



7 December 2012

ULDA Ref. No: DEV2012/293

E.J Cooper and Son Pty Ltd
C/- PSA Consulting
PO Box 15339
BRISBANE CITY EAST QLD 4002

Attention Mr David Ireland

Dear David

RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE USES WITH ACCOMPANYING MASTER PLAN AT 450 AND 459 RIPLEY ROAD AND 7 BINNIES ROAD, RIPLEY DESCRIBED AS LOT 1 ON RP114350 AND LOT 352 ON S3173 AND LOT 354 ON RP892012

On 6 December 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.ulda.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

A handwritten signature in blue ink, appearing to read "Beatriz Gomez", is written over a faint, larger blue ink signature.

Beatriz Gomez
MANAGER – DEVELOPMENT ASSESSMENT



ulda

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UDA Decision Notice - Approval

Site information		
Name of urban development area (UDA)	Ripley Valley	
Site address	450 and 459 Ripley Road and 7 Binnies Road, Ripley	
Lot on plan description	Lot number	Lot description
	Lot 1	RP114350
	Lot 354	RP892012
	Lot 352	S3173
UDA development application details		
ULDA reference number	DEV2012/293	
Lodgement date	1 June 2012	
Type of application	☒ New development involving:- ☒ Material change of use ☒ Development permit	
UDA development approval details		
Description of proposal applied for	Material change of use for multiple uses (over whole of site) with accompanying Master Plan	
Decision of the ULDA	The ULDA has decided to grant the UDA development approval applied for, subject to UDA development conditions forming part of this decision notice. The extent of the approval is for: - Development permit for material change of use: - for the uses set out in the Table of approved uses dated 29 November 2012 - generally in accordance with the E.J.Cooper and Son Pty Limited Master Plan Drawing Number 1C dated 28 November 2012 - in respect of the site, being the land the subject of the application	
Decision date	6 December 2012	
Currency period	15 years	

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.	Table of approved uses		5 December 2012
2.	E.J.Cooper and Son Pty Limited Master Plan	1C	28 November 2012

Preamble

1. Relationship with the development scheme and other approvals

In relation to this Approval:

- (a) UDA exempt development or UDA self-assessable development on the site may be undertaken at any time in accordance with the development scheme and all applicable laws.
- (b) Further approvals may be obtained in accordance with the development scheme.

2. Subsequent applications framework

- (a) It is anticipated the first subsequent application in the context plan area (excluding any applications for Interim Uses and operational works or infrastructure delivery) will be an application for a Reconfiguring a lot, or a Material change of use (for permanent or interim uses not described in the Table of approved uses) with or without a plan of development.
- (b) It is anticipated that an application for a UDA development permit for a Reconfiguring a lot (with or without a plan of development) will detail the following matters to the extent they are applicable to the application:
 - (i) location;
 - (ii) lot size and configuration;
 - (iii) building height;
 - (iv) plot ratio / gross floor area / gross leasable area;
 - (v) site cover;
 - (vi) building design including elevations and materials;
 - (vii) site access arrangements;
 - (viii) on-site parking and servicing arrangements; and
 - (ix) how the development will progress or generally achieve the provisions of the development scheme.
- (c) If the application for a UDA development permit is a subsequent application in a context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery), the application must:
 - (i) be generally in accordance with the endorsed context plan area strategy for the context plan area and
 - (ii) be generally in accordance with any endorsed detailed design documentation for the approved use relevant to the particular development and
 - (iii) be accompanied by detailed design documentation for compliance assessment for the approved use relevant to the development

