| | | |
|---|---|---|
| | *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.* | |
| 57. | **Sub-regional charge** | |
| | a) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ, the sub-regional charge in accordance with Table 1 below. | Table 1<br>a) Prior to the survey plan endorsement. |
| | b) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ, the sub-regional charge in accordance with Table 2 Part A below. | Table 2 Part A<br>b) Prior to the survey plan endorsement. |
| | c) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ, the sub-regional charge in accordance with Table 2 Part B below. | Table 2 Part B<br>c) For residential uses the earlier of:<br>i. prior to endorsement of a community management statement/ building format plan or<br>ii. prior to commencing the relevant use or<br>iii. prior to the issue of the certificate of classification |
| | 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. | d) For non-residential uses, the earlier of:<br>i. prior to commencing the relevant use or<br>ii. prior to the |

Table 1

| **Residential** | |
|---|---|
| For residential lots for a House, Sales office and display home | $6,581 |

Table 2 Part A

| **Residential** | |
|---|---|
| For residential lots other than a House, Sales office and display home | $6,581 |
| **Non- residential** | |
| For lots for non-residential use | $ 2,000 per lot |

Table 2 Part B

| **Residential** | | | |
|---|---|---|---|
| For residential dwellings other than for a House, Sales office and display home | Small [1]<br>$4,230 | Medium [1]<br>$5,406 | Large [1]<br>$6,581 |
| **Non-residential Uses** | Per $m^2$ of GFA | | |
| Sales Office – on a residential lot | As per "Residential uses – other than a house" | | |

[1] Small < $60m^2$ GFA, Medium = $60m^2$ GFA to $100m^2$ GFA, Large > $100m^2$ GFA

<table>
<tr><td></td><td>e) Sub-regional works or land contributions, external to the PDA, including Council roads, sub-regional sewer and water may be offset against the sub-regional charge through agreement with EDQ.<br>f) 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.<br><br>Advice:<br>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.</td><td>issue of the certificate of classification.</td></tr>
<tr><td>58.</td><td>Catalyst Infrastructure Charge<br><br>a) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the Catalyst Infrastructure charge in accordance with Table 1 below.<br><br>Table 1<table><tr><th colspan="2">Residential</th></tr><tr><td>For residential lots for a House, Sales office and display home</td><td>$5,088 per lot</td></tr></table><br>b) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the Catalyst Infrastructure charge in accordance with Table 2 Part A below.<br><br>Table 2 Part A<table><tr><th colspan="2">Residential</th></tr><tr><td>For residential lots other than a House, Sales office and display home</td><td>$5,088 per lot</td></tr></table><br>c) Catalyst Infrastructure charges may be offset against the Municipal 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.</td><td>Table 1<br>a) Prior to the survey plan endorsement.<br><br>Table 2 part A<br>b) Prior to the survey plan endorsement.</td></tr>
</table>

| | | |
|---|---|---|
| | **Advice:**<br><br>*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.* | |
| 59. | **Municipal Works – As Constructed Information**<br><br>As Constructed" information and final construction issue engineering design drawings, compiled in accordance *with Planning Scheme Policy 2 for Municipal Works*, with a Contributed Assets Financial Apportionment Form, must be submitted to the assessing authority. This data must be submitted electronically on a compact disk labelled appropriately to indicate the contents. | Prior to endorsement of survey plan |

## STANDARD ADVICE

### Flood Assessment

Following the finalisation of the overall 2D/1D flood model being developed by KBR for Ipswich City Council the impacts of this application will be assessed

### Waterway Stability:

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

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

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

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

**Flooding Masterplan**

The context of the stormwater management strategy for Precinct A in relation to the broader site is not well communicated. Prior to the submission of any further development stages it is recommended a masterplan stormwater management plan is submitted to EDQ. This will allow decision to be made easily regarding the suitability of precinct scale stormwater strategies.

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

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

**Noise and Dust Emissions**

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

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

(a) on a Sunday or public holiday, at any time; or

(b) on a Saturday or business day, before 6:30am or after 6:30pm.

**Certification**

Post-Construction certification is required prior to 'On Maintenance'. The format and documents required shall be in accordance with Ipswich City Council standards. EDQ will require a minimum of 2 copies, bound in an A4 arch folder and 2 electronic copies on disk. Documents to be included, but not limited to:

1. A Post Construction Certification form
2. A Uncompleted Works Bond form
3. Report of Compliance with Development Approval Conditions from Project Coordinator
4. As Constructed Drawings

5. Compliance Test Records i.e. CCTV results etc
6. A list of non-compliance items
7. Material testing results

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

**Equitable Access**

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

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

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

**Fire Ants**

(a) In accordance with the *Plant Protection Act 1989* and the Plant Protection Regulation 1990, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species Solenopsis invicta) and to eradicate it from the State.

(b) It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary

Industries and Fisheries on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:

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

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

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

**Gas Supply**

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

**Development Scheme Fee**

A Development Scheme Fee will apply at the time of plan sealing (in accordance with Section 129 of the Economic Development Act 2012) to recover a proportion of costs incurred by EDQ in preparing the Development Scheme for Ripley Valley. The fee payable is at the rate prevailing at the time of payment. The current rate is $750 per dwelling/lot.

# OTHER ADVICE

## Special Infrastructure Levy

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

**** End of Package ****