

PDA Decision Notice - Approval with conditions

Site information		
Name of priority Development Area (PDA)	Ripley Valley	
Site address	Lot 207 Grampian Drive, Deebling Heights & (Part) Unconstructed Road	
Land the subject of the application	Lot number	Lot description
	Lot 207	CH31135
PDA development application details		
EDQ reference number	DEV2012/267	
Lodgement date	27 April 2012	
Type of application	Material change of use: - for the uses set out in the application generally in accordance with the Paradise Waters Master Plan (Revision K, dated 5 March 2013). - in respect to the land the subject of the application.	
PDA development approval details		
Land the subject of the approval 'the site'	Lot number	Lot description
	Lot 207	CH31135
Decision of EDQ	- EDQ has decided to grant the PDA development approval applied for, subject to the PDA development conditions forming part of this Decision Notice. - The approval is a development permit for material change of use: - for the uses set out in the Table of approved uses, - generally in accordance Paradise Waters Master Plan (Revision K, dated 5 March 2013) - in respect of the site, being the land the subject of the application.	
Decision date	8 March 2013	
Currency period	40 years	
Plans and specification		
The plans and specifications approved by EDQ and referred to in the EDQ development conditions concerning the PDA development approval are detailed below.		
Approved plans, reports and specifications	Number (if applicable)	Date (if applicable)
1. Table of approved uses	-	8 March 2013
2. Paradise Waters Master Plan prepared by Lat 27	12003.01. Rev K	5 March 2013

Context plan for endorsement		Number (if applicable)	Date (if applicable)
1.	Paradise Waters Context Plan prepared by Lat 27	12003.01. Rev I	4 March 2013

Preamble

1. Relationship with the development scheme and other approvals

In relation to this Approval:

- (a) PDA exempt development or PDA self-assessable development on the site may be undertaken at any time in accordance with the development scheme and all applicable laws.
- (b) "Approved Uses" can occur without further approval for Material Change of use, where the use is identified on a particular site within an endorsed Plan of Development (that complies with Practice Note 10) as part of an approval for Reconfiguration of a Lot.
- (c) 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 applications for Interim Uses and applications for operational works or infrastructure delivery) will be an application for a Reconfiguring a lot (with a Plan of Development)
- (b) It is anticipated that an application for a PDA development permit for a Reconfiguring a lot (with 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.

If the application for a PDA 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 be generally in accordance with the endorsed context plan for the area and this approval.

3. Definitions

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

- (a) terms defined in the Economic Development Act which are not defined in this Approval are taken to have the same meaning as in the Economic Development 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 (unless otherwise specified).
- (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 contained within the Table of approved uses of this approval.
- (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 5 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 Gross Floor Area or GFA is taken to have the same meaning as that in the Ripley Valley UDA Development Scheme.
- (l) a reference to the IFF is a reference to the Infrastructure Funding Framework (October 2012).
- (m) a reference to the IFFCOA is a reference to the Infrastructure Funding Framework, Crediting and Offset Arrangements (September 2012).
- (n) a reference to the ICOP is a reference to the Infrastructure Charging and Offset Plan Ripley Valley Urban Development Area (September 2012).
- (o) 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).
- (p) a reference to an infrastructure agreement is a reference to an infrastructure agreement to which Part 7 of the *Economic Development Act 2012* applies.
- (q) a reference to an infrastructure master plan is a reference to an infrastructure master plan required to be endorsed under this Approval.
- (r) a reference to an Interim Use is a reference to a use identified in the Table of approved uses as an interim use.
- (s) a reference to an overarching site strategy is a reference to a overarching site strategy for an aspect of the development of the site which is required to be endorsed under this Approval.
- (t) a reference to a Plan of Development or PoD is taken to have the same meaning as in the Ripley Valley UDA Development Scheme.
- (u) a reference to a Permanent Use is a reference to a use identified in the Table of approved uses as a permanent use.
- (v) a reference to public notification is a reference to the requirements as set out in s.84 of the *Urban Land Development Authority Act 2007* and s.6 of the *Economic Development Regulation 2013*.
- (w) a reference to the site is a reference to the land the subject of this Approval.
- (x) a reference to TWCM is a reference to total water cycle management.