3. Definitions

For the purpose of interpreting this Approval, the following applies:-

- (a) terms defined in the ULDA Act which are not defined in this Approval are taken to have the same meaning as in the ULDA Act.
- (b) a reference to a law, document or instrument is a reference to that law, document or instrument as amended from time to time.
- (c) a reference to an Approval is a reference to this decision notice, including the conditions of Approval.
- (d) a reference to an Approved Use is a reference to an Interim Use or a Permanent Use.
- (e) a reference to compliance assessment of a document or instrument is a reference to compliance assessment of that document or instrument by a nominated assessing authority under condition 6 of this Approval.
- (f) a reference to a context plan area is a reference to an area which due to existing or proposed major feature, such as ridgelines, waterways, identified environmental area, arterial road, significant changes in propose land use or cadastral property boundaries, is a logical area for this intermediate level of special planning between master planning and detailed design.
- (g) a reference to detailed design documentation is a reference to detailed plans, designs, specification and calculations relevant to particular development.
- (h) a reference to the development scheme is a reference to the Ripley Valley Urban Development Area Development Scheme October 2011 in force at the time of this Approval.
- (i) a reference to the State is a reference to the State of Queensland.
- (j) a reference to DTMR is a reference to the State of Queensland acting through the government department administering the *Transport Infrastructure Act 1994* (Qld) from time to time (at the date of this Approval, the Department of Transport and Main Roads).
- (k) a reference to the IFF is a reference to the Infrastructure Funding Framework (October 2012).
- (l) a reference to the IFFCOA is a reference to the Infrastructure Funding Framework, Crediting and Offset Arrangements (September 2012).
- (m) a reference to the ICOP is a reference to the Infrastructure Charging and Offset Plan Ripley Valley Urban Development Area (September 2012).
- (n) a reference to an Infrastructure Contribution is a reference to works or serviced land contributed by a developer in lieu of payment of the infrastructure charge (as defined in the IFFCOA).
- (o) a reference to an infrastructure agreement is a reference to an infrastructure agreement to which Part 6A of the *Urban Land Development Authority Act 2007* applies.
- (p) a reference to an infrastructure master plan is a reference to an infrastructure master plan required to be endorsed under this Approval.
- (q) a reference to an overarching site strategy is a reference to a strategy for an aspect of the development of the site which is required to be endorsed under this Approval.
- (r) A reference to a Plan of Development is taken to have the same meaning as in the Ripley Valley Urban Development Area Development Scheme.
- (s) a reference to a Permanent Use is a reference to a use identified in the Table of approved uses as a permanent use.
- (t) a reference to public notification is a reference to the requirements as set out in s.54 of the *Urban Land Development Authority Act 2007* and s.4 of the *Urban Land Development Authority Regulation 2008*.

- (u) a reference to the site is a reference to the land the subject of this Approval.
- (v) a reference to TWCM is a reference to total water cycle management.
- (w) a reference to the ULDA is a reference to the Urban Land Development Authority.
- (x) a reference to the ULDA Act is a reference to the *Urban Land Development Authority Act 2007 (Qld)*.
- (y) a reference to the applicable ULDA guidelines is a reference to the ULDA guidelines as set out below and in effect at the time of the compliance assessment¹
 - ULDA Guideline 1 – Residential 30 - dated March 2010
 - ULDA Guideline 2 – Accessible Housing – dated November 2011
 - ULDA Guideline 5 – Neighbourhood Planning and Design – dated November 2011
 - ULDA Guideline 6 – Street and Movement Network – dated April 2012
 - ULDA Guideline 7 – Low rise buildings – dated February 2012
 - ULDA Guideline 11 – Community Facilities – dated July 2012
 - ULDA Guideline 12 – Park planning and design – dated November 2011
 - ULDA Guideline 13 – Engineering standards – dated November 2011
 - ULDA Guideline 14 – Environmental values and sustainable resource use – dated June 2012
 - ULDA Guideline 15 – Protection from flood and storm tide inundation – dated November 2011
 - ULDA Guideline 16 – Housing – dated July 2012
 - ULDA Guideline 18 – Development interfaces – dated November 2011
 - ULDA Guideline 19 – Ripley Road design guideline
- (z) if the ULDA is the nominated assessing authority for the Approval, this means:-
 - (i) the ULDA or its delegate or
 - (ii) if the site is no longer within a declared urban development area under the ULDA Act, the local government or entity responsible for assessing and deciding planning and/or development applications in respect of the site.

¹ The ULDA guidelines do not derogate from applicable Commonwealth and Queensland legislation which may apply to the site
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UDA development conditions

The UDA development conditions for this UDA development approval are as follows.

