

DEV2010/092

28 May 2013

Mr Julian Kemp  
RPS Group  
PO Box 1559  
FORTITUDE VALLEY QLD 4006

Dear Julian

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A FOR A  
PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT (3 LOTS  
INTO 197 LOTS – 193 RESIDENTIAL LOTS, 1 MANAGEMENT LOT, 3 BALANCE  
LOTS, NEW ROAD AND PARK) AND MATERIAL CHANGE OF USE ((PLAN OF  
DEVELOPMENT) FOR 191 HOUSES INCLUDING DISPLAY HOMES AND 2  
MULTIPLE RESIDENTIAL)) AT BARRAMS ROAD, SOUTH RIPLEY DESCRIBED  
AS LOTS 59-61 ON S151855 AND PART OF BARRAMS ROAD**

On 24 May 2013 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website  
<http://edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brianna Fyffe on 3174 0206.

Yours Sincerely



Patrick Atkinson  
**Manager – Development Assessment**

## PDA Decision Notice – Approval

| Site information                     |                                                                                                                                                                                                                                                 |                 |
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| Name of urban development area (PDA) | Ripley Valley                                                                                                                                                                                                                                   |                 |
| Site address                         | Barrams Road, South Ripley                                                                                                                                                                                                                      |                 |
| Lot on plan description              | Lot number                                                                                                                                                                                                                                      | Lot description |
|                                      | Lots 59-61                                                                                                                                                                                                                                      | S151855         |
|                                      | Part of Barrams Road                                                                                                                                                                                                                            |                 |
| PDA development application details  |                                                                                                                                                                                                                                                 |                 |
| MEDQ reference number                | DEV2010/092                                                                                                                                                                                                                                     |                 |
| Lodgement date                       | 31 January 2013                                                                                                                                                                                                                                 |                 |
| Type of application                  | Changing a PDA development approval                                                                                                                                                                                                             |                 |
| Description of proposal applied for  | Reconfiguration of a Lot (3 Lots into 197 lots – 193 residential lots, 1 management lot, 3 balance lots, new road and park) and Material Change of Use (Plan of Development) for 191 houses including display homes and 2 Multiple Residential. |                 |

| PDA development approval details                                                                                                                                |                                                                                         |                                                                                                                                                           |                                       |
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| Decision of the MEDQ [delete other than the applicable decision]                                                                                                |                                                                                         | The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice |                                       |
| Original Decision date                                                                                                                                          |                                                                                         | 21 November 2011                                                                                                                                          |                                       |
| Change to approval date                                                                                                                                         |                                                                                         | 24 May 2013                                                                                                                                               |                                       |
| Currency period                                                                                                                                                 |                                                                                         | 4 years from decision date                                                                                                                                |                                       |
| Plans and specification                                                                                                                                         |                                                                                         |                                                                                                                                                           |                                       |
| The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below. |                                                                                         |                                                                                                                                                           |                                       |
| Approved plans, reports and specifications                                                                                                                      |                                                                                         | Number (if applicable)                                                                                                                                    | Date (if applicable)                  |
| 1.                                                                                                                                                              | Plan of Subdivision Stages 1-3 Allotment Layout                                         | 6837-121 Rev I                                                                                                                                            | 13/03/2013, Amended in Red 16/05/2013 |
| 2.                                                                                                                                                              | Plan of Development Stages 1-3                                                          | 6837-127 Rev F                                                                                                                                            | 13/03/2013, Amended in Red 16/05/2013 |
| 3.                                                                                                                                                              | SUCE Ripley Valley Concept Plan                                                         | 22979-TP-SUCE L1.01 Issue B                                                                                                                               | 20/01/11                              |
| 4.                                                                                                                                                              | Proposed Indicative Disposal Areas for Excess Cut from Stage 1 -Amended in Red 14/11/11 | 7901-47-001-SK001 Rev 1                                                                                                                                   | 14/06/11                              |
| 5.                                                                                                                                                              | Layout Plan & Road Longitudinal Section – Sheet 1 of 3                                  | 7901.47.012.111 Rev A                                                                                                                                     | 23/01/13                              |
| 6.                                                                                                                                                              | Layout Plan & Road Longitudinal Section – Sheet 2 of 3                                  | 7901.47.012-112 Rev B                                                                                                                                     | 15/02/13                              |
| 7.                                                                                                                                                              | Interim Bridge Cross Section                                                            | 7901.47.012-141 Rev B                                                                                                                                     | 30/01/13                              |
| 8.                                                                                                                                                              | Interim Road Cross Section – Sheet 1 of 2                                               | 7901.47.012-142 Rev D                                                                                                                                     | 18/03/13                              |
| 9.                                                                                                                                                              | Ripley Road / Barrams Road Interim Intersection Layout                                  | Attachment A                                                                                                                                              | 16/08/11                              |
| 10.                                                                                                                                                             | Road 1 / Barrams Road Ultimate Intersection Layout                                      | Attachment B                                                                                                                                              | 16/08/11                              |
| 11.                                                                                                                                                             | Interim SUCE Sewer Strategy                                                             | 7901-47 Figure 1                                                                                                                                          | 8/11/2012                             |
| 12.                                                                                                                                                             | Concept Sewer Reticulation Layout Plan prepared by Cardno                               | 7902-96-SK-040 Rev 1                                                                                                                                      | 22/03/13                              |
| 13.                                                                                                                                                             | Concept Water Reticulation Layout Plan prepared by Cardno                               | 7902-96-SK-041 Rev 1                                                                                                                                      | 22/03/13                              |
| 14.                                                                                                                                                             | SUCE Stage 1 Flood Study                                                                | 7901/47-22                                                                                                                                                | 23/02/11                              |
| 15.                                                                                                                                                             | Flooding Report - Secondary Urban Centre East – Precinct A                              | 7901/47-014                                                                                                                                               | 12/11/10                              |

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| 16. | Infrastructure Servicing Report - Ripley Valley Secondary Urban Centre East     | 7901/47-012                | 29/09/11      |
| 17. | Ripley Valley - Amex Ripley Project: Interim Waste Water Strategy               | Interim Sewer Strategy (4) | November 2012 |
| 18. | Preliminary Geotechnical Assessment Ripley Valley – Secondary Urban Centre East | 9268gs.10                  | 05/02/10      |

#### PDA Development Conditions – Reconfiguration of a Lot

##### Planning and General Conditions

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                 |
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| 1. | <b>Carry out the approved development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents.                                                                                                                                                                                                                                                                                            | Prior to survey plan endorsement for each stage |
| 2. | <b>Complete all Operational Work and Building Works</b><br><br>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 for each stage |
| 3. | <b>Certification Agreement</b><br><br>In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the ULDA Self Certification Procedure Manual.<br><br><i>Note: Under the ULDA Self Certification Procedure Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by EDQ.</i> | Prior to commencement of site works             |
| 4. | <b>Maintain the Approved Development</b><br><br>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 EDQ or other approval required by the conditions.                                                                                                                                                      | To be maintained                                |
| 5. | <b>Survey Marks</b><br><br>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 for each stage |
| 6. | <b>Demolition Works</b><br><br>All buildings or other structures on the land must be demolished                                                                                                                                                                                                                                                                                                                                               | Prior to survey plan endorsement for            |

