater outfalls from the bioretention basins to Deebling Creek, the outfalls must be carefully designed to avoid erosion of the creek bed and banks. The stormwater outlets (pipe and weir) from the bioretention basins are to discharge to the floodplain of Deebling Creek generally in accordance with the approaches outlined in <i>Brisbane City Council's Stormwater</i>	Prior to commencement of site works

	<i>Outlets in Parks and Waterways (Version 2).</i> 7) All in-situ dispersive soils must not come into contact with stormwater flowing into, through and out of the bioretention basins. This will require impervious lining to the bioretention basin and appropriate compacting, clay sealing and topsoiling to all bioretention batters, bunds and flow channels. 8) If acceptable to Ipswich City Council at the time of detailed design, the bioretention basins shall be saturated zone systems to ensure plant health in the Ipswich climate. 9) Provision of sealed access for maintenance purposes b) Construct the stormwater water quality devices in accordance with the approved plans. c) Submit to the ULDA as constructed drawings and certification from an RPEQ (Civil) in a format acceptable to the Ipswich City Council that for all works constructed and established in accordance with parts a) and b) and Ipswich City Council requirements.	Prior to survey plan endorsement Prior to survey plan endorsement
31.	Stormwater Management – Detention Basin Detention or retention basins must generally be designed and constructed in accordance with QUDM 2007 excepting: (a) Batters must not exceed 1 in 6 other than where localised around an inlet or outlet structure in which case maximum 1 in 4 is accepted. (b) Minimise the use of retaining walls where possible to preserve existing vegetation and/or reduce potential impacts of the development. (c) Incorporate 3.0m wide concrete maintenance access strip extending between road pavement and for either the trash rack/inlet sediment forebay or a screened outlet structure. (d) Basin floor must have minimum 1.5% fall from inlet to outlet or include the provision of low flow capture system such as invert sub-drainage infiltration coupled with collection pipes. Notwithstanding floor grade, the immediate area surrounding the outlet must include provision of low flow capture and disposal system. (e) All flood detention systems must be located off-line from regional floodways (i.e. beyond the extent of the Q100 inundation area concerning tributaries, overland flowpaths, creeks and rivers). (f) Basins must be modelled to determine their performance over the full spectrum of possible flooding events up to and including Probable Maximum Flood (PMF). This modelling must check for sensitivities to parameter selection and consequences. <i>Advisory Note: Rainwater tanks can not be used for mitigation of stormwater runoff and to form a case to reduce the existing requirements of traditional major/minor stormwater infrastructure.</i>	Prior to survey plan endorsement for each stage
32.	Stormwater Management - Quantity	

	a) Submit to the ULDA for compliance assessment designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with Bornhorst & Ward report 'Masterplanning Civil Engineering Report for Proposed Neighbourhood Development Located at Daleys Road and Binnies Road Deebing Creek' Sections 5.1 and 5.2 dated October 2011, QUDM 2007 (Level III) and Ipswich City Council adopted standards. The stormwater design and hydraulic calculations for the final design shall show that "non-worsening" occurs to adjoining upstream and downstream properties for a range of storm events. Non-worsening shall mean no actionable nuisance from changes to flood levels, velocities or flows or rate of floodwater rise or time of inundation. The final design shall include a comparison of the discharge hydrograph to the existing hydrograph for each principle discharge point from the development. b) Construct works in accordance with the certified plans. c) Submit to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), in a format acceptable to the Ipswich City Council certifying that the works have been completed in accordance with Ipswich City Council construction standards.	Prior to commencement of site works Prior to survey plan endorsement for each stage Prior to survey plan endorsement for each stage
33.	Deebing Creek Rehabilitation a) Submit to the ULDA for compliance assessment a rehabilitation plan for Deebing Creek checked and certified by suitable qualified professional. The rehabilitation plan shall include but not limited to:- 1. Details of the rehabilitation of the riparian buffer including proposed landscaping, creek stabilisation works etc. 2. Details of proposed infrastructure that cross or abuts Deebing Creek. 3. Details of how the highly sodic soils will be managed to ensure the success of the revegetation. 4. A maintenance program for all areas subject to rehabilitation. 5. Certification from a Geotechnical Engineer that all works have been suitably designed for the site. b) Construct the works in accordance with the endorsed plans of part a) of this condition. c) Submit to the ULDA 'as-constructed' plans verified by a suitably qualified professional and certification from a Registered Professional Engineer Queensland - Geotechnical that all works have been constructed and completed in accordance with the endorsed plans of part a) of this condition. d) Maintain the rehabilitation works for a period of 3 years from 'on-maintenance'.	Prior to the commencement of works Prior to survey plan endorsement for the relevant stage Prior to survey plan endorsement. For the relevant stage As indicated
34.	Filling and Excavation a) Submit to the ULDA an Earthworks Management Plan checked and	Prior to the commencement of site