No.	Condition	Timing	Nominated assessing authority
MATERIAL CHANGE OF USE			
General			
1.	Carrying out the development Carry out and complete the development generally in accordance with: (a) the approved E.J.Cooper and Son Pty Limited Master Plan Drawing Number 1C dated 28 November 2012 (b) the conditions contained in this Approval (c) all UDA development permits (d) all endorsed infrastructure master plans (e) all endorsed overarching site strategies and (f) all endorsed detailed design documentation.	On-going.	NA
2.	Restrictions on commencing development (a) Development for permanent uses under this Approval may not commence on any part of the site until: (i) all infrastructure master plans and overarching site strategies required by conditions of this Approval have been endorsed by the nominated assessing authority (ii) detailed design documentation for approved uses relevant to the particular development has been endorsed by the nominated assessing authority.	Prior to the commencement of use on that part of the site.	NA

No.	Condition	Timing	Nominated assessing authority
3.	Infrastructure master plans (a) A UDA condition of this Approval may require an infrastructure master plan to be submitted for compliance assessment for endorsement. (b) Each infrastructure master plan must: (i) be for the whole of the site (ii) demonstrate innovation by providing opportunities to incorporate changes in technology anticipated to occur during the long term development of the site (iii) detail applicable infrastructure networks both within and external to the site and identify where works are required to connect existing or future networks on the site into existing or future sub-regional networks (iv) respond to the requirements and standards outlined in the: a) development scheme in force at the date of this Approval b) applicable ULDA guideline(s) in effect at the date of this Approval c) address any non-compliance with the applicable guideline (s) d) if no standards are outlined, articulate the standards to be applied (v) articulate the overall planning and delivery principles for the infrastructure works, required to support the ultimate development of the site (vi) identify the internal and external infrastructure required for the ultimate development of the site (vii) indicate how and when that component of infrastructure will be provided (including the dedication / transfer), or if not known, how and when provision of that infrastructure is to be determined and (viii) include any additional details or requirements set out in a condition of this Approval about that infrastructure master plan. (c) A number of infrastructure master plans may be combined into one infrastructure master plan. (d) Each infrastructure master plan will be assessed against: (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable ULDA guideline(s) in effect at the date of this Approval and (iii) any further requirements set out in a condition of this Approval. (e) An endorsed infrastructure master plan may be replaced by submitting for compliance assessment a new infrastructure master plan for endorsement.	As required by the relevant conditions.	ULDA

No.	Condition	Timing	Nominated assessing authority
4.	Overarching site strategies (a) A UDA condition of this Approval may require an overarching site strategy to be submitted for compliance assessment for endorsement. (b) Each overarching site strategy must: (i) be for the whole of the site (ii) offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme in force at the date of this Approval and the ULDA guideline(s) in effect at the date of this Approval (iii) identify opportunities for innovation (iv) include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives/outcomes and (v) include any additional details or requirements set out in a relevant condition of this Approval. (c) Each overarching site strategy will be assessed against: (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable ULDA guideline(s) in effect at the date of this Approval and (iii) any further requirements set out in a condition of this Approval. (d) An endorsed overarching site strategy may be replaced by submitting for compliance assessment a new overarching site strategy for endorsement.	As required by relevant conditions.	ULDA

No.	Condition	Timing	Nominated assessing authority
5.	Detailed design documentation (a) Submit for compliance assessment detailed design documentation for all uses listed in the Table of approved uses dated 29 November 2012. (b) Detailed design documentation must detail the following matters, to the extent they are applicable to the Approved Use: (i) location (ii) lot size and configuration (iii) building height² (iv) plot ratio / gross floor area / gross leasable area (v) site cover (vi) building design including elevations and materials (vii) site access arrangements (viii) on-site parking and servicing arrangements (ix) interface with adjoining residential uses (x) demonstrate active frontages. (c) If the development shown in the detailed design documentation is inconsistent with the development shown on an endorsed context plan area strategy, the detailed design documentation must also comply with the requirements of condition 5(b) so far as they are relevant. (d) The detailed design documentation will be assessed against: (i) the endorsed context plan area strategy for that part of the site (ii) the relevant provisions of the development scheme in force at the time of this Approval (iii) relevant ULDA guidelines in effect at the time of this Approval and (iv) any further requirements set out in a condition of this Approval.	Prior to commencing the relevant development.	ULDA

² Development must not exceed the heights set out in the development scheme. Development exceeding the heights set out in the development scheme will require separate approval.

