

12 December 2012

ULDA Ref. No: DEV2012/357

Sekisui House
C/- LandPartners Limited
PO Box 3916
SOUTH BRISBANE QLD 4101

Attention: Shane Smith

Dear Shane

RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (2 INTO 32 DWELLING LOTS) WITH PLAN OF DEVELOPMENT AT 548-582 RIPLEY ROAD, RIPLEY VALLEY DESCRIBED AS LOT 179 ON SP143798 AND LOT 180 RP10173

On 7 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 Anna Havill on 07 3024 4199.

Yours sincerely



Matt Toon
PRINCIPAL PLANNER

UDA Decision Notice – Approval

Site information			
Name of urban development area (UDA)		Ripley Valley	
Site address		548-582 Ripley Rd, Ripley Valley	
Lot on plan description	Lot number		Lot description
	Lot 179		SP143798
	Lot 180		RP10173
UDA development application details			
ULDA reference number		DEV2012/357	
Lodgement date		31 August 2012	
Type of application		☒ New development involving:- ☒ Reconfiguring a lot ☒ Development permit	
Description of proposal applied for		Development Permit for Reconfiguration of a Lot (2 Lots into 32 Lots – new road & temporary detention basin), with a Plan of Development	
UDA development approval details			
Decision of the ULDA [delete other than the applicable decision]		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		7 December 2012	
Currency period		4 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 Cancelling Proposed Lot 51	BRSS3649.001-023 Rev B	21/08/12
2.	Plan of Development Cancelling Proposed Lot 51	BRSS3649.001-022 C	19/10/12
3.	Proposed Reconfiguration cancelling Proposed Lot 50 & 804	BRSS3649.001-025 B	22/08/12

4.	Plan of Development Cancelling Proposed Lots 50 & 804	BRSS3649.001-024 C	19/10/12
5.	Ripley Area 1 Stage 1 POD Package prepared by DC8 Studio:	Pages 8 and 11	13/08/12
6.	Roadworks Layout Plan prepared by MPN Consulting	DA02 Rev B	23/08/12
7.	Sewerage Layout Plan prepared by MPN Consulting	DA05 Rev B	23/08/12
8.	Stormwater Layout Plan prepared by MPN Consulting	DA04 Rev B	23/08/12

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
2.	Complete all Operational Work and Building Works Complete all operational work associated with this 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
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 Certification Procedure Manual. <i>Note: Under the ULDA 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
4.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.	To be maintained
5.	Survey Marks An adequate number of permanent survey marks must be installed to ensure clear definition of the development. The developer must 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 plan of subdivision.	Prior to survey plan endorsement
6.	Easements	

	a) Where stormwater discharges over adjacent land, agreement in writing by the owner of the subject land is required prior to construction work commencing. The agreement must be submitted to the assessing authority. b) Easements must be centrally located over the alignment of stormwater paths and of sufficient width to encompass at minimum the overland flow from a storm event with an ARI of 100 years. c) Easements must be of sufficient width to contain any fitting, access chamber etc located on stormwater drains, water mains, and sewerage rising mains. Advice: <i>Easement plans/documents must be submitted initially to the ULDA for compliance assessment and not directly to the Ipswich City Council or utility authorities.</i>	Prior to survey plan endorsement
7.	Road Naming The developer must submit to the ULDA the approved Ipswich City Council names for the internal laneways.	Prior to survey plan endorsement
8.	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 <i>Implementation Guideline No. 18 - Estate and Directional Signage</i> of Ipswich Planning Scheme 2006.	At all times
9.	Cultural Heritage Submit to the ULDA confirmation that prior to the commencement of construction the developer has complied with the duty of care obligations under the Aboriginal Cultural Heritage Act 2003 (Qld).	Prior to the commencement of construction
Landscaping/Streetscape		
10.	Streetscape and Public Realm Landscape Works a) Submit to the ULDA for compliance endorsement prepared by an Australian Institute of Landscape Architects registered landscape architect detailed streetscape and public realm plans generally in accordance with Ripley Area 1 Stage 1 POD Package pages 8 and 11 dated 13/08/12 prepared by DC8 Studio and shall include where appropriate - pavement treatments including finished surface levels, cross-falls and longitudinal grades; - footpath location - tree location and species in accordance with approved Ipswich City Council species schedule; and compliance 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 -	Prior to commencement of works on site

	Pedestrian area (Category P) lighting b) Undertake the works in accordance with the endorsed plans required under part (a) of this condition to Ipswich City Council standards c) Submit to the ULDA 'as-constructed' plans and an asset register certified by a suitably qualified urban design/landscape architect or Registered Professional Engineer – Queensland (RPEQ) for all works constructed in accordance with this condition.	Prior to survey plan endorsement Prior to survey plan endorsement
11.	Street Lighting Design and install a street lighting system (including connections and energising) to all roads within the subdivision certified by a Registered Professional Engineer Queensland (RPEQ-Electrical) at no cost to Council The design and construction of the street lighting system must: - be in accordance with Ipswich City Council's Planning Scheme Engineering Design Guidelines and the relevant Australian standard; - meet the relevant requirements of the electricity supplier; and - be acceptable to the electricity supplier as 'Rate 2 Public Lighting'	Prior to survey plan endorsement
Engineering Conditions		
12.	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
13.	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" are in accordance with the approved plans.	Prior to survey plan endorsement
14.	Construction Management Plan a) Submit to the ULDA a Site Based Construction Management Plan 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; - management of dust generated from the site during and outside construction work hours; - management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Ipswich City Council's standards; - management of contaminated soils (if required), including	Prior to commencement of site works

	removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; and - Unless otherwise approved - Hours of construction must be 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 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. 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.	As indicated
15.	Roads a) Submit to the ULDA detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for all internal laneways generally in accordance with Roadworks Layout Plan DA02 Rev B dated 23/08/12 prepared by MPN Consulting and <i>ULDA Practice Note #12 Rear Lanes: design and development</i>. b) Construct the laneways in accordance with the certified plans to Ipswich City Council adopted standards. c) Submit to the ULDA 'as constructed' drawings and asset register certified by an RPEQ confirming all works have been completed in accordance with the approved plans.	Prior to commencement of works Prior to survey plan endorsement Prior to survey plan endorsement
16.	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 survey plan endorsement
17.	Water a) Provide a water connection to each lot in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities Standards. b) Submit to the ULDA 'as-constructed' plans verified by a RPEQ-Civil and confirming all works have been completed in accordance with the certified plan to QUU adopted standards.	Prior to survey plan endorsement Prior to survey plan endorsement
18.	Sewerage a) Submit to the ULDA detailed design plans certified by a Registered	Prior to

	Professional Engineer Queensland (RPEQ-Civil)) for a sewerage reticulation system providing a separate sewerage connection to each lot and generally in accordance with Sewerage Layout Plan DA05 Rev B dated 23/08/12 prepared by MPN Consulting and the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities Standards. b) Construct the works in accordance with the certified plans. c) Submit to the ULDA 'as-constructed' plans verified by a RPEQ-Civil and confirming all works have been completed in accordance with the certified plans to QUU standards.	commencement of site works Prior to survey plan endorsement Prior to survey plan endorsement
19.	Stormwater a) Submit to the ULDA detailed design plans and calculations for the proposed stormwater drainage system certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the Stormwater Layout Plan DA04 Rev B dated 23/08/12 prepared by MPN Consulting and QUDM 2007. b) Construct the works in accordance with the certified plans to Ipswich City Council adopted standards. c) Submit to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with parts a) and b) of this condition. Advice: <i>Detention or retention basins must generally be designed and constructed in accordance with QUDM 2007 excepting:</i> (a) <i>Batter slopes generally must not exceed 1 in 6</i> (b) <i>Minimise the use of retaining walls where possible to preserve existing vegetation and/or reduce potential impacts of the development.</i> (c) <i>Incorporate a 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</i> (d) <i>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</i> (f) <i>Basins must be modelled to determine their performance over the full spectrum of possible flooding events up to and including PMF. This modelling must check for sensitivities to parameter selection and consequences.</i>	Prior to commencement of works Prior to survey plan endorsement Prior to survey plan endorsement

20.	Erosion and Sediment Control a) Submit to the ULDA an Erosion & Sediment Control Plan certified by a Registered Professional Engineer Queensland (RPEQ) or a suitably qualified and accredited professional in erosion and sediment control (CPECS) in accordance with "<i>Best Practice Erosion and Sediment Control</i>" published by the International Erosion Control Association (Australasia) November 2008. (a) Implement and monitor the ES&C plan	Prior to commencement of site works At all times during construction
21.	Electricity Submit to the ULDA either: a) 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 b) written evidence from an authorised electricity supplier (e.g. Energex) confirming that the applicant has entered into an agreement to provide underground electricity services.	Prior to survey plan endorsement
22.	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
23.	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited '<i>New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers</i>', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to survey plan endorsement
24.	Service Conduits & Mains Submit confirmation from the relevant authorities: a) That service allocation arrangements within the road verges meet the reasonable requirements of each of the Utility Authorities. b) 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.	Prior to commencement of works on site. Prior to survey plan endorsement

	<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>																	
25.	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. This data must be submitted electronically on a compact disk labelled appropriately to indicate the contents.	Prior to survey plan endorsement																
26.	Infrastructure Contributions – Reconfiguring a Lot Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated based on the <i>ULDA Infrastructure Funding Framework – October 2012</i>. The charge will be adjusted each July. The current applicable general infrastructure charge is: <table><tr><th>Dwelling Type</th><th>Number of Lots</th><th>Cost per Lot</th><th>Sub-total</th></tr><tr><td>Residential (per lot)</td><td>32</td><td>\$28,490</td><td>\$911,680</td></tr><tr><td>Less existing 2 lots (where evidence of payment is provided)</td><td>2</td><td>\$28,000</td><td>-\$56,000</td></tr><tr><td colspan="3">Total</td><td>\$855,680</td></tr></table> A general infrastructure charge has been applied to each lot at the rate applicable for the 2012/13 financial year. A credit may be applied when infrastructure charges are payable for the development of each lot. Infrastructure contributions (trunk works constructed) may be offset against infrastructure charges in accordance with the ULDA Trunks works policy and the Infrastructure Offset Plan for Ripley Valley.	Dwelling Type	Number of Lots	Cost per Lot	Sub-total	Residential (per lot)	32	\$28,490	\$911,680	Less existing 2 lots (where evidence of payment is provided)	2	\$28,000	-\$56,000	Total			\$855,680	Prior to survey plan endorsement
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Total			\$855,680															
27.	Infrastructure Contributions (Multiple Residential Dwellings – Lots Accommodating more than a Single Unit Dwelling) Pay to the Urban Land Development Authority a monetary contribution towards the cost of provision of essential infrastructure at the rate applicable at the time of payment. <i>This amount will be reviewed on 1 July each year and increased by the amount calculated by multiplying the Infrastructure Contribution applying immediately preceding the relevant Review Date by the annual compounding three year average for the Queensland Roads and Bridges Construction Index.</i>	Prior to endorsement of Community Management Statement or commencement of use whichever comes first.																