- (y) a reference to EDQ is a reference to Economic Development Queensland.
- (z) a reference to the Act is a reference to the *Economic Development Act 2012 (Qld)*.
- (aa) 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 this Approval¹:
 - 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 8 – Medium and High Rise Buildings – dated January 2012
 - ULDA Guideline 9 – Centres – dated November 2011
 - ULDA Guideline 10 – Industry and Business Areas – dated November 2011
 - 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
- (bb) if Economic Development Queensland is the nominated assessing authority for the Approval, this means:-
 - (i) the EDQ or its delegate or
 - (ii) if the site is no longer within a declared urban development area under the Economic Development 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

PDA development conditions

The PDA development conditions for this PDA 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 Paradise Waters Master Plan Number 12003.01_Rev K dated 5 March 2013; (b) the conditions contained in this Approval; (c) all PDA development permits; (d) all endorsed overarching site strategies and (e) the endorsed context plan relating to that part of the site subject to this application; (f) all endorsed plan of developments; (g) all endorsed detailed design documentation; (h) all endorsed compliance assessment documents.	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 overarching site strategies required by conditions of this Approval have been endorsed by the nominated assessing authority (ii) the use is identified on a particular site within a Plan of Development and development standards for the use are nominated on the Plan of Development notes as part of an approval for Reconfiguration of a Lot. (iii) detailed design documentation for approved uses relevant to the particular development has been endorsed by the nominated assessing authority. (b) Development for Interim Uses under this Approval: (i) may not commence until any detailed design documentation relevant to the particular development has been endorsed by the nominated assessing authority and (ii) must cease immediately upon endorsement of the survey plan relating to that part of the site. Advisory note: An interim use in a context plan area may continue or commence where approved by a subsequent Material change of use application.	(a) Prior to the commencement of use on that part of the site. (b) Prior to commencement of the Interim use and then on-going.	NA

No.	Condition	Timing	Nominated assessing authority
3.	Overarching site strategies (a) A PDA 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.	b) As required by relevant conditions.	EDQ
4.	Detailed design documentation (a) Submit for compliance assessment detailed design documentation for all uses listed in the table of approved uses dated 7 March 2013, unless the use is shown on an Approved PoD. (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 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 (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 4(b) so far as they are relevant. (d) The detailed design documentation will be assessed against: (i) the endorsed context plan 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.	EDQ

No.	Condition	Timing	Nominated assessing authority
5.	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, new overarching site strategy and new detailed design documentation 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 EDQ'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 40 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	EDQ
6.	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 five (5) 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 five (5) years of this Approval.	Within five (5) years of the date of this Approval.	NA

No.	Condition	Timing	Nominated assessing authority
Infrastructure charges			
7.	Municipal charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the municipal 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 Municipal infrastructure is that set out in the ICOP for the Ripley Valley UDA including those elements of Municipal infrastructure set out in conditions 12, 13 (Table 2), 15, 16, 17, 20, 26 and 27 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the municipal charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF	NA
8.	State Charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the state 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 State infrastructure is that set out in the ICOP for the Ripley Valley UDA including those elements of State Infrastructure set out in condition 13 (Table 1) of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the state charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF	NA
9.	Sub-regional charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the sub-regional infrastructure 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.	As required by the IFF	NA
10.	Implementation charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the implementation charge as set out in the IFF (Oct 2012) The charge will be calculated in accordance with the IFF (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 elements of Implementation charge set out in conditions 22, 23 and 25 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
11.	Catalyst infrastructure (a) Unless a relevant infrastructure agreement provides to the contrary, where catalyst infrastructure is provided to the PDA, pay to the EDQ 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 PDA 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