	certified by a Registered Professional Engineer Queensland (RPEQ), specialising in geotechnical engineering, generally in accordance with the following documents: 1) Environmental Soil Solutions Australia Pty Ltd Report 'Ripley Daleys Road JV: Ripley Soil Assessment Report: Factors Affecting Soil Use, Planting Media & Subsoil Management for Landscaping' dated May 2011 2) Bornhorst & Ward Pty Ltd report 'Masterplanning Civil Engineering Report for Proposed Neighbourhood Development Located at Daleys Road and Binnies Road Deebling Creek' dated October 2011 3) The maximum height of any retaining wall which adjoins the side and / or rear boundary of any lot shall generally not exceed 2.0 metres unless otherwise approved by the ULDA 4) Retaining walls, including footings and drainage systems, must be constructed entirely within the boundaries of the lot and in accordance with the requirements of Planning Scheme Policy 3 – General Works. 5) Any fill must be compacted in accordance with Section 5 (Compaction Criteria) and Level 1 in accordance with Section 8.2 of AS 3798 – 1996 <i>"Guidelines on Earthworks for Commercial and Residential Developments"</i>. 6) All retaining walls 1.0 m in height or greater must be: i) Designed by a RPEQ to a minimum life of 50 years; ii) Certified by a RPEQ not engaged by the contractor with 'as-constructed' plans to include location, specific soil parameters, loading parameters, drainage outlets and stormwater cut-off drains; iii) provided with railings or other barriers to provide pedestrian safety in public places. In addition to the above, the Earthworks Management Plan shall: - link and support the Soil and Erosion Plan - fully detail areas where dispersive soils will be disturbed, treatment of dispersive soils and there rehabilitation. - provide full details of any areas where surplus areas are to be stockpiled Where earthworks are proposed within three metres of the property boundary or are likely to affect adjoining property owners, the developer must notify the affected property owners in writing. b) Submit certification to the ULDA by a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	works for each stage Prior to endorsement of survey plan for each stage
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35.	Erosion and Sediment Management a) Submit to the ULDA an Erosion and Sediment Management Plan as part of the Site Based Construction Management Plan, checked and certified by a Registered Professional Engineer Queensland (RPEQ) or an accredited professional in erosion and sediment control (CPESC) in accordance with the following:- A soils assessment by a qualified soil scientist, with a focus on the dispersive nature of the soils must be submitted with the Erosion and Sediment Control Plan (ESCP). The design and implementation of the of the erosion and sediment control plan must be completed in accordance with:- • State Planning Policy for Healthy Waters, • Urban Stormwater Quality Planning Guidelines (DERM) • Best Practice Erosion and Sediment Control (IECA). (b) The developer must install silt management facilities at commencement of construction and maintain the facilities until development work is complete and adequate grass cover is obtained. (c) Silt traps must be sited upstream from any park or reserve area discharge point preferably on land comprising future allotments, such that no silt impinges on the park or reserve areas. The silt trap areas may be phased out after the development work is complete and adequate grass cover is obtained. (d) Diversion drains and ponds, as necessary, must be installed on the site before any other work is undertaken on site to ensure that water containing silt, clay, solids or contaminants is contained and/or isolated. (e) The sediment and erosion control must include, but not be limited to the following:- (i) Show contours on, and surrounding, the site so that catchment boundaries can be seen. (ii) Provide background information including site boundaries, contour maps, existing vegetation, location of site access and other impervious areas and existing and proposed drainage pathways with discharge points. (iii) Provide a program of works containing details on the nature and specific location of works (revegetation, cut and fills, run-off diversions, stockpile management, access protection), timing of measures to be implemented and maintenance requirements. (iv) Include ESCPs to indicate the staging of works, and scheduling of progressive and final rehabilitation as works progress. Revegetation must take place immediately after earthworks are complete in any given part / stage of the site. (v) Identify the riparian buffers and areas of vegetation which are to be protected and fenced off to prevent vehicle access. (vi) The location and engineering details with supporting design calculations for all necessary sediment basins.	Prior to commencement of site works
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	(vii) Provide details of chemical flocculation proposed, including equipment, chemical, dosing rates and procedures, quantities to be stored and storage location, and method of decanting any sediment basin. (viii) The location and diagrammatic representations of all other necessary erosion and sediment control best management practice. (ix) Identify the clean and disturbed catchments, and flow paths, showing diversion of clean water runoff, collection drains and banks, and location of discharge outlet points. (x) Show calculated flow velocities, sizing and channel lining protection, and velocity/energy checks required for all stormwater diversion and collection drains, banks, chutes, and downstream outlets. (xi) Location of topsoil stockpiles. (xii) Provide a site based management plan (SBMP) setting out maintenance and monitoring measures including monitoring of sediment basin releases. The SBMP should include adaptive and contingency management measures for the site to ensure erosion and sediment control measures are effective at all times, particularly prior to, during and after wet weather. (xiii) The ESCP must be supported by an Erosion and Sediment Control Plan Checklist in accordance with Best Practice Erosion and Sediment Control for building and construction sites.	
36.	Electricity a) Submit to the ULDA either: i. written evidence from an authorised electricity supplier (e.g. Energex) confirming that existing underground low-voltage electricity supply is available to the newly created lots; or ii. written evidence confirming that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services. b) Confirmation that electricity and telecommunications have been constructed in the approved allocation as detailed in Ipswich City Council Standard Drawings SR.22 and SR.23. <i>(Electricity and telecommunications drawings must be co-ordinated with civil engineering design documents, to ensure that service conflicts are avoided)</i>	Prior to survey plan endorsement for each stage
37.	Telecommunications Submit to the ULDA documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement for each stage Prior to survey plan

	Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011. <i>(Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of the relevant energy provider and the authorised telephone or cable service provider)</i>	endorsement for each stage
38.	Service Conduits & Mains Submit confirmation from the relevant authorities: - That service allocation arrangements within the road verges meet the reasonable requirements of each of the Utility Authorities. - Supply and install all reasonable service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development. Joint use service trenches are to be utilised where possible. <i>(The developer must provide appropriate road crossing conduits in accordance with Ipswich City Council Standard Drawings SR.22 and SR.23. Where concrete footpaths are to be constructed, the conduits must be extended to the property boundaries)</i>	Prior to commencement of works on site. Prior to survey plan endorsement for each stage
39.	Municipal Works – As Constructed Information As Constructed" information and final construction issue engineering design drawings, compiled in accordance with <i>Planning Scheme Policy 2 for Municipal Works</i>, with a Contributed Assets Financial Apportionment Form, must be submitted to the assessing authority for their records. This data must be submitted electronically on a compact disk labelled appropriately to indicate the contents.	Prior to endorsement of survey plan
40.	Early Provision of public transport (bus) - Unless a relevant infrastructure agreement provides to the contrary, subsidise an interim (for five years) public transport (bus) service in accordance with an endorsed strategy. - Submit for compliance assessment an interim public transport strategy that demonstrates: - public transport services that connect to an existing local network - timeframes for bus services including peak times and all other times and - cost to deliver the bus services. <i>Advisory Note: With the agreement of the ULDA, the cost of the subsidy may be offset against the relevant municipal charge as set out in the Infrastructure Funding Framework for an endorsed strategy.</i>	To commence upon occupation of the 200 th residential lot on the site
41.	Community development In addition to the requirements set out in UDA Condition 4 of this Approval, submit an overarching site strategy for community development for compliance assessment which addresses:	Prior to endorsement of survey plan

	(i) a community development vision statement or key objectives (ii) a demonstrated understanding of the likely future community (iii) key initiatives, targets, implementation mechanisms and associated resources (iv) an explanation and rationale for any implementation charge offsets proposed (v) a baseline of available community resources and networks. Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.	
42.	Employment and Economic Development a) In addition to the requirements set out in UDA Condition 4 of this Approval, submit to the ULDA for compliance assessment an overarching site strategy for employment and economic development which addresses: (i) outline an approach to achieve a high level of local employment (ii) set out the approximate staging of activity centres in line with anticipated population growth and the approximate land allocation for employment uses over time (iii) outline an approach to formulate and implement diverse and connected employment generation strategies (iv) outline an approach to providing local training opportunities (v) outline an explanation and rationale for any implementation charge offsets proposed. Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.	Prior to endorsement of survey plan
43.	Ecological sustainability and innovation a) In addition to the requirements set out in UDA Condition 4 of this Approval, submit to the ULDA for compliance assessment an overarching site strategy for resource management which: (i) demonstrates climate change resilience and greenhouse gas emission reduction (ii) demonstrates pollution minimisation (iii) demonstrates the efficient use of materials (iv) details waste reduction and management strategies for construction. Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.	Prior to endorsement of survey plan
44.	Housing diversity and affordability	Prior to endorsement of