No.	Condition	Timing	Nominated assessing authority
6.	Compliance assessment (a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in these conditions. (b) Compliance assessment must be repeated where a new infrastructure master plan or new overarching site strategy to that already endorsed, is sought. (c) Before compliance assessment will commence, payment for the fee must accompany any request for compliance assessment. The fee is set out in the ULDA's development assessment fee schedule in force at the date the request is lodged. (d) 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 nominated assessing authority 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 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: (i) the information and plans addressing the concerns are to be resubmitted (ii) within a further 15 business days – the nominated assessing authority 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. (f) If the applicant is notified under (e) (ii) b above, within 10 business days - the nominated assessing authority and applicant will repeat steps (e) (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. (g) When the nominated assessing authority and applicant are both satisfied with the re-submitted information lodged - the nominated assessing authority endorses the relevant instrument of document and the condition of the Approval (or element of the condition) is determined to have been met.	NA	ULDA
7.	Commencement of work Site works (excluding general maintenance and clearing of vegetation) to facilitate the commencement of any of the development the subject of this Approval, must commence within eight (8) years of this Approval. However, it is not necessary for works to facilitate the commencement of all the Approved Uses to commence on the site within 8 years of this Approval.	Within 8 years of the date of this Approval.	NA

No.	Condition	Timing	Nominated assessing authority
Infrastructure charges			
8.	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 including some elements of those set out in conditions 13, 16, 17, 18, 21, 30 and 31 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the municipal charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Ripley Valley UDA.	As required by the IFF	NA
9.	State Charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the state 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 State infrastructure is that set out in the ICOP for the Ripley Valley UDA and may including some elements of those set out in condition 14 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the state charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Ripley Valley UDA.	As required by the IFF	NA
10.	Sub-regional charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the ULDA the sub-regional infrastructure charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment.	As required by the IFF	NA
11.	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. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) The Implementation works are those set out in the ICOP including those set out in conditions 24, 25 and 27 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF	NA

No.	Condition	Timing	Nominated assessing authority						
12.	Catalyst infrastructure (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. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) These payments may be offset against the municipal charge as set out in the IFF. 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.	As required by the ICOP and IFF	NA						
13.	Early Provision of public transport (bus) (a) 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. (b) Submit for compliance assessment an interim public transport strategy that demonstrates: (i) public transport services that connect to an existing local network (ii) timeframes for bus services including peak times and all other times and (iii) 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 prior to occupation of the 200th residential lot on the site.	ULDA						
Infrastructure master plans									
14.	Serviced land for state community facilities (a) Submit for compliance assessment an infrastructure master plan for the delivery of serviced land for state community facilities. (b) In addition to the requirements set out in UDA condition 3 of this Approval, the community facilities infrastructure master plan must: (i) reflect the land transfer rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary (ii) identify an indicative location and timing for the land transfer for the community facilities within the ultimate development and (iii) identify how the land will be serviced and made ready for use. Table 1: Serviced land requirements for State community facilities <table><tr><th>Facility or service</th><th>Number of facilities</th><th>Site/facility area</th></tr><tr><td>State primary school</td><td>1</td><td>7ha each</td></tr></table> Advisory note: In considering the delivery of community facilities, variances such as a reduction in the provision of land will be considered where alternative, innovative solutions that would benefit the community can be demonstrated.	Facility or service	Number of facilities	Site/facility area	State primary school	1	7ha each	With the first subsequent application for the site	ULDA
Facility or service	Number of facilities	Site/facility area							
State primary school	1	7ha each							

No.	Condition	Timing	Nominated assessing authority
15.	Energy and Communication service infrastructure (a) Submit for compliance assessment an infrastructure master plan for energy and communication service infrastructure. (b) In addition to the requirements set out in UDA condition 3 of this Approval, this energy and communication service infrastructure master plan must: (i) where reasonably possible, include written evidence confirming an agreement exists with relevant service providers to an infrastructure master plan for service infrastructure within the site. If this is not possible for a whole site, then provide advice from a service provider that service infrastructure can be provided to the site (ii) address information communication technologies for the site and (iii) address energy usage and supply (and specifically in respect to peak energy) for the site.	With the first subsequent application for the site	ULDA
16.	Movement network (a) Submit for compliance assessment an infrastructure master plan for movement network (b) In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master plan for the movement network must: (i) be consistent with the following supporting plans: • Master Plan Transport Network Dwg No. 5D (As Amended in Red) dated 13/07/12 • SUCW Strategic Transport Plan Dwg No. 2E (As Amended in Red) dated 13/07/12 • SUCW Strategic Walk & Cycle Plan Dwg No. 2D (As Amended in Red) dated 13/07/12 (ii) include an updated traffic report referencing the Department of Transport and Main Roads (DTMR) Saturn Traffic Model outputs (iii) provide a timetable for delivery of the major transport infrastructure items within the site including the delivery of interim public transport services.	Prior to lodgement of the first subsequent application for the site	ULDA