No.	Condition	Timing	Nominated assessing authority												
12.	Early Provision of public transport (bus) (a) Unless a relevant infrastructure agreement provides to the contrary, subsidise an interim (for five years from the date of commencement of the service) 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 service to connect to an existing local network (ii) timeframes for bus services including peak times and other times for weekdays and times for services on weekends and public holidays and (iii) cost to deliver the bus services. (c) The cost of the subsidy may be offset against the relevant municipal charge as set out in the IFF for an endorsed strategy.	To commence prior to occupation of the 200th residential lot	EDQ												
13.	Community facilities Community facilities land transfer rates must reflect the rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary. Table 1: Serviced land requirements for State community facilities <table><tr><th>Facility or service</th><th>Number of facilities</th><th>Site area</th></tr><tr><td>State primary school</td><td>1</td><td>7ha</td></tr></table> Table 2: Serviced land requirements for local government community facilities <table><tr><th>Facility or service</th><th>Number of facilities</th><th>Site area</th></tr><tr><td>Major Neighbourhood Facilities</td><td>1</td><td>0.4ha</td></tr></table> <i>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.</i>	Facility or service	Number of facilities	Site area	State primary school	1	7ha	Facility or service	Number of facilities	Site area	Major Neighbourhood Facilities	1	0.4ha	Prior to approval of the relevant ROL stage	EDQ
Facility or service	Number of facilities	Site area													
State primary school	1	7ha													
Facility or service	Number of facilities	Site area													
Major Neighbourhood Facilities	1	0.4ha													
14.	Energy and Communication service infrastructure Submit for compliance assessment a report outlining energy and communication service infrastructure. The report must: (i) where reasonably possible, include written evidence confirming an agreement exists with relevant service providers 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. (iv) address any alterations to easements.	Prior to approval of the relevant ROL stage	EDQ												

No.	Condition	Timing	Nominated assessing authority
15.	Movement network Submit for compliance assessment a traffic impact assessment report. The report must: (i) be generally consistent with the Paradise Waters Master Plan, prepared by Lat27 and dated 5 March 2013. (ii) reference the DTMR Saturn Traffic Model outputs (iii) be generally in accordance with the ICOP or other plan approved by the authority that will ultimately be responsible for the asset (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 (v) address any non-compliance with the applicable guideline(s) (vi) if no standards are outlined, articulate the standards to be applied	Prior to approval of the relevant ROL stage	EDQ
16.	Sewer Submit for compliance assessment a report outlining sewer infrastructure. The report must: (i) address the Sewerage Code of Australia (WSA 02-2002) (except where specified by the relevant service provider guidelines) (ii) be designed in accordance with the relevant service provider's desired standards of service (unless otherwise agreed with the relevant service provider) (iii) address the timing of delivery of the infrastructure (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 (v) address any non-compliance with the applicable guideline(s) (vi) if no standards are outlined, articulate the standards to be applied	Prior to approval of the relevant ROL stage	EDQ
17.	Water supply Submit for compliance assessment a report outlining water supply infrastructure. The report must: (i) address the Water Supply Code of Australia (WSA 03-2002) (except where specified by the relevant service provider guidelines) (ii) be designed in accordance with the relevant service provider's desired standards of service (unless otherwise agreed with the relevant service provider) (iii) demonstrate how the infrastructure will connect to the sub-regional water supply network (iv) address the timing of the delivery of the infrastructure (v) respond to the requirements and standards outlined in the: c. development scheme in force at the date of this Approval d. applicable ULDA guideline(s) in effect at the date of this Approval (vi) address any non-compliance with the applicable guideline(s) (vii) if no standards are outlined, articulate the standards to be applied	Prior to approval of the relevant ROL stage	EDQ

No.	Condition	Timing	Nominated assessing authority
18.	Stormwater Submit for compliance assessment report outlining stormwater infrastructure. The report must: (i) include a Flooding Report which includes an appropriate flood model to determine a flood assessment of the pre and post development scenario and be in accordance with Ipswich City Council's Temporary Local Planning Instrument 01/2012 - Flooding Regulation and Ipswich City Council's Implementation Guideline 24. The flood report must reference the relevant Ipswich City Council Flood Model to address the regional impacts. (ii) 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. (iii) outline the proposed staging of infrastructure works (iv) demonstrate how the water course stability is to be achieved and sustained	Prior to approval of the relevant ROL stage	EDQ
19.	Earthworks Submit for compliance assessment a report outlining earthworks. The report must: (i) broadly identify areas of high risk, for example, slope stability, erosion etc. (ii) generally comply with AS3798-2007-Guidelines on Earthworks for Commercial and Residential Developments (iii) address the implications of the dispersive soils in the future development of any Earthworks Management Plan for subsequent applications and address 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 (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 (v) address any non-compliance with the applicable guideline(s) (vi) if no standards are outlined, articulate the standards to be applied	Prior to works commencing on the relevant area	EDQ