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|     | and/or removed, to the satisfaction of EDQ in stages. Approval of an application for building works (if required) for the demolition and/or removal, must be obtained prior to the commencement of such works.                                                                                                                                                                                                                                                                                                                                                                                                       | each stage.                                                                                                         |
| 7.  | <b>Easements</b> <p>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.</p> <p>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.</p> <p>c) Easements must be of sufficient width to contain any fitting, access chamber etc located on stormwater drains, water mains, and sewerage rising mains.</p> | Prior to survey plan endorsement for each stage                                                                     |
| 8.  | <b>Stages for Reconfiguration</b> <p>a) Drainage reserves may be required to be dedicated as part of the relevant stormwater catchment. Where necessary, the staging must be modified to be consistent with the stormwater management plan for the dedication of drainage reserves.</p> <p>b) Unless otherwise approved in writing by the assessing authority, each stage must be independently serviced by roads, water, sewer, stormwater, and any other relevant utilities.</p>                                                                                                                                   | <p>a) Prior to survey plan endorsement for each stage</p> <p>b) Prior to survey plan endorsement for each stage</p> |
| 9.  | <b>House plans for lots less than 250m<sup>2</sup></b> <p>a) Submit to EDQ, house plans for lots less than 250m<sup>2</sup> generally in accordance with the Low Rise Guideline for the following lots on approved Plan of Development 6837-127 Rev F, dated 13 March 2013, Amended in Red 16/05/2013:</p> <ul style="list-style-type: none"> <li>▪ Lots 36-39</li> <li>▪ Lots 124-125</li> <li>▪ Lots 143-144</li> <li>▪ Lots 148-156</li> </ul> <p>b) Titling of the lots less than 250m<sup>2</sup> may be delayed until such time as building construction has commenced.</p>                                    | <p>a) Prior to commencement of site works or plan sealing, which ever is the first</p> <p>b) As indicated</p>       |
| 10. | <b>Road Naming</b> <p>The developer must submit to Ipswich City Council for approval, a list of three (3) proposed street names and the corresponding name meanings for each new road to be opened. If a theme is considered appropriate, an explanation of the theme is to be submitted at the same time. Ipswich City Council reserves the right to accept any or none of the proposed names.</p>                                                                                                                                                                                                                  | Prior to survey plan endorsement for each stage                                                                     |

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| 11. | <p><b>Locality References</b></p> <p>a) Any place name or estate name used by the developer (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development) must specify the relevant, approved place name under the Place Names Act 1994 and must comply with the following:</p> <ul style="list-style-type: none"> <li>i. Be in the same colour and background colour as the estate name</li> <li>ii. Be in lettering no less than 50% of the estate name</li> <li>iii. Be in the same orientation as the estate name</li> <li>iv. Be in either title case or all in upper case</li> </ul> <p>b) Any reference to the regional location of the site or the development must not refer to the place or estate as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Ipswich City Council in writing from time to time).</p> | At all times                                                                                                 |
| 12. | <p><b>Land Dedications</b></p> <p>Any land dedicated to Ipswich City Council must be free of contaminants and not registered on either the Environmental Management Register or Contaminated Land Register. The developer must demonstrate to the assessing authority that the past uses of the land did not include a notifiable activity i.e. livestock dip as listed in Schedule 3 of the <i>Environmental Protection Act 1994</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Prior to dedication of land                                                                                  |
| 13. | <p><b>Drainage Reserve</b></p> <p>Land required for permanent detention basins, constructed wetlands and bio-retention basins or equivalent is to be dedicated as drainage reserve in favour of ICC and not included within parkland dedication.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Prior to dedication of land                                                                                  |
| 14. | <p><b>Parkland Dedication</b></p> <p>a) Lot 9000 is to be dedicated as public use land (park) to Ipswich City Council in fee simple as nominated trustee. Land is to be clear of the 50m Bundamba Creek riparian buffer.</p> <p>b) The District Park is to be dedicated and shall generally be in accordance with RPS Plan 22979-TP-SUCE-L1.01 Issue B. It is acknowledged that this dedication forms part of the overall District Park Dedication.</p> <p><b>Advice</b></p> <p>i. Land included within the 50m Bundamba Creek riparian buffer is to be excluded from the calculation of the District Recreation</p>                                                                                                                                                                                                                                                                                                                                                                                | <p>a) At the time of Registration of survey plan with DNRM</p> <p>b) Prior to endorsement of survey plan</p> |

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|     | <p><i>Park.</i></p> <p><i>ii. Lot 9000 is to contribute to the overall 4ha provision of District Recreation Park in the Secondary Urban Centre East.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                    |
| 15. | <p><b>Rehabilitation of Riparian Corridor</b></p> <p>Any rehabilitation of the 50m buffer as required by a subsequent IMP, is to be in accordance with the timing of the IMP.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | As indicated.                                      |
| 16. | <p><b>Entry Walls or Features</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | At all times                                       |
| 17. | <p><b>Cultural Heritage</b></p> <p>Submit to EDQ 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).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Prior to the commencement of construction          |
| 18. | <p><b>Noise Management</b></p> <p>a) Submit to EDQ an updated version of the Noise Mitigation Report (Project No. 7901/47-12) prepared by Cardno and dated 12 November 2010. The updated report shall include the final lot layout, terrain elevation and traffic counts. The updated report shall outline assessment and mitigation strategies to be considered in construction of dwellings to meet the appropriate acoustic attenuation standards. The recommendations of the report exclude acoustic barriers as an appropriate attenuation measure. The report shall be to the following standards:</p> <p>i. <i>The calculation and prediction of traffic noise levels is to be in accordance with the Road Traffic Noise Management Code of Practice, published by the Queensland Department of Main Roads and in accordance with Australian Standard 2702-1984: Acoustics – Methods for the measurement of road traffic noise. Alternative road traffic noise prediction models may be used where they can be justified as being appropriate to the circumstances of the particular situation and location.</i></p> <p>ii. <i>An assessment of road traffic noise is to be based on the ultimate traffic flow for the road. If such data does not exist a 10-year planning projection is to be used.</i></p> <p>iii. <i>The determination of building construction, siting and design measures required to achieve internal noise levels shall be in accordance with Australian Standard 2107: Acoustics-</i></p> | a) Prior to survey plan endorsement for each stage |

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|                                    | <p><i>Recommended design sound levels and reverberation times for building interiors and Australian Standard 3671- 1989: Acoustics – Road traffic noise intrusion – Building siting and construction. Alternative methods may be used where they can be justified as being appropriate to the circumstances of the particular situation and location.</i></p> <p>b) All dwellings on lots subject to elevated road traffic noise levels are to be constructed in accordance with the building design standards as set by the amended (in accordance with Part (a) of this condition) Noise Mitigation Report (Project No. 7901/47-12) prepared by Cardno.</p> <p>c) A request in writing shall be submitted to the Ipswich City Council that written advice be included on rates notices/property notes, that advise all of the lots that are subject to elevated road traffic noise levels and construction standards, and supply them for future dwellings with a copy of the recommendations of the Cardno Report, being the amended (amended in accordance with Part (a) of this condition) Noise Mitigation Report (Project No. 7901/47-12) prepared by Cardno.</p> <p>d) The developer is required to notify all prospective buyers of any lots that are affected by noise.</p> | <p>b) At all times</p> <p>c) Prior to building approval</p> <p>d) Prior to entering into a contract of sale</p> |
| <b>Ecological Conditions</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                 |
| 19.                                | <p><b>Management Strategy</b></p> <p>Submit a Management Strategy for approval that details rehabilitation works to be conducted within the Bundamba Creek Corridor.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Prior to any site works commencing                                                                              |
| <b>Landscaping / Streetscaping</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                 |
| 20.                                | <p><b>Disposal of Cleared Vegetation</b></p> <p>The following means of disposal are to be used, though EDQ may consider other means on request:</p> <ul style="list-style-type: none"> <li>▪ Processing through a wood-chipper;</li> <li>▪ Disposal for firewood;</li> <li>▪ Disposal for landscaping purposes; or</li> <li>▪ Transport to alternative site for chipping.</li> </ul> <p><i>Note: Burning off is not an acceptable means of disposal</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to commencement of use & then to be maintained                                                            |
| 21.                                | <p><b>Detailed Landscape Plan</b></p> <p>a) Submit to EDQ for approval a detailed landscape plan generally in accordance with the approved landscape concept plans and in accordance with the applicable ULDA Guideline No.12 Park Planning and Design (once adopted). The plans are to be prepared by an Australian Institute of Landscape Architects</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | a) Prior to commencement of works on site                                                                       |