No.	Condition	Timing	Nominated assessing authority
17.	Sewer (a) Submit for compliance assessment an infrastructure master plan for sewer infrastructure. (b) In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master plan for the sewer network must: (i) be generally consistent with the following supporting plans: • Wastewater Servicing Strategy Plan Phase 1 B12062.W-SK10 dated 25/06/12; • Wastewater Servicing Strategy Plan Phase 2 B12062.W-SK11 dated 25/06/12; and • Wastewater Servicing Strategy Plan Phase 3 B12062.W-SK12 dated 25/06/12; or any future strategy endorsed by the relevant service provider. (ii) address the Sewerage Code of Australia (WSA 02-2002) (except where specified by the relevant service provider guidelines) (iii) be designed in accordance with the relevant service provider's desired standards of service (unless otherwise agreed with the relevant service provider) (iv) demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM and (v) address the timing of delivery of the infrastructure.	Prior to lodgement of the first subsequent application for the site	ULDA
18.	Water supply (a) Submit for compliance assessment an infrastructure master plan for water supply. (b) In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master plan must: (i) be generally consistent with the following supporting plan: • Water Service Environment B12062.W-SK20 dated 25/06/12; or any future strategy endorsed by the relevant service provider (ii) address the Water Supply Code of Australia (WSA 03-2002) (except where specified by the relevant service provider guidelines) (iii) be designed in accordance with the relevant service provider's desired standards of service (unless otherwise agreed with the relevant service provider) (iv) demonstrate how the infrastructure will connect to the sub-regional water supply network (v) demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM and (vi) address the timing of the delivery of the infrastructure.	Prior to lodgement of the first subsequent application for the site	ULDA

No.	Condition	Timing	Nominated assessing authority
19.	Stormwater (a) Submit for compliance assessment an infrastructure master plan for stormwater infrastructure. (b) In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master plan must: (i) be generally consistent with the following supporting plan: • Preliminary Stormwater Management Strategy Plan B12062.W-SK01 dated 25/06/12; (ii) include a Flooding Report which includes an appropriate flood model to determine a flood assessment of the pre and post development scenario. (iii) include a Stormwater Management Report detailing measures to be implemented to ensure the integrity and values of waterways and overland flow paths are maintained through the appropriate management of water quality and water quantity (iv) outline the proposed staging of infrastructure works (v) demonstrate how the water course stability is to be achieved and sustained (vi) demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM.	Prior to lodgement of the first subsequent application for the site	ULDA
20.	Earthworks strategy (a) Submit for compliance assessment an infrastructure master plan for earthworks. (b) In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master plan must: (i) provide a geotechnical report that broadly identifies areas of high risk, for example, slope stability, works within and adjoining creek environments and erosion etc. (ii) generally comply with AS3798-2007-Guidelines on Earthworks for Commercial and Residential Developments (iii) address the implications of the dispersive/sodic soils in the future development of any Earthworks Management Plan for subsequent applications and (iv) prioritise erosion prevention measures over control measures and proposing overall procedures and strategies that would need to be implemented in the preparation of an Earthworks Management Plan.	Prior to lodgement of the first subsequent application for the site	ULDA