No.	Condition	Timing	Nominated assessing authority												
20.	Community greenspace (a) Community greenspace land transfer rates must reflect the rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary. Table 1: Land and embellishments requirements for greenspace <table><tr><th>Park Type</th><th>Number of facilities –</th><th>Min. Area</th></tr><tr><td>Major Sports Park</td><td>1</td><td>10ha</td></tr><tr><td>District Recreation Park</td><td>1</td><td>4ha</td></tr><tr><td>Neighbourhood Recreation Park</td><td>3</td><td>0.5ha each</td></tr></table> (b) Provide land and embellishments in accordance with ULDA Guideline No. 12 – Park Planning & Design. <i>Advisory note: In considering the delivery of community greenspace, 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.</i>	Park Type	Number of facilities –	Min. Area	Major Sports Park	1	10ha	District Recreation Park	1	4ha	Neighbourhood Recreation Park	3	0.5ha each	Prior to approval of the relevant ROL stage	EDQ
Park Type	Number of facilities –	Min. Area													
Major Sports Park	1	10ha													
District Recreation Park	1	4ha													
Neighbourhood Recreation Park	3	0.5ha each													
21.	Ecological Assessment (a) Submit for compliance assessment an Ecological Assessment report generally in accordance with the supporting report identified as ‘Ecological Assessment’, Version 1, prepared by RPS Australia and dated 20 April 2012. The report must: (i) identify strategies for combining landscaping and waterway stabilisation works with fauna movement through the open space corridor (ii) identify strategies to rehabilitate major drainage lines (iii) identify strategies for pests and weeds (iv) outline the use of vegetated refuges and areas of continuous vegetation through the open space corridor, including tributaries that flow from the eastern ridge of the site and (v) identify strategies for monitoring vegetation rehabilitation. <i>Advisory note: The report should be produced in conjunction with landscaping, engineering and geotechnical consultants.</i>	Prior to approval of the relevant ROL stage	EDQ												

No.	Condition	Timing	Nominated assessing authority
22.	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 PDA condition 3 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. (d) Include a monitoring program that on a yearly basis (or otherwise agreed with EDQ) 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. <i>Advisory note: Offsets against the implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	Prior to approval of the relevant ROL stage	EDQ
23.	Community development (a) Submit for compliance assessment an overarching site strategy for community development. (b) In addition to the requirements set out in PDA condition 3 of this Approval, this overarching site strategy must detail: (i) a community facilities plan and program and (ii) a community development program (c) The community facilities plan must: (i) outline an approach for the early provision of community facilities and longer term sequencing for the provision of community facilities as development progressively occurs on the site and (ii) explore alternative approaches and innovative solutions for the provision of community and educational facilities including schools as community hubs. (d) 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 (v) a baseline of available community resources and networks. a. This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site.	Prior to approval of the relevant ROL stage	EDQ

No.	Condition	Timing	Nominated assessing authority
	b. Include a monitoring program that on a yearly basis (or as otherwise agreed with EDQ) 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. <i>Advisory note: Offsets against the implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>		
24.	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 PDA condition 3 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 (c) Include a monitoring program that on a yearly basis (or as otherwise agreed with EDQ) 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. <i>Advisory note: The affordable housing provisions of the strategy should include:</i> • 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).	Prior to approval of the relevant ROL stage	EDQ
25.	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 PDA condition 3 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. 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 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	Prior to lodgement of the first context plan area strategy	EDQ

No.	Condition	Timing	Nominated assessing authority
	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.		
Land dedications			
26.	Grampian Drive Unless a relevant infrastructure agreement provides to the contrary dedicate as road or transfer to the Ipswich City Council (ICC) at no cost to the Council, the land required to facilitate the ultimate construction of the Grampian Drive within the development site (as shown on the ICOP) in accordance with ICC requirements.	Progressive with development and prior to the survey plan endorsement of the relevant ROL stage	NA
Miscellaneous			
27.	Grampian Drive Upgrade (external to the approved Paradise Waters Master Plan boundary) Unless a relevant infrastructure agreement provides to the contrary, upgrade Grampian Drive between the northern development site boundary and the Centenary Highway in accordance with the nominated assessing authority's standards.	Prior to the 500 th lot being developed	EDQ
28.	Noise Any future ROL application that proposes residential lots within the Purga Rifle Range Buffer, as shown in Map 3b – Development Constraints of the Ripley Valley UDA Development Scheme, must be accompanied by a detailed Acoustic Assessment.	Ongoing	N/A
29.	Bushfire Risk Any future ROL application must be accompanied by detailed Bushfire Mitigation Plans for each stage, generally consistent with the support document identified as 'Overall Conceptual Bushfire Hazard Assessment and Mitigation Plan' prepared by Bushland Protection Systems (BPS) Pty Ltd and dated 1 November 2012.	Ongoing	N/A

Table of **approved** uses.