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|  | <p>registered landscape architect. Landscaping plans shall address the following:</p> <ul style="list-style-type: none"> <li>i. All parkland areas and associated embellishments must be designed and constructed with consideration to adherence with the universal principals of Crime Prevention through Environmental Design (CPTED).</li> <li>ii. Any retaining structures constructed for the intended purpose of retaining land uses other than parkland, must not be constructed within the boundary of any land areas intended to be dedicated for parkland.</li> <li>iii. All parkland related signage must be designed, fabricated and installed in accordance with Ipswich City Council's Parks and Reserves Signage Manual.</li> <li>iv. All land areas intended to be dedicated for parkland must be interconnected with the broader Ripley Valley pedestrian and cycle network.</li> <li>v. All primary shared pathways running through both Citywide and Local Linear Parkland must be 2.5m wide.</li> <li>vi. Existing contours and levels and any alteration of the ground levels this should include plans, sections and elevations.</li> <li>vii. Hard surfaces details including locations, materials and finishes.</li> <li>viii. The location of, details of materials and finishes of, all proposed street furniture, storage facilities, signage and lighting.</li> <li>ix. Proposed boundary treatments including screening, walls and fencing, indicating materials and dimensions.</li> <li>x.</li> <li>xi. All planting including location, species, common name, size, density and number.</li> <li>xii. Play equipment including details of types of equipment to be installed.</li> <li>xiii. All surfaces including details of materials and finishes.</li> <li>b) Bollards must be installed along any shared boundary between road reserve and park, with the intent of preventing unauthorised access by motor vehicles. All bollards must be installed and consist of materials in accordance with Ipswich City Council's Standard Details. Access points for maintenance vehicles must be incorporated at appropriate locations to the satisfaction of the assessing authority and must be installed and consist of materials in accordance with Ipswich City Council's Standard Details.</li> <li>c) Unless otherwise approved in writing by the assessing authority,</li> </ul> | <ul style="list-style-type: none"> <li>b) Prior to commencement of use and to be maintained</li> <li>c) Prior to commencement of use and to be maintained</li> </ul> |
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|     | <p>fencing along residential allotments adjoining park boundaries, public thoroughfares and drainage reserves must have a maximum height of:</p> <ul style="list-style-type: none"> <li>i. 1.2m high if not transparent; and</li> <li>ii. 1.8m high, if not transparent at ground level to a height of 1.2m and a minimum 50% visually transparent 600mm fencing element atop the solid fence to enable both privacy to the dwelling units on proposed lots and passive surveillance of any parks, public thoroughfares and detention basins.</li> </ul> <p>d) Undertake the works in accordance with the approved detailed landscape plan specified in part (a) of this condition and provide written confirmation to EDQ from an Australian Institute of Landscape Architects registered landscape architect or a BSA, QLD licensed and experienced landscape contractor that the works comply with the submitted landscape plan.</p>                                                                                                                                                                                             | <p>d) Prior to endorsement of survey plan for each stage</p> |
| 22. | <p><b>Parkland</b></p> <ul style="list-style-type: none"> <li>a) All parkland areas and associated embellishments must be designed and constructed in accordance with the ULDA Guideline No.12 Park Planning &amp; Design (once adopted).</li> <li>b) All parkland related embellishments are to be located within parkland areas to achieve the appropriate level of flood immunity, in accordance with the Desired Standards of Service for Parkland, as outlined in ULDA Guideline No.12 Park Planning &amp; Design (once adopted).</li> <li>c) All parkland areas and associated embellishments must be designed and constructed with strong consideration to long term sustainable asset management practices.</li> <li>d) All parkland areas and associated embellishments must be designed and constructed with strong consideration to adherence with the universal principals of <i>Crime Prevention through Environmental Design (CPTED)</i>.</li> <li>e) All parkland related signage must be designed, fabricated and installed in accordance with Ipswich City Council's Parks and Reserves Signage Manual.</li> </ul> | <p>Prior to endorsement of survey plan for each stage</p>    |
| 23. | <p><b>Standard for Parkland Dedication</b></p> <p>Submit to EDQ certification from a suitable qualified professional that the parkland to be dedicated to ICC fulfils the following criteria:</p> <ul style="list-style-type: none"> <li>▪ Declared plants, environmental weeds and rubbish must be removed – 100% kill rate</li> <li>▪ Dead trees must be removed and dangerous trees made safe within 10.0m of proposed allotments or proposed</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Prior to the endorsement of survey plan for stage 1</p>   |

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|     | <p>pathways or playgrounds</p> <ul style="list-style-type: none"> <li>▪ Open areas must be grassed and left in mowable condition</li> <li>▪ Grassed areas must be free of rocks, stumps, humps and hollows with a maximum gradient of 1:6. Areas in excess of 1in 6 shall be fully planting in accordance with a approved landscaping plan.</li> <li>▪ Disturbed areas must be revegetated using native plant species</li> <li>▪ All rubbish must be removed from parkland</li> <li>▪ Parkland must be freely and safely drained</li> <li>▪ No overburden or spoil must be pushed or deposited into parkland</li> <li>▪ Water / power service must be provided to the proposed park</li> </ul>                                                                                                         |                                                                                             |
| 24. | <p><b>Open Space Maintenance</b></p> <p>Submit to EDQ certification from a suitably qualified professional that the following criteria has been met:-</p> <ul style="list-style-type: none"> <li>a) Any areas within open space areas which are disturbed as a result of civil works and which are not already detailed on the approved plans must be rehabilitated consistent with the adjacent landscaping.</li> <li>b) As per Appendix 3 of Ipswich Planning Scheme Policy 3 - General Works, landscaping works are to be completed in accordance with the approved landscape plans and conditions of approval and maintained by the developer for at least eighteen (18) months from the date that works are accepted 'on-maintenance'.</li> </ul>                                                 | <p>Prior to the endorsement of survey plan for each stage</p>                               |
| 25. | <p><b>Streetscape Works</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ for approval a Streetscape Works Plan, prepared by an Australia Institute of Landscape Architects registered landscape architect, detailing the proposed works, generally in accordance with Plan No. 22979-TP-SUCE-L1.01-Issue B and addressing the following: <ul style="list-style-type: none"> <li>▪ appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades;</li> <li>▪ appropriate footpath location;</li> <li>▪ street tree location and species, the ground preparation works and monthly maintenance plan; and</li> <li>▪ road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc).</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to commencement of works on site</li> </ul> |

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|                               | <p>b) Undertake the works in accordance with the approved streetscape works required under part (a) of this condition. Works are to be carried out in accordance with the following standards:</p> <ul style="list-style-type: none"> <li>▪ AS1428.1 Design of Access and Mobility</li> <li>▪ AS1428.4 Tactile Ground Surface Indicators</li> <li>▪ Best Trade Practice (Part B of the Compliance Certificate – Landscape Works)</li> <li>▪ AS/NZA 1158.3.1, 1999 pedestrian Area Lighting</li> </ul> <p>This work is to be certified by a suitably qualified urban design/landscape architect or registered Practising Engineer – Queensland RPEQ professional in accordance with the ULDA Certification Procedures Manual and to the satisfaction of EDQ.</p> <p>c) On completion of this work submit written certification and “as constructed” plans to EDQ demonstrating compliance with this condition.</p> | <p>b) Prior to survey plan endorsement for each stage</p> <p>c) Prior to commencement of the maintenance period</p> |
| 26.                           | <p><b>Footpath Plan</b></p> <p>The applicant shall construct footpaths as generally indicated on the approved Plan of Development 6837-127 Rev F and dated 13/03/2013, Amended in Red 16/05/2013. The location of footpaths, taking into account the location of parks, public transport, other pedestrian generators, and location of the service infrastructure.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to survey plan endorsement for each stage                                                                     |
| 27.                           | <p><b>Street lighting</b></p> <p>Design and install a street lighting system (including connections and energising) to all roads within the subdivision and to all footpaths/bikeways within road reserves and parks associated with the subdivision at no cost to Council</p> <p>The design and construction of the street lighting system must:</p> <ul style="list-style-type: none"> <li>i. be in accordance with Ipswich City Council's Planning Scheme Engineering Design Guidelines</li> <li>ii. meet the relevant requirements of the electricity supplier</li> <li>iii. be acceptable to the electricity supplier as ‘Rate 2 Public Lighting’</li> </ul>                                                                                                                                                                                                                                                 | Prior to survey plan endorsement for each stage                                                                     |
| <b>Engineering Conditions</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                     |
| 28.                           | <p><b>Pre-Construction Certification</b></p> <p>No work shall commence until EDQ acknowledges in writing receipt</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Prior to                                                                                                            |