	a) In addition to the requirements set out in UDA condition 4 of this Approval, submit to the ULDA for compliance assessment an overarching site strategy for the delivery of housing diversity and affordability outcomes. b) This overarching site strategy for housing diversity and affordability must: (i) Outline an approach to deliver 25% of housing that is affordable to first home buyers and key workers (ii) Outline an approach to deliver 10% accessible housing (iii) Outline an approach to deliver 5% social housing (iv) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory Note: The affordable housing provisions of the strategy should include: • Specification of a target household income for first home buyers and key workers (such as Low to Moderate income households defined in the ULDA Guideline Number 16 – Housing). • Allow for Incomes to be updated annually. • Sub-targets within the 25% overall affordable housing figure to make housing affordable across a range of the target households (e.g. 5% in the lowest band, 10 % in the middle band and 10% in the highest band of the target households).	survey plan
Infrastructure Charges		
45.	Municipal Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the municipal charge as set out in the Infrastructure Funding Framework (Oct 2012) (IFF). The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment. b) The Municipal infrastructure is that set out in the ICOP for the Ripley Valley UDA and may include some elements of those set out in conditions 16, 20, 22 a)1., 25, 26, 27, 28 and 40 of this Approval. c) Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Ripley Valley UDA.	In accordance with the Infrastructure Funding Framework
46.	State Charge Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the State charge in accordance with the IFF (October 2012) and indexed to the date of payment.	In accordance with the Infrastructure Funding Framework
47.	Sub-Regional Charge Unless a relevant infrastructure agreement provides to the contrary, pay to	In accordance with the Infrastructure Funding Framework

	the ULDA the sub-regional charge in accordance with the IFF (October 2012) and indexed to the date of payment.	Framework
48.	Implementation Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the implementation charge as set out in the IFF (Oct 2012). The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment. b) The Implementation works are those set out in the ICOP for the Ripley Valley UDA including those set out in conditions 41, 42, and 43 of this Approval. c) Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Ripley Valley UDA.	In accordance with the Infrastructure Funding Framework
49.	Catalyst Infrastructure Charge a) Unless a relevant infrastructure agreement provides to the contrary, where catalyst infrastructure is provided to the UDA, pay to the ULDA the cost of the catalyst infrastructure and the financing costs in accordance with the ICOP for the Ripley Valley UDA. The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment. b) These payments may be offset against the municipal charge as set out in the IFF (Oct 2012). <i>Advisory note: Catalyst infrastructure is being provided for the benefit of the UDA and to facilitate the efficient delivery of serviced land. This infrastructure is being funded by a loan from the State. Until this loan and the associated finance costs are repaid, payments will be required to cover the financing costs and repayment of the catalyst infrastructure loan. The requirements for the repayments are provided in the ICOP and the Catalyst Infrastructure Charge amount is provided in the IFF.</i>	In accordance with the Infrastructure Funding Framework
50.	Municipal Charge d) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the municipal charge as set out in the Infrastructure Funding Framework (Oct 2012) (IFF). The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment. e) The Municipal infrastructure is that set out in the ICOP for the Ripley Valley UDA and may include some elements of those set out in conditions 16, 20, 22 a)1.,25, 26, 27, 28 and 40 of this Approval. f) Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Ripley Valley UDA.	In accordance with the Infrastructure Funding Framework

51.	State Charge Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the State charge in accordance with the IFF (October 2012) and indexed to the date of payment.	In accordance with the Infrastructure Funding Framework
52.	Sub-Regional Charge Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the sub-regional charge in accordance with the IFF (October 2012) and indexed to the date of payment.	In accordance with the Infrastructure Funding Framework
53.	Implementation Charge d) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the implementation charge as set out in the IFF (Oct 2012). The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment. e) The Implementation works are those set out in the ICOP for the Ripley Valley UDA including those set out in conditions 41, 42, and 43 of this Approval. f) Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Ripley Valley UDA.	In accordance with the Infrastructure Funding Framework
54.	Catalyst Infrastructure Charge c) Unless a relevant infrastructure agreement provides to the contrary, where catalyst infrastructure is provided to the UDA, pay to the ULDA the cost of the catalyst infrastructure and the financing costs in accordance with the ICOP for the Ripley Valley UDA. The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment. d) These payments may be offset against the municipal charge as set out in the IFF (Oct 2012). <i>Advisory note: Catalyst infrastructure is being provided for the benefit of the UDA and to facilitate the efficient delivery of serviced land. This infrastructure is being funded by a loan from the State. Until this loan and the associated finance costs are repaid, payments will be required to cover the financing costs and repayment of the catalyst infrastructure loan. The requirements for the repayments are provided in the ICOP and the Catalyst Infrastructure Charge amount is provided in the IFF.</i>	In accordance with the Infrastructure Funding Framework
55.	Municipal Charge g) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the municipal charge as set out in the Infrastructure Funding Framework (Oct 2012) (IFF). The charge will be calculated in	In accordance with the Infrastructure Funding Framework