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

Overall Notes

- “Approved uses” are listed in the table below those for those sites where the particular use is nominated on the approved Plan of Development as part of a subsequent RoL approval and development standards are listed in the approved Plan of Development notes (with reference to ULDA Guidelines where relevant).
- Uses not listed as “Approved uses” require a separate MCU application with detailed design documentation, after, or in conjunction with an RoL application/ approval
- Retail, commercial and indoor entertainment uses are as defined in Schedule 6 of the Ripley Valley Urban Development Area Development Scheme

Density

- “Net residential density” includes residential lots, local parks and internal local roads (as per Development Scheme definition)
- “Site density” relates to an individual development parcel that has resulted from earlier subdivision which dedicated any required public roads and parks

Residential Neighbourhood	Major Neighbourhood Centre
Development Parameters	
A minimum net residential density of 15 dw/ha* Minimum of 75% single detached houses A maximum building height of up to three (3) storeys and / or not exceeding nine (9) metres **A maximum total retail and commercial use GFA of 250m² that meet the following requirements: - A minimum of 100 metres from a neighbourhood park - A minimum of 200 metres walking distance from the boundary of a neighbourhood or district centre - A minimum of 400 metres walking distance from another retail and commercial use	A minimum net residential density of 20 dw/ha* ***A maximum total retail and indoor entertainment GFA of 6,000m² ^A maximum total commercial GFA of 500m² ~A maximum total community services GFA of 1,800m² A maximum building height of three (3) storeys
* Measured across the whole of the estate, which may involve more than one plan of development	

Approved uses (Permanent) – Urban Living Zone (where consistent with an approved plan of development that supports the development parameters above)

Multiple Residential where:

Lot size	Maximum No. of dwellings
<450m ²	2
450m ² - 599m ²	3
600m ² - 749m ²	4
>750m ²	5

Other Residential

Business**

Health Care Services**

Food Premises**

Shop**

Child Care Centre where:

- Located a maximum of 200 metres walking distance from a centre, community facility or educational establishment (primary school)

Community Facility where:

- Integrated with a centre, or open space network or educational establishment (primary school)

Educational Establishment

Outdoor Sport and Recreation where:

- Excluding golf course

Display Home or House where:

- The lot is 400m² or less
- The frontage is 12.50 metres or less
- It complies with the applicable self-assessable provision in schedule 3 and
- The site is located outside a development constraint area on Maps 3a or 3b other than a RAAF Base Amberley Constraint area or a Transitional Bushfire Risk Area if, for the Transitional Bushfire Risk Area, the site adjoins an existing approved urban development

Display Home or House where:

- The site is recognised as being situated on steeply sloping land (i.e. Hillside and/or Rural Lots with gradients exceeding 15%) and
- It complies with an approved steep lot strategy

Display Home or House where:

- The lot is 400m² or less
- The frontage is 12.50 metres or less
- It complies with the applicable self-assessable provision in schedule 3 and
- The site is located outside a development constraint area on Maps 3a or 3b other than a RAAF Base Amberley Constraint area or a Transitional Bushfire Risk Area if, for the Transitional Bushfire Risk Area, the site adjoins an existing approved urban development

Multiple Residential

Other Residential

Short Term Accommodation

Fast Food Premises***

Food Premises***

Garden Centre***

Market***

Outdoor Sales***

Shop***

Shopping Centre***

Service Station*** where:

- Integrated as part of a shopping centre development; and
- Not located adjoining a residential or sensitive land use as defined in the Ripley Valley UDA Development Scheme

Indoor Sport and Recreation***

Business^

Car Park^ where:

- Not a multilevel car park

Health Care Services^

Child Care Centre~

Community Facility~

(as agreed to by the applicable assessing authority in conjunction with an endorsed infrastructure master plan for earthworks).	Educational Establishment~ Emergency Services~ Place of Assembly~ Telecommunications Facility~ Utility Installation~ where: - Integrated within a building; and - Not located adjoining a residential or sensitive land use as defined in the Ripley Valley UDA Development Scheme Veterinary Hospital~
Approved Uses (Interim Uses) not requiring a plan of development	
Agriculture Agricultural Supply Store Animal Keeping and Husbandry	Agriculture Agricultural Supply Store

STANDARD ADVICE

General

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic Development Act 2012* 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.

Special Infrastructure Levy (or similar rate or charge)

An annual special infrastructure levy may be applied to properties in the Ripley Valley PDA to assist in funding strategies to mitigate potential development impacts outside the PDA. Potential landowners must be made aware of the special infrastructure levy prior to the purchase of land.

Energex Requirements

The attached correspondence from Energex dated 17 July 2012 is provided for consideration with future ROL development applications.

**** End of Package****

Attachment 1
Relevant State Interests Review
DEV2012/267

Development in the vicinity of certain airports	The development is located approximately 8km south east of RAAF Base Amberley. The Ripley Valley UDA Development Scheme includes RAAF Base Amberley Constraints (Map 3b) that include extraneous lighting restrictions and three (3) areas of building height restriction. The site is affected by the Building height Restriction Area of 45m. The approved table of uses allows buildings to be a maximum of 9 metres and/or three (3) storeys in height.
Mitigating the adverse Impacts of Flood, Bushfire and landslide	• A Flood Management Plan, Precinct A, prepared by Water Technologies and dated November 2010 has been previously approved by EDQ as part of approval DEV2010/094. A condition of approval will require a master plan for stormwater infrastructure to be submitted. The stormwater master plan must include a Flooding Report. • The Ripley Valley UDA Development Scheme Map 3a shows that the site is subject to Transitional Bushfire Risk, i.e. areas where bushfire risk may diminish as development occurs. The adjoining property that borders to the east is shown as a Bushfire Risk Area. A condition of approval will require any future ROL application to be accompanied by a detailed Bushfire Mitigation Plans for each stage. • The land form of the site ranges from flat to gently sloping to areas exceeding 15% slope. A condition of approval will require an earthworks report to be submitted for compliance assessment. • All of these elements are to be further addressed as part of any future applications.
State Controlled Roads	The site has no direct access to any State Controlled Roads. The Department of Transport and Main Roads has, however, been consulted due to the sites proximity to the Centenary Highway.
Mining Leases	The Ripley Valley UDA Development Scheme Map 3b shows that the site is not located within a Mining Influence Constrained Area.
Protected Areas	The Ripley Valley UDA Development Scheme Map 2 shows that the site does not include any land subject to Indigenous Cultural Heritage value. The Ripley Valley UDA Development Scheme Map 4 shows that the site does not include any land within the Environmental Protection Zone.
Conservation of Agricultural land	The Ripley Valley UDA Development Scheme underwent state interest checks during the preparation of the proposed development scheme and identified the land within an Urban Living Zone, the majority of which is intended to be developed as urban and suburban neighbourhoods focused on identifiable and accessible centres and comprising a mix of residential development.

Attachment 1
Relevant State Interests Review
DEV2012/267

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Mitigating the adverse Impacts of Flood, Bushfire and landslide	• A Flood Management Plan, Precinct A, prepared by Water Technologies and dated November 2010 has been previously approved by EDQ as part of approval DEV2010/094. A condition of approval will require a master plan for stormwater infrastructure to be submitted. The stormwater master plan must include a Flooding Report. • The Ripley Valley UDA Development Scheme Map 3a shows that the site is subject to Transitional Bushfire Risk, i.e. areas where bushfire risk may diminish as development occurs. The adjoining property that borders to the east is shown as a Bushfire Risk Area. A condition of approval will require any future ROL application to be accompanied by a detailed Bushfire Mitigation Plans for each stage. • The land form of the site ranges from flat to gently sloping to areas exceeding 15% slope. A condition of approval will require an earthworks report to be submitted for compliance assessment. • All of these elements are to be further addressed as part of any future applications.
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