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|     | of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | commencement of construction                                                                                                          |
| 29. | <p><b>Post-Construction Certification</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prior to endorsement of survey plans for each stage                                                                                   |
| 30. | <p><b>Construction Management Plan</b></p> <p>a) Submit to EDQ a Site Based Construction Management Plan that includes but is not limited to:</p> <ul style="list-style-type: none"> <li>▪ provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>▪ provision for parking and materials delivery during and outside of construction hours of work;</li> <li>▪ management of dust generated from the site during and outside construction work hours;</li> <li>▪ 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;</li> <li>▪ management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; and</li> <li>▪ 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.</li> </ul> <p>b) 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.</p> <p>c) 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.</p> | <p>a) Prior to commencement of site works</p> <p>b) During site works and prior to survey plan endorsement</p> <p>c) At all times</p> |

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| 31. | <p><b>Approval from Affected Property Owner – Roadworks</b></p> <p>Where encroachment of earthworks for road construction onto adjacent properties is likely to occur, the developer shall submit written authorisation to EDQ from the affected landowner, or amend the design so that all roadworks are fully contained within the road reserve.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to commencement of site works                 |
| 32. | <p><b>Roadworks</b></p> <p>The design and construction of roadworks must conform with the following:-</p> <ul style="list-style-type: none"> <li>a) All roadworks must be designed and constructed in accordance with Ipswich City Council's Policies and Standards, the DMR Road Planning &amp; Design Manual, Austroads Publications and the ULDA Guideline No.13 Engineering Standards (once adopted). The design and construction of each road or street must ensure that the speed environment, geometry, sight distances, carriageway widths, lighting, facilities for bus stops, refuse collection vehicle movements, pedestrians and cyclists, and on-street parking and other physical attributes are consistent with the function and role of the road or street in the transportation network.</li> <li>b) Roads must be constructed with concrete kerb and channel, asphalt concrete surfacing and associated works, for the full length of all property frontages. Kerb ramps in accordance with Ipswich City Council's Standard Drawing SR.18 must be provided at all intersections.</li> <li>c) Road pavements must be designed and constructed in accordance with the Ipswich City Council's Planning Scheme Policy 3 - General Works, Chapter 5 – Roadworks.</li> <li>d) Kerb ramps must be constructed in accordance with Ipswich City Council's Standard Drawing SR.18 at all intersections and at additional locations where they are required to connect concrete pathways and cycleways. Generally at "T" intersections, four (4) kerb ramps are required.</li> <li>e) Any terminating roads that may be extended as a part of a later stage must be provided with a minimum 18m diameter gravel turn around area with a two-coat bitumen seal. Hazard markers and delineator posts must be erected to define the turnarounds.</li> <li>f) A vehicle turning area must be provided at the end of all "No Through" roads and cul-de-sac. Circular cul-de-sac turning heads, based on a minimum turning circle of 9.0m radius, are preferred.</li> <li>g) "No Through Road" signs must be erected at the entries to all cul-de-sac and terminating roads.</li> <li>h) The developer must provide concrete footpaths and cycleways</li> </ul> | Prior to endorsement of survey plan for each stage. |

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|     | <p>in accordance with the approved Plan of Development 6837-127 Rev F and dated 13/03/2013, Amended in Red 16/05/2013. Ipswich City Council's Standard Drawing SR.19. The footpaths must be on the same side as the street lights, and the longitudinal grade must not exceed 1:8 unless otherwise approved by EDQ.</p> <p>i) All streets must include the provision of street lighting designed in accordance with Australian Standard AS1158 Series and installed in accordance with Energex Rate 2.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                        |
| 33. | <p><b>Bridge</b></p> <p>a) Submit to EDQ engineering design and construction drawings for Barrams Road River Bridge, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), generally in accordance Cardno Drawing No. 7901.47.012.141 and addressing the following:</p> <ul style="list-style-type: none"> <li>▪ AS5100 Set 2007</li> <li>▪ Clear widths on shared paths across bridges (i.e. 3.0 metres from back of kerb to bridge parapet)</li> <li>▪ Flood and debris loading for ultimate state without collapse for any flood of magnitude up to and including that with a 2000 year ARI</li> </ul> <p>b) Construct the road works generally in accordance with part a) of this condition</p> <p>c) Submit to EDQ as constructed drawings and certification from an RPEQ (Civil) that the bridge and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance with part a) of this condition.</p> | <p>a) Prior to the commencement of site works</p> <p>b) Prior to endorsement of survey plan for stage 1</p> <p>c) Prior to endorsement of survey plan for stage 1.</p> |
| 34. | <p><b>Road Closures and Openings</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Prior to endorsement of survey plan</p>                                                                                                                             |
| 35. | <p><b>Bus Stops</b></p> <p>a) The developer must provide bus stops and associated infrastructure. Each bus stop must be positioned, designed and</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Prior to the survey plan endorsement</p>                                                                                                                            |

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|     | <p>constructed in accordance with Translink specifications and standards as published in the <i>Translink Public Transport Infrastructure Manual Version 1 June 2007 Section 2.4.1 Bus Stop Layout and Construction Details</i>, Drawing No's TL-R02, TL-I02, TL-P01, TL-S01 for the applicable standard of bus stop required (Regular, Intermediate, Premium or Signature stop), and <i>Disability Standards for Accessible Public Transport 2004</i>.</p> <p>b) Where a bus bay fronts allotment(s) on a collector road, a driveway (and crossover if necessary) must be constructed for each affected allotment. The driveway and cross over must not be constructed within the bus set-down area but must be constructed within the tapers of the bus bay or outside the bus bay area.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | for each stage                                    |
| 36. | <p><b>External Roadworks</b></p> <p>a) Submit to EDQ engineering design and construction drawings for the following external roadworks:</p> <ol style="list-style-type: none"> <li>1. Ripley Road between the Centenary Highway and Barrams Road (plus transitions)</li> <li>2. The intersection of Ripley Road/Barrams Road</li> <li>3. Barrams Road between Ripley Road and proposed 'Road 1'</li> <li>4. Barrams Rd / Road No 1 Intersection</li> <li>5. Road No 1 north of Barrams Road</li> </ol> <p>1. The plans are to be checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), generally in accordance with:-</p> <ol style="list-style-type: none"> <li>i. Ripley Road between the Centenary Highway and Barrams Road (plus transitions) must be upgraded / reconfigured as a two- lane arterial road generally in accordance with: <ul style="list-style-type: none"> <li>▪ Cardno Drawing Nos. 7901.47.012-111 Rev A dated 23/01/13 and 7901.47.012-142 Rev D dated 18/03/13 [cross section I1-111]</li> <li>▪ Barrier kerb (type B1) on both sides</li> <li>▪ Concrete path (2.5m wide) for shared use by pedestrians and cyclists on the eastern side with a 5.0m wide verge;</li> <li>▪ Drainage, pavement, lighting and landscaping designed and constructed in accordance with the ULDA Ripley Road Design Guideline;</li> </ul> </li> <li>2. The intersection of Ripley Road/Barrams Road must be designed to facilitate the ultimate intersection as shown on Plan Ripley Road / Barrams Road Interim Intersection Layout, Plan No. Attachment A and dated 16/08/11. The ultimate intersection will be designed in accordance with: <ol style="list-style-type: none"> <li>i. DTMR Road Planning &amp; Design Manual for a 70km/h design speed.</li> <li>ii. The configuration outlined in Attachment A (with 2.0 metre wide cycle lanes on Ripley Road and 1.5 metre wide cycle</li> </ol> </li> </ol> | <p>a) Prior to the commencement of site works</p> |