	accordance with the IFF (Oct 2012) and indexed to the date of payment.	
	h) The Municipal infrastructure is that set out in the ICOP for the Ripley Valley UDA and may include some elements of those set out in conditions 16, 20, 22 a)1.,25, 26, 27, 28 and 40 of this Approval.	
	i) Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Ripley Valley UDA.	

STANDARD ADVICE:

General

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the Commonwealth *Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Flood Assessment

Following the finalisation of the overall 2D/1D flood model being developed by KBR for Ipswich City Council, subsequent stages (including Stage 1) will be assessed against the model.

Waterway Stability:

As part of detailed design of future stages of the development a complete quantitative assessment of the waterway stability objectives in accordance with SEQ Regional Plan Implementation Guideline No. 7 and the State Planning Policy for Healthy Waters. Specifically Method B provided in Appendix C of the Developing Design Objectives for Urban Development in SEQ (Water by Design 2007) must be used.

Prior to the submission of any future development applications for the site the following is to be completed:

- Waterway stabilisation/geomorphic assessment of the reach of Deebling Creek for the whole site to:
 - Define current waterways stability issues including type of erosion and location.
 - Complete a quantitative assessment to define the risk of further erosion and incision.
 - Recommend a stabilisation strategy for the waterway including locations and typical methods of stabilisation and link this with the proposal Deebling Creek Habitat Restoration Strategy.
 - Identify how stormwater flows from the development will enter the creek in a stable manner without erosion.
 - Identify hydrologic controls to ensure the waterways stability objective (preserve the 1yr ARI) is achieved along the Deebling Creek through the site and for a distance of 2km downstream.

This will form the basis of the stabilisation design to be undertaken as part of future detailed design

Ipswich City Council (ICC) or Queensland Urban Utilities (QUU) Endorsement

For any conditions in this package that require the consideration of ICC or QUU, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation, an approval or a permit).

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Environmental Protection Act 1994, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6:30am or after 6:30pm.

Clearing of Vegetation

This UDA development approval does not approve the clearing of vegetation. An Operational Works approval needs to be obtained prior to the clearing of significant vegetation.

Certification

Post-Construction certification is required prior to 'On Maintenance'. The format and documents required shall in accordance with Logan City Council standards, the ULDA will require a minimum 2 copy, bound in a A4 arch folder and 2 electronic copy on disk. Documents to be included but limited to, shall include:

1. A Post Construction Certification form
2. A Uncompleted Works Bond form
3. Report of Compliance with Development Approval Conditions from Project Coordinator
4. As Constructed Drawings
5. Compliance Test Records i.e. CCTV results etc
6. A list of non-compliance items
7. Material testing results

At the completion of the post-construction certification process the work assets will be transferred to Ipswich City Council.

Equitable Access

Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1982 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

Fire Ants

- (a) In accordance with the *Plant Protection Act 1989* and the Plant Protection Regulation 1990, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.
- (b) It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary Industries and Fisheries on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:

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

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

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

Gas Supply

The developer should contact a gas service provider to determine whether the estate may be reticulated with natural gas.

Entry Walls or Features

The provision of entry walls or features is prohibited on road reserves or in drainage reserve or on proposed parkland. Entry walls or features must be fully contained on private property. Entry walls must be designed in accordance with *Implementation Guideline No. 18 - Estate and Directional Signage* of Ipswich Planning Scheme 2006.

Development Scheme Fee

A Development Scheme Fee will apply at the time of plan sealing (in accordance with Section 128 of the Urban Land Development Authority Act 2007) to recover a proportion of costs incurred by the ULDA in preparing the Development Scheme for Ripley Valley. The fee payable is at the rate prevailing at the time of payment. The current rate is \$750 per dwelling/lot.

Please note: The above information has been provided to the applicant as advice only and does not form part of the UDA development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.