No.	Condition	Timing	Nominated assessing authority				
21.	Community greenspace (a) Submit for compliance assessment an infrastructure master plan for community greenspace. (b) In addition to the requirements set out in UDA condition 3 of this Approval, this infrastructure master plan must: (i) reflect the land transfer rates set out in Table 1 below, unless a relevant infrastructure agreement provides to the contrary Table 1: Land and embellishment requirements for community greenspace <table><tr><th>Column 1 Park types</th><th>Column 2 Rates of space (ha/1,000 pop)</th></tr><tr><td>Local parks</td><td>1.3</td></tr></table> In particular, provide local parks in accordance with land and embellishments set out in accordance with the ULDA Guideline No 12 Park Planning and Design, unless a relevant infrastructure agreement provides to the contrary. (ii) detail how and when the community greenspace will be dedicated or transferred to Ipswich City Council.	Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)	Local parks	1.3	With the first subsequent application for the site	ULDA
Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)						
Local parks	1.3						
Overarching Site Strategies							
22.	Total water cycle management (TWCM) (a) Submit for compliance assessment an overarching site strategy for TWCM. (b) In addition to the requirements set out in UDA condition 4 of this Approval, this overarching site strategy must: (i) address all elements of the water cycle, separately and in combination, in order to deliver water infrastructure and management strategies in a way that optimises social and environmental benefits and minimises costs. This includes water supply, sewage, stormwater, flooding and receiving water quality and (ii) include strategies for sewage, potable water, stormwater management and water self-sufficiency. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that with each development stage (or as otherwise agreed to by the ULDA) that 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: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy where clear innovations initiatives are implemented.	Prior to lodgement of the first subsequent application for the site	ULDA				
23.	Natural environment (a) Submit for compliance assessment an overarching site strategy for the management of the natural environment. (b) In addition to the requirements set out in UDA condition 4 of this Approval, this overarching site strategy must: (i) identify areas of vegetation to be retained and a detailed vegetation	With the first subsequent application for the site	ULDA				

No.	Condition	Timing	Nominated assessing authority
	clearing plan (ii) identify strategies to prevent land degradation and the management of dispersive/sodic soils (iii) identify strategies to rehabilitate major drainage lines (iv) identify strategies for bushfire management (v) identify strategies for pest and weed management and (vi) identify strategies for monitoring vegetation rehabilitation if applicable. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site.		
24.	Ecological sustainability and innovation a) Submit for compliance assessment an overarching site strategy for ecological sustainability and innovation. b) In addition to the requirements set out in UDA condition 4 of this Approval, this overarching site strategy must: (i) demonstrate climate change resilience and greenhouse gas emission reduction (ii) demonstrate pollution minimisation (iii) demonstrate the efficient use of materials and (iv) detail waste reduction and management strategies for construction. c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. <i>Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	With the first subsequent application for the site	ULDA
25.	Community development (a) In addition to the requirements set out in UDA condition 4 of this Approval, submit for compliance assessment an overarching site strategy for community development and include the following: i. A community facilities plan and program ii. A community development program (b) The community facilities plan and program must: i. Outline an approach for the provision of state government community facilities as development progressively occurs on the site ii. Explore alternative approaches and innovative solutions for the provision of educational facilities such as schools and community hubs (c) The community development program must include: (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 and	With the first subsequent application for the site	ULDA

No.	Condition	Timing	Nominated assessing authority
	(v) a baseline of available community resources and networks. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.		
26.	Housing diversity and affordability (a) Submit for compliance assessment an overarching site strategy for the delivery of housing diversity and affordability outcomes. (b) In addition to the requirements set out in UDA condition 4 of this Approval, 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 and (iii) outline an approach to deliver 5% social housing 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).	With the first subsequent application for the site	ULDA
27.	Employment and economic development a) Submit for compliance assessment an overarching site strategy for employment and economic development. b) In addition to the requirements set out in UDA condition 4 of this Approval, this overarching site strategy must: (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 and (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 lodgement of the first context plan area strategy	ULDA
Transport			
28.	Road traffic noise attenuation All subsequent development applications for reconfiguration of a lot or material change of use for sensitive uses within 100m of Ripley and Fischer Roads must include a Road Traffic Noise Assessment. This noise report must be prepared by a suitably qualified acoustic consultant and demonstrate that all lots which may accommodate sensitive uses are to include	Ongoing	ULDA