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|  | lanes on Barrams Road) must be used as a guide when designing the intersection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                   |
|  | <p>3. Barrams Road between Ripley Road and proposed 'Road 1' must be upgraded/reconfigured as a two-lane sub-arterial road generally in accordance with:</p> <p>(i) Cardno Drawing Nos. 7901.47.012-112.Rev B dated 15/02/13, 7901.47.012-141 Rev B dated 30/01/13 [cross section I2-112] and 7901.47.012-142 Rev D dated 18/03/13 [cross section I4-112] with the following provisions:</p> <ul style="list-style-type: none"> <li>▪ Barrier kerb (type B1) on both sides</li> <li>▪ Concrete path (2.5m wide) for shared use by pedestrians and cyclists</li> <li>▪ Drainage, pavement, lighting and landscaping designed and constructed in accordance with the ULDA Ripley Road Design Guideline</li> </ul> <p>(ii) Carriageway pavement must be designed and constructed in accordance with the Department of Transport and Main Roads (TMR) Pavement Design Manual for a sub-arterial road</p> <p>(iii) All streets must include the provision of street lighting designed in accordance with Australian Standard AS1158 Series and installed in accordance with Energex rate 2</p> <p>4. The 'interim' intersection of Barrams Rd / Road 1 must be configured generally in accordance with Cardno Drawings No. 7901.47.012-112.Rev B dated 15/02/13. The 'ultimate' configuration for the intersection of Barrams Rd/Road 1 must be generally in accordance with Road 1 / Barrams Road Ultimate Intersection Layout, Plan No. Attachment B and dated 16/08/11, with 1.5 metre cycle lanes.</p> <p>5. 'Road 1' must be generally designed and constructed to a Neighbourhood Link standard in accordance with the Ipswich City Council Traditional Neighbourhood Design Code with the following provisions:</p> <p>(i) Roadway pavement must be designed and constructed in accordance with the Ipswich Planning Scheme Policy 3 – General Works for a trunk collector street.</p> <p>(ii) Roadway drainage must be designed and constructed in accordance with the Ipswich Planning Scheme Policy 3 – General Works. Cross drainage must be designed and constructed to accommodate Q20. Longitudinal drainage must be designed and constructed to accommodate Q5.</p> <p>(iii) All streets must include the provision of street lighting designed in accordance with Australian Standard AS1158 Series and installed in accordance with Energex rate 2</p> <p>b) Generally:</p> <p>(i) All shared use pathway must be located clear of the communication and electric service corridor.</p> | <p>b) Prior to the commencement of site works</p> |

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|     | <p>(ii) Provision must be made for a future off-road cycle way in the bridge/ culvert and road design at Bundamba Creek.</p> <p>c) Construct the road works generally in accordance with part a) of this condition Road construction standards, traffic signs, pavement markings shall be in accordance with Ipswich City Council standards.</p> <p>d) Submit to EDQ as constructed drawings and certification from an RPEQ (Civil) that all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance with part a) of this condition.</p>                                                                                                                                                                                                                                                                   | <p>c) Prior to endorsement of plan</p> <p>d) Prior to endorsement of survey plan</p>                                                                                    |
| 37. | <p><b>Internal Roads</b></p> <p>a) Submit to EDQ engineering design and construction drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), for all internal roadworks.</p> <p>b) Construct the road works generally in accordance with part a) of this condition Road construction standards, traffic signs, pavement markings shall be in accordance with Ipswich City Council standards.</p> <p>c) Submit to EDQ as constructed drawings and certification from an RPEQ (Civil) that all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance with part a) of this condition.</p>                                                                                                                                                                         | <p>a) Prior to commencement of site works</p> <p>b) Prior to endorsement of survey plan for each stage</p> <p>c) Prior to endorsement of survey plan for each stage</p> |
| 38. | <p><b>Water</b><br/><b>Queensland Urban Utilities (QUU) – Nominated Assessing Authority</b></p> <p>a) Submit for approval by Queensland Urban Utilities (QUU) detailed design plans (prepared by a Registered Professional Engineer Queensland (RPEQ-Civil)) for a water supply reticulation system providing a water service to each lot generally in accordance with Concept Water Reticulation Layout Plan Dwg No 7902-96-SK-041 Rev 1 dated 22/03/13 prepared by Cardno and the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards.</p> <p>b) Construct the works in accordance with the approved plans.</p> <p>c) Upon completion of the works, submit to QUU and Economic Development Queensland 'as-constructed' plans verified by a RPEQ-Civil and confirming all works have been completed in accordance with the approved plans.</p> | <p>a) Prior to site works commencing</p> <p>b) Prior to endorsement of survey plan for each stage</p> <p>c) As indicated</p>                                            |

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|     | <p><b>Advice:</b></p> <ul style="list-style-type: none"> <li>i. Wherever possible, water mains must be constructed on the opposite side of the road to any concrete footpath.</li> <li>ii. All works on live water mains must be carried out by Queensland Urban Utilities at the developer's expense.</li> <li>iii. A private works request must be lodged with Queensland Urban Utilities to: <ul style="list-style-type: none"> <li>• supply and install a suitable metered water connection for each proposed allotment;</li> <li>• amend the existing connection if necessary</li> <li>• seal off any existing water connections if necessary.</li> </ul> </li> <li>iv. All water infrastructure must be supplied and installed in accordance with Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                |
| 39. | <p><b>Water</b><br/> <b>Queensland Urban Utilities (QUU) – Nominated Assessing Authority</b></p> <ul style="list-style-type: none"> <li>a) a) Submit for approval by Queensland Urban Utilities (QUU) detailed design plans (prepared by a Registered Professional Engineer Queensland (RPEQ-Civil)) for the trunk water main generally in accordance with the Infrastructure Service Report Secondary Urban Centre East prepared by Cardno and dated 29 September 2011.</li> <li>b) Construct the works in accordance with the approved plans.</li> <li>c) Upon completion of the works, submit to QUU and EDQ 'as-constructed' plans verified by a RPEQ-Civil and confirming all works have been completed in accordance with the approved plans.</li> </ul> <p><b>Advice:</b></p> <ul style="list-style-type: none"> <li>i. Wherever possible, water mains must be constructed on the opposite side of the road to any concrete footpath.</li> <li>ii. All works on live water mains must be carried out by Queensland Urban Utilities at the developer's expense.</li> <li>iii. A private works request must be lodged with Queensland Urban Utilities to: <ul style="list-style-type: none"> <li><input type="checkbox"/> supply and install a suitable metered water connection for each proposed allotment;</li> <li><input type="checkbox"/> amend the existing connection if necessary</li> <li><input type="checkbox"/> seal off any existing water connections if necessary.</li> </ul> </li> <li>iv. All water infrastructure must be supplied and installed in accordance with Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards.</li> </ul> | <ul style="list-style-type: none"> <li>a) a) Prior to site works commencing</li> <li>b) Prior to endorsement of survey plan for each stage</li> <li>c) As indicated</li> </ul> |
| 40. | <p><b>Sewerage</b><br/> <b>Queensland Urban Utilities (QUU) – Nominated Assessing Authority</b></p> <ul style="list-style-type: none"> <li>d) Submit for approval by Queensland Urban Utilities (QUU) detailed design plans (prepared by a Registered Professional</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>d) Prior to site works</li> </ul>                                                                                                       |

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|  | <p>Engineer Queensland (RPEQ-Civil)) for a sewerage reticulation system providing a separate sewerage connection to each lot generally in accordance with Concept Sewer Reticulation Layout Plan Dwg No 7902-96-SK-040 Rev 1 dated 22/03/13 prepared by Cardno and the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards.</p> <p>e) Construct the works in accordance with the approved plans.</p> <p>f) Upon completion of the works, submit to QUU and the Economic Development Queensland 'as-constructed' plans verified by a RPEQ-Civil and confirming all works have been completed in accordance with the approved plans.</p> <p><b>Advice:</b></p> <ul style="list-style-type: none"> <li>v. All works on live sewer mains must be carried out by Queensland Urban Utilities (QUU) at the Developer's expense.</li> <li>vi. Any existing sewerage or sanitary drainage that crosses proposed lot boundaries must be located, disconnected and removed.</li> <li>vii. Inspection of any sewer lines must use a CCTV as part of the "On-Maintenance" inspection. A digital record of this inspection, including an accompanying summary report compiled and signed by a RPEQ, must be submitted to Queensland Urban Utilities as part of the "On Maintenance" application.</li> <li>viii. Consent of all properties owned by parties other than the developer must be provided to Queensland Urban Utilities as part of the application for the proposed sewerage infrastructure.</li> <li>ix. The cost of some interim works such as pump stations and rising mains as identified in the Cardno Report – "Ripley Valley – Amex Ripley Project; Interim Waste Water Strategy Version 4 – November 2012", and allowed for in the Ripley Valley Infrastructure Offset Plan may be offset against Municipal Infrastructure charges.</li> <li>x. The staging and triggers for the work and future upgrades is to be in accordance with the Cardno Report – "Ripley Valley – Amex Ripley Project; Interim Waste Water Strategy Version 4 – November 2012". However it is recognised that the final application of this strategy may be dependant on the completion of additional studies to determine the capacity of existing infrastructure. These studies are to be completed to the satisfaction of EDQ prior to commencing design and construction. The Operational Works drawings associated with the infrastructure works are to be designed based on the outcomes of the studies.</li> </ul> | <p>commencing</p> <p>e) Prior to endorsement of survey plan for each stage</p> <p>f) As indicated</p> |
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| 41. | <p><b>Endorsement of Interim Waste Water Strategy and Plan</b></p> <p>The approved Interim Waste Water Strategy Version 4 – November 2012 and accompanying Interim SUCE Sewer Strategy, 7901-47 Figure 1, dated 8/11/2012, are both a progressive document and plan. Updated amended Interim Waste Water Strategy document and Interim Waste Water Options Rising Main Solution Plan are to be lodged for approval if at such time that the proposed future works are amended or updated, to the satisfaction of EDQ and QUU.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | As indicated                                        |
| 42. | <p><b>Sewer Works Guarantee</b></p> <p>Where an interim sewerage solution is to be provided until a connection to the regional system is completed, and/or the external sewerage system from the site to an approved connection point, which services this stage of development, are not complete prior to the endorsement of the survey plans, submit to EDQ a guarantee for an amount equivalent to the cost of providing the interim solution and for the cost of construction of the connection to the regional system that is not constructed at the time of survey plan endorsement. The guarantee shall remain in place until such time as the approved lots are connected to the regional sewerage and will be in a form satisfactory to EDQ.</p>                                                                                                                                                                                                                                                                                                                      | Prior to endorsement of survey plan for each stage. |
| 43. | <p><b>Stormwater Drainage – Erosion and Sediment Control</b></p> <p>Submit to EDQ Erosion and Sediment Control Plan, checked and certified by a suitably qualified and accredited professional in erosion and sediment control (CPESC). A soils assessment by a qualified soil scientist, with a focus on the dispersive nature of the soils must be submitted with the Erosion and Sediment Plan. The design and implementation of the of the erosion and sediment control plan must be completed in accordance with:-</p> <ul style="list-style-type: none"> <li>(i) State Planning Policy for Healthy Waters,</li> <li>(ii) Urban Stormwater Quality Planning Guidelines (DERM)</li> <li>(iii) Best Practice Erosion and Sediment Control (IECA).</li> </ul> <p>It should be noted that the highly dispersive nature of the clay component of the soils in the Ripley Valley region, combined with the unstable sands make the site HIGH RISK from an erosion perspective. Sediment basins with flocculation will form a critical part of erosion and sediment control.</p> | Prior to the commencement of site works             |
| 44. | <p><b>Flooding</b></p> <ul style="list-style-type: none"> <li>a) Completed works generally must comply with Cardno report - Ripley Valley, Secondary Urban Centre East – Precinct A Flooding Report dated 12 November 2010.</li> <li>b) All development lots must have a minimum 300mm freeboard above the Q100 inundation line as set by the Cardno Flood Report SUCE Stage 1 Flood Study (February 2011).</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to endorsement of survey plan for each stage  |



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|     | Water by Design guidelines.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                        |
| 46. | <p><b>Stormwater Management</b></p> <p>a) Submit to EDQ designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ).</p> <p>b) Stormwater design must incorporate the following:-</p> <ul style="list-style-type: none"> <li>(i) Rock lining is to be constructed downstream of the proposed eastern culverts sufficient to protect the land surface from erosion during flood events.</li> <li>(ii) Open drains/swales – All open drainage systems must be design to minimise the contact of stormwater with the dispersive soils and minimise the risk of erosion. This will require dispersive soils to be covered with compacted clay, topsoil and vegetation as a minimum with rock protection as required.</li> <li>(iii) In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that volume which is represented by the difference between the predicted volume from the storm event with an ARI of 100 years and the capacity of the pipe system</li> <li>(iv) A suitable roofwater and allotment drainage system must be designed in accordance with QUDM, for allotments that do not have adequate fall from within the allotment to the design invert level of the kerb and channel. The design standard for the development must be not less than QUDM Level II</li> <li>(v) All stormwater flows within and adjacent to the development, other than inter-allotment drainage, must be confined to dedicated roads, drainage reserves, registered drainage easements or within parkland. Registered drainage easements, if related to piped drainage, must be centrally located over such underground pipe system and must be not less than 4.0m wide, except for drainage easements required for side boundaries which may be 3.0m wide where approved by the assessing authority. In addition, the easements must be of suitable width to contain the predicted overland flow from the storm event with an ARI of 100 years in that location.</li> <li>(vi) No ponding, concentration or redirection of stormwater may occur onto adjoining land</li> </ul> <p>c) Construct works in accordance with part (a) &amp; (b) of this condition.</p> | <p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of site works</p> <p>c) Prior to survey plan endorsement</p> |