No.	Condition	Timing	Nominated assessing authority
	necessary noise attenuation treatments that achieves the criteria in accordance with the Department of Transport and Main Roads policy Position Statement, Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure.		
29.	Ripley Road Upgrade Unless a relevant infrastructure agreement provides to the contrary, upgrade Ripley Road within the development frontage generally in accordance with the <i>ULDA Guideline No 19 Ripley Road Design Guidelines (Frame West section)</i>. Signalised intersections within the site shall be located generally in accordance with the following supporting plan: Master Plan Opportunities Plan Dwg No 4A (As Amended in Red) dated 13/07/12.	Progressive with development	ULDA
Land dedications			
30.	Ripley Road widening Unless a relevant infrastructure agreement provides to the contrary dedicate or transfer to the Ipswich City Council (ICC) at the election of and at no cost to the Council, the land required to facilitate the widening of Ripley Road in accordance with the <i>ULDA Guideline No 19 Ripley Road Design Guidelines Frame West</i>.	Progressive with development	NA
31.	Fischer Road widening Unless a relevant infrastructure agreement provides to the contrary dedicate or transfer to the Ipswich City Council (ICC) at the election of and at no cost to the Council, the land required to facilitate the following ultimate road reserve widths in Fischer Road. 36.5m south of Nevis Street 31.5m north of Nevis Street	Progressive with development	NA

Table of **approved** uses dated 5 December 2012 (generally in accordance with the E.J.Cooper and Son Pty Limited Master Plan Drawing Number 1C dated 28 November 2012)

Despite anything in this Approval, nothing in this Approval makes any development UDA assessable development that in accordance with the Ripley Valley Urban Development Area Development Scheme is UDA exempt development or UDA self assessable in the applicable zone.

Urban living zone			
Land Use	Residential neighbourhood (20-35dwellings)	Residential neighbourhood (35-50dwellings)	Neighbourhood centre (3000sqm GFA retail and 200sqm GFA commercial)
Permanent use	Display home or House where: a) the lot is 400m² or less; b) the frontage is 12.5 metres or less; c) it complies with the applicable self assessable provisions in Schedule 3 of the Ripley Valley UDA Development Scheme; and d) the land is not on the Environmental Management Register or Contaminated Land Register. Multiple residential Other residential Outdoor sport and recreation (excluding golf course) where: - within a local park - outside an electricity easement and water treatment corridor	Display home or House where: a) the lot is 400m² or less; b) the frontage is 12.5 metres or less; c) it complies with the applicable self assessable provisions in Schedule 3 of the Ripley Valley UDA Development Scheme; and d) the land is not on the Environmental Management Register or Contaminated Land Register. Multiple residential Other residential	Business Fast food premises Food premises Health care services Sales office Shop Shopping Centre Showroom (where not greater than 500sqm GFA)

STANDARD ADVICE

Supporting documents

To remove any doubt, the following documents are not approved documents for the purposes of this MCU, but rather are supporting documents only as referenced in the conditions and standard advice.

Supporting plans, reports and specifications	Number (if applicable)	Date (if applicable)
SUCW Context Plan	1B	28 November 2012
Master Plan Transport Network (as amended in red)	5D	13 July 2012
SUCW Strategic Transport Plan (as amended in red)	2E	13 July 2012
SUCW Strategic Walk and Cycle Plan (as amended in red)	2D	13 July 2012
Wastewater Servicing Strategy Plan Phase 1	B12062.W-SK10	25 June 2012
Wastewater Servicing Strategy Plan Phase 2	B12062.W-SK11	25 June 2012
Wastewater Servicing Strategy Plan Phase 3	B12062.W-SK12	25 June 2012
Water Service Environment	B12062.W-SK20	25 June 2012
Preliminary Stormwater Management Strategy	B12062.W-SK01	25 June 2012
Master Plan Opportunities Plan (as amended in red)	4A	13 July 2012

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 Conservation 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.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the 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.

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.

Energex Requirements

The attached correspondence from Energex dated 5 September 2012 is provided for consideration with future ROL development applications. It is understood that the applicant and Energex have come to an agreement in principle re the location of a future substation within the applicant's land holding.

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.

Endorsed Context Plan

At the date of approval SUCW Context Plan, Drawing Number 1B dated 28 November 2012 is the endorsed context plan for area identified as Secondary Urban Centre West Neighbourhood in the Ripley Valley Development Scheme. This endorsed context plan does not form part of this UDA development approval but will be considered in the assessment of subsequent development applications within the endorsed context plan boundary. Please note that the endorsed context plan may be superseded by a further context plan. The endorsed context plan will be placed on the ULDA website.

**** End of Package ****