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|     | <p>d) Connect the development to the Ipswich City Council's stormwater system in accordance with part (a) of this condition. Upon completion and certification of the works the developer shall prepare and provide to EDQ "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 Ipswich City Council construction standards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>d) Prior to survey plan endorsement</p>                               |
| 47. | <p><b>Filling and Excavation</b></p> <p>a) Submit to EDQ, an Earthworks Management Plan checked and certified by a Registered Professional Engineer Queensland (RPEQ), specialising in geotechnical engineering, generally in accordance with the following documents and specifications:</p> <ul style="list-style-type: none"> <li>(i) Cardno Bowler Report 'Preliminary Geotechnical Assessment Ripley valley – Secondary Urban Centre East. Job No. 9268gs.10 dated 5th February 2010</li> <li>(ii) Cardno Drawing No. 7901-47-001-SK001/1 titled 'Proposed Indicative Disposal Areas for Excess Cut from Stage 1' dated 14th June 2011, all works are to be contained within Lots 58-61 on S151855 only.</li> <li>(iii) The maximum height of any retaining wall which adjoins the side and / or rear boundary of any lot must not exceed 2.0 metres.</li> <li>(iv) Retaining walls, including footings and drainage systems, must be constructed entirely within the boundaries of the lot and in accordance with the requirements of Planning Scheme Policy 3 – General Works.</li> <li>(v) Any fill within a Building Location Envelope must be compacted in accordance with Section 5 (Compaction Criteria) of AS 3798 – 1996 <i>"Guidelines on Earthworks for Commercial and Residential Developments"</i>.</li> <li>(vi) All retaining walls 1.0 m in height or greater must be designed and constructed as a cantilevered type wall that has a minimum design life of 50 years.</li> <li>(vii) Gravity type retaining walls (i.e. boulder wall) may only be constructed where the height of the wall is less than 1.0m or a maximum height not exceeding quantity two (2) saw cut face A-grade boulders.</li> <li>(viii) Retaining walls greater than 1.0 metre in public places must be provided with railings or other barriers to provide pedestrian safety.</li> </ul> <p>b) In addition to the above the Earthworks Management Plan shall:</p> | <p>a) Prior to the commencement of site works</p> <p>b) Prior to the</p> |

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|     | <ul style="list-style-type: none"> <li>(i) Link and support the Soil and Erosion Plan</li> <li>(ii) Fully detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation +</li> <li>(iii) Full details of any areas where surplus areas are to be stockpiled</li> <li>(iv) Where earthworks are proposed within three metres of the property boundary or are likely to affect adjoining property owners, the developer must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Div 15 - Specific Outcome 19 and Note 12.15.4K.</li> </ul> <p>c) Submit certification to EDQ by a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.</p> | <p>commencement of site works</p> <p>c) Prior to endorsement of survey plan for each stage</p> |
| 48. | <p><b>Rehabilitation Plan</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ a Rehabilitation Plan for all disturbed areas checked and certified by a suitable qualified professional.</li> <li>b) The rehabilitation Plan shall detail how the areas of high risk such as areas of dispersive soils shall be treated and rehabilitated.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Prior to commencement of site works</p>                                                     |
| 49. | <p><b>Erosion and Silt Management</b></p> <p>Submit to EDQ a Soil and Erosion Plan checked and certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with the following:-</p> <ul style="list-style-type: none"> <li>i. A Sediment and erosion control in accordance with "<i>Best Practice Erosion and Sediment Control</i>" published by the International Erosion Control Association (Australasia) November 2008 must be approved by the assessing authority.</li> <li>ii. The developer must install silt management facilities at commencement of construction and maintain these facilities until development work is complete and adequate grass cover is obtained.</li> <li>iii. Silt traps must be sited upstream from any park or reserve area discharge point preferably on land comprising future allotments, such that no silt impinges on the park or reserve areas. The silt trap areas may be phased out after the</li> </ul>                                                                                                                        | <p>Prior to commencement of site works</p>                                                     |

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|  | <p>development work is complete and adequate grass cover is obtained.</p> <p>iv. Diversion drains and ponds, as necessary, must be installed on the site before any other work is undertaken on site to ensure that water containing silt, clay, solids or contaminants is contained and/or isolated.</p> <p>v. The sediment and erosion control must include, but not be limited to the following:-</p> <ul style="list-style-type: none"> <li>▪ Show contours on, and surrounding, the site so that catchment boundaries can be seen.</li> <li>▪ Provide background information including site boundaries, contour maps, existing vegetation, location of site access and other impervious areas and existing and proposed drainage pathways with discharge points.</li> <li>▪ Provide a program of works containing details on the nature and specific location of works (revegetation, cut and fills, run-off diversions, stockpile management, access protection), timing of measures to be implemented and maintenance requirements.</li> <li>▪ Include E&amp;SC plans to indicate the staging of works, and scheduling of progressive and final rehabilitation as works progress. Revegetation must take place immediately after earthworks are complete in any given part / stage of the site.</li> <li>▪ Identify the riparian buffers and areas of vegetation which are to be protected and fenced off to prevent vehicle access.</li> <li>▪ The location and engineering details with supporting design calculations for all necessary sediment basins.</li> <li>▪ Provide details of chemical flocculation proposed, including equipment, chemical, dosing rates and procedures, quantities to be stored and storage location, and method of decanting any sediment basin.</li> <li>▪ The location and diagrammatic representations of all other necessary erosion and sediment control best management practice.</li> <li>▪ Identify the clean and disturbed catchments, and flow paths, showing diversion of clean water runoff, collection drains and banks, and location of discharge outlet points.</li> </ul> |  |
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|     | <ul style="list-style-type: none"> <li>▪ Show calculated flow velocities, sizing and channel lining protection, and velocity/energy checks required for all stormwater diversion and collection drains, banks, chutes, and downstream outlets.</li> <li>▪ Location of topsoil stockpiles.</li> <li>▪ Provide a site based management plan (SBMP) setting out maintenance and monitoring measures including monitoring of sediment basin releases. The SBMP should include adaptive and contingency management measures for the site to ensure E&amp;SC measures are effective at all times, particularly prior to, during and after wet weather.</li> <li>▪ The ESCP must be supported by an Erosion and Sediment Control Plan Checklist in accordance with Chapter 5.10 of the above referred publication for Best Practice Erosion and Sediment Control for building and construction sites.</li> </ul> |                                                        |
| 50. | <p><b>Electricity</b></p> <p>Submit to EDQ either:</p> <ul style="list-style-type: none"> <li>a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or</li> <li>b) written evidence from Energex confirming that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services; or</li> <li>c) Confirmation that electricity and telecommunications have been constructed in the approved allocation as detailed in Ipswich City Council Standard Drawings SR.22 and SR.23</li> </ul> <p><b>Advice:</b><br/> <i>Electricity and telecommunications drawings must be co-ordinated with civil engineering design documents, to ensure that service conflicts are avoided.</i></p>                                                   | <p>Prior to survey plan endorsement for each stage</p> |
| 51. | <p><b>Telecommunications</b></p> <p>Submit to EDQ 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.</p> <p><b>Advice:</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>Prior to survey plan endorsement for each stage</p> |

|                                                                        | Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of the relevant energy provider and the authorised telephone or cable service provider.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                      |  |                                 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| 52.                                                                    | <b>Broadband</b><br><br>Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1 <sup>st</sup> April 2011.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Prior to survey plan endorsement for each stage                                                      |  |                                                                 |                  |             |  |                                                                        |                  |                                                                                                                                                     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| 53.                                                                    | <b>Service Conduits &amp; Mains</b><br><br>Submit confirmation from the relevant authorities:<br>a) That service allocation arrangements within the road verges meet the reasonable requirements of each of the Utility Authorities.<br><br>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.<br><br><b>Advice:</b><br><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> | a) Prior to commencement of works on site.<br><br>b) Prior to survey plan endorsement for each stage |  |                                                                 |                  |             |  |                                                                        |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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| 54.                                                                    | <b>Municipal charge</b><br><br>a) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the Municipal charge in accordance with Table 1 below.<br><br>Table 1<br><table><tr><th colspan="2">Residential</th></tr><tr><td>For residential lots for a House, Sales office and display home</td><td>\$18,903 per lot</td></tr></table><br><br>b) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the Municipal charge in accordance with Table 2 Part A below.<br><br>Table 2 Part A<br><table><tr><th colspan="2">Residential</th></tr><tr><td>For residential lots other than a House, Sales office and display home</td><td>\$18,903 per lot</td></tr></table>                                                                                          | Residential                                                                                          |  | For residential lots for a House, Sales office and display home | \$18,903 per lot | Residential |  | For residential lots other than a House, Sales office and display home | \$18,903 per lot | Table 1<br>a) Prior to the survey plan endorsement.<br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br><br>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| Residential                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                      |  |                                 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| For residential lots for a House, Sales office and display home        | \$18,903 per lot                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                      |  |                                 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| Residential                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                      |  |                                 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| For residential lots other than a House, Sales office and display home | \$18,903 per lot                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                      |  |                                 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- Table 3 Part B**
- c) For residential uses the earlier of:**
- i. prior to endorsement of a community management statement/ building format plan or**
  - ii. prior to commencing the relevant use**

| Residential                                                                              |                            |                            |                            |
|------------------------------------------------------------------------------------------|----------------------------|----------------------------|----------------------------|
| For residential lots on which dwellings other than Houses, Sales office and display home | Small <sup>1</sup>         | Medium <sup>1</sup>        | Large <sup>1</sup>         |
|                                                                                          | \$12,152 per dwelling unit | \$15,528 per dwelling unit | \$18,903 per dwelling unit |

- d) Where a payment is made in accordance with Table 2 Part B a credit will be applied where a payment has been previously made in accordance with Table 2 Part A.
- e) All amounts in this condition are in July 2012 dollars and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by a 3 year moving average annual percentage increase in the 3 year rolling average of the Queensland Road and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year.

*An insurance bond may be lodged to cover the infrastructure charges which will be refundable where an infrastructure agreement has been entered into. Where an infrastructure agreement has not been entered into within one year of the date of this approval the insurance bond may be called up.*

a) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the State charge in accordance with Table 1 below.

| Residential                                                     |                 |
|-----------------------------------------------------------------|-----------------|
| For residential lots for a House, Sales office and display home | \$1,955 per lot |

- Table 1  
a) Prior to the survey plan endorsement.

- Table 2 part A  
b) Prior to the  
survey plan  
endorsement.

|                                                                                          | <p>Table 2 Part A</p> <table><tr><th colspan="2">Residential</th></tr><tr><td>For residential lots other than a House, Sales office and display home</td><td>\$1,955 per lot</td></tr></table> <p>c) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the State charge in accordance with Table 2 Part B below.</p> <p>Table 2 Part B</p> <table><tr><th colspan="4">Residential</th></tr><tr><td rowspan="2">For residential lots on which dwellings other than Houses, Sales office and display home</td><td>Small <sup>1</sup></td><td>Medium<sup>1</sup></td><td>Large <sup>1</sup></td></tr><tr><td>\$1,257 per dwelling unit</td><td>\$1,606 per dwelling unit</td><td>\$1,955 per dwelling unit</td></tr></table> <p><sup>2</sup> Small &lt; 60m<sup>2</sup> GFA, Medium = 60m<sup>2</sup> GFA to 100m<sup>2</sup> GFA, Large &gt; 100m<sup>2</sup> GFA</p> <p>d) Where a payment is made in accordance with Table 2 Part B a credit will be applied where a payment has been previously made in accordance with Table 2 Part A.</p> <p>e) All amounts in this condition are in July 2012 dollars and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by a 3 year moving average annual percentage increase in the 3 year rolling average of the Queensland Road and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year.</p> <p><b>Advice:</b></p> <p><i>An insurance bond may be lodged to cover the infrastructure charges which will be refundable where an infrastructure agreement has been entered into. Where an infrastructure agreement has not been entered into within one year of the date of this approval the insurance bond may be called up.</i></p> | Residential                                                    |                           | For residential lots other than a House, Sales office and display home | \$1,955 per lot | Residential |  |  |  | For residential lots on which dwellings other than Houses, Sales office and display home | Small <sup>1</sup> | Medium <sup>1</sup> | Large <sup>1</sup> | \$1,257 per dwelling unit | \$1,606 per dwelling unit | \$1,955 per dwelling unit | <p>Table 2 Part B</p> <p>c) For residential uses the earlier of:</p> <p>i. prior to endorsement of a community management statement/ building format plan or</p> <p>ii. prior to commencing the relevant use</p> |
|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|---------------------------|------------------------------------------------------------------------|-----------------|-------------|--|--|--|------------------------------------------------------------------------------------------|--------------------|---------------------|--------------------|---------------------------|---------------------------|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                |                           |                                                                        |                 |             |  |  |  |                                                                                          |                    |                     |                    |                           |                           |                           |                                                                                                                                                                                                                  |
| For residential lots other than a House, Sales office and display home                   | \$1,955 per lot                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                |                           |                                                                        |                 |             |  |  |  |                                                                                          |                    |                     |                    |                           |                           |                           |                                                                                                                                                                                                                  |
| Residential                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                |                           |                                                                        |                 |             |  |  |  |                                                                                          |                    |                     |                    |                           |                           |                           |                                                                                                                                                                                                                  |
| For residential lots on which dwellings other than Houses, Sales office and display home | Small <sup>1</sup>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Medium <sup>1</sup>                                            | Large <sup>1</sup>        |                                                                        |                 |             |  |  |  |                                                                                          |                    |                     |                    |                           |                           |                           |                                                                                                                                                                                                                  |
|                                                                                          | \$1,257 per dwelling unit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | \$1,606 per dwelling unit                                      | \$1,955 per dwelling unit |                                                                        |                 |             |  |  |  |                                                                                          |                    |                     |                    |                           |                           |                           |                                                                                                                                                                                                                  |
| 56.                                                                                      | <p><b>Implementation charge</b></p> <p>a) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the Implementation charge in accordance with Table 1 below.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Table 1</p> <p>a) Prior to the survey plan endorsement.</p> |                           |                                                                        |                 |             |  |  |  |                                                                                          |                    |                     |                    |                           |                           |                           |                                                                                                                                                                                                                  |

Table 1

| <b>Residential</b>                                              |                 |
|-----------------------------------------------------------------|-----------------|
| For residential lots for a House, Sales office and display home | \$1,051 per lot |

- b) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the Implementation charge in accordance with Table 2 Part A below.

Table 2 Part A

| <b>Residential</b>                                                     |                 |
|------------------------------------------------------------------------|-----------------|
| For residential lots other than a House, Sales office and display home | \$1,051 per lot |

- c) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the Implementation charge in accordance with Table 2 Part B below.

Table 2 Part B

| <b>Residential</b>                                                                       |                         |                         |                           |
|------------------------------------------------------------------------------------------|-------------------------|-------------------------|---------------------------|
| For residential lots on which dwellings other than Houses, Sales office and display home | Small <sup>1</sup>      | Medium <sup>1</sup>     | Large <sup>1</sup>        |
|                                                                                          | \$676 per dwelling unit | \$863 per dwelling unit | \$1,051 per dwelling unit |

<sup>3</sup> Small < 60m<sup>2</sup> GFA, Medium = 60m<sup>2</sup> GFA to 100m<sup>2</sup> GFA, Large > 100m<sup>2</sup> GFA

- d) Where a payment is made in accordance with Table 2 Part B a credit will be applied where a payment has been previously made in accordance with Table 2 Part A.
- e) Infrastructure contributions may be offset against the Implementation charge through agreement with EDQ. All amounts in this condition are in July 2012 dollars and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by a 3 year moving average annual percentage increase in the 3 year rolling average of the Queensland Road and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year.

**Advice:**

1. The aforementioned contribution for the implementation covers employment and community development and ecological sustainable and innovation projects completed as part of a development.
2. An insurance bond may be lodged to cover the infrastructure

Table 2 part A

- b) Prior to the survey plan endorsement.

Table 2 Part B

- c) For residential uses the earlier of:
- i. prior to endorsement of a community management statement/ building format plan or
  - ii. prior to commencing the relevant use