

DEV2012/275

3 June 2013

Mr Julian Kemp
Amex Corporation Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Julian

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE FOR THE USES SET OUT IN THE TABLE OF
APPROVED USES AND GENERALLY IN ACCORDANCE WITH THE RIPLEY
SECONDARY URBAN CENTRE EAST MASTER LAND USE AND DENSITY PLAN
AT BARRAMS, ABRAHAMS AND BAYLISS ROADS, SOUTH RIPLEY
DESCRIBED AS LOT 56 ON SP200934, LOTS 58, 59, 60, 61, 62, 75, 76, 77 ON
S151855, LOT 79 ON SL79, LOT 109 AND 113 ON M3174 AND PART OF
BARRAMS ROAD AND ABRAHAMS ROAD RESERVES (TO BE CLOSED)**

On 30 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 Patrick Atkinson on 3024 4178.

Yours Sincerely



Patrick Atkinson

Manager – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Ripley Valley	
Site address	Barrams, Abrahams and Bayliss Roads, South Ripley	
Lot on plan description	Lot number	Lot description
	Lot 56	SP200934
	Lot 58	S151855
	Lot 59	S151855
	Lot 60	S151855
	Lot 61	S151855
	Lot 62	S151855
	Lot 75	S151855
	Lot 76	S151855
	Lot 77	S151855
	Lot 79	SL79
	Lot 109	M3174
	Lot 113	M3174
		Part of Barrams Road and Abrahams Road Reserves (to be closed)
PDA development application details		
MEDQ reference number	DEV2012/275	
Lodgement date	11 May 2012	
Type of application	☒ New development involving:- ☒ Material change of use ☐ Preliminary approval ☒ Development permit	
Description of proposal applied for	<i>Residential uses (display home), home based business, house, multiple residential, other residential and short term accommodation); Commercial uses (business, car park, health care services and sales office); Industrial uses (low impact industry, research and technology facility, service</i>	

	<i>industry and warehouse); Retail uses (fast food premises, food premises, garden centre, market, service station, shop, shopping centre and showroom); Service, community and other uses (child care centre, community facility, educational establishment, emergency services, hospital, place of assembly, telecommunications facility, utility installation and veterinary hospital); Sport, recreation and entertainment uses (indoor entertainment, indoor sport and recreation, outdoor sport and recreation and park); and Rural uses (agriculture, animal keeping and husbandry, wholesale nursery)</i>
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PDA development approval details

Decision of the MEDQ	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.
Decision date	30 May 2013
Currency period	40 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.	Ripley Secondary Urban Centre East Master Land Use & Density Plan	6837-160D	March 2013
2.	Table of approved uses		26 March, 2013
3.	Plan of Bundamba Creek Buffer	7902-96-SK-014 to 016 Revision 3	22 February, 2013
Supporting documents		Number	Date
4.	SUCE Community Greenspace	7901.47.035-SK001.P Rev 4	14 January 2013
5.	SUCE Water Supply Network Plan	7901.47.035-SK001.W Rev 3	19 December 2012
6.	SUCE Road Network Plan	7901.47.035-SK001.R Rev 7	20 March 2013
7.	SUCE Wastewater Network Plan	7901.47.035-SK001.S Rev 3	19 December 2012
8.	SUCE Stormwater Network Plan	7901.47.035-SK001.SW Rev 1	17 January 2013
9.	SUCE Bulk Earthworks Plan	7901.47.035-SK001.E Rev 1	22 January 2013
10.	Road Cross Sections Sheet 1 of 2	7901.47-012-342 Rev 3	25 January 2013
11.	Road Cross Sections Sheet 2 of 2	7901.47-012-341 Rev 4	20 March 2013
12.	Ripley Valley Secondary Urban Centre East – Balance Site Infrastructure Servicing Report	7901/47-035	11 May 2012
13.	Ripley Valley AMEX SUCE	A038_790147	May 2012

	Development Noise Impact Assessment Report		
14.	Ripley Valley Secondary Urban Centre East MCU Ecological Assessment Report	7901-47	9 May 2012
15.	Secondary Urban Centre East (SUCE) Bushfire Hazard Assessment and Management Plan	7901-47	9 May 2012
16.	Ripley Valley Secondary Urban Centre East – Southern and Eastern Precincts – Stormwater Management Report	7901/47-27	29 June 2012
17.	Ripley Valley – AMEX Ripley Project Interim Waste Water Strategy Report	7901-47 Version 4	November 2012
18.	Movement Network Plan	6837-143 Rev G	20 March 2013
19.	Context Land Use & Density Plan	6837-156 Rev F	March 2013

Preamble

1. Relationship with the development scheme and other approvals

In relation to this Approval:

- (a) PDA exempt development or PDA self-assessable development on the site may be undertaken at any time in accordance with the development scheme and all applicable laws.
- (b) “Approved Uses” can occur without further approval for a Material Change of use, where the use is identified on a particular site within an approved Plan of Development (that complies with relevant aspects of Practice Note 10) as part of an approval for Reconfiguration of a Lot.
- (c) Further approvals may be obtained in accordance with the development scheme.

2. Subsequent applications framework

- (a) It is anticipated the first subsequent application in the context plan area (excluding applications for Interim Uses and applications for operational works or infrastructure delivery) will be an application for a Reconfiguring a lot (with a Plan of Development)
- (b) It is anticipated that an application for a PDA development permit for a Reconfiguring a lot (with a Plan of Development) will detail the following matters to the extent they are applicable to the application:
 - (i) location;
 - (ii) lot size and configuration;
 - (iii) building height;
 - (iv) plot ratio / gross floor area / gross leasable area;
 - (v) site cover;
 - (vi) building footprint;

- (vii) site access arrangements;
 - (viii) signage controls and noise attenuation
 - (ix) on-site parking and servicing arrangements; and
 - (x) how the development will progress or generally achieve the provisions of the development scheme.
- (c) The application must be generally in accordance with the endorsed Context Plan for the area.

3. Definitions

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

- (a) terms defined in the EDQ Act which are not defined in this Approval are taken to have the same meaning as in the EDQ Act.
- (b) a reference to a law, document or instrument is a reference to that law, document or instrument as amended from time to time (unless otherwise specified).
- (c) a reference to an Approval is a reference to this decision notice, including the conditions of Approval.
- (d) a reference to an Approved Use is a reference to an Interim Use or a Permanent Use contained within the Table of approved uses of this approval.
- (e) a reference to compliance assessment of a document or instrument is a reference to compliance assessment of that document or instrument by a nominated assessing authority under Condition 6 of this Approval.
- (f) a reference to a context plan area is a reference to an area which due to existing or proposed major feature, such as ridgelines, waterways, identified environmental area, arterial road, significant changes in propose land use or cadastral property boundaries, is a logical area for this intermediate level of special planning between master planning and detailed design.
- (g) a reference to the Ripley Secondary Urban Centre East Master Land Use & Density Plan is a reference to the Ripley Secondary Urban Centre East Master Land Use & Density Plan, Plan No 6837-160D dated March 2013 .
- (h) a reference to detailed design documentation is a reference to detailed plans, designs, specification and calculations relevant to particular development.
- (i) a reference to the development scheme is a reference to the transitioned Ripley Valley Urban Development Area Development Scheme October 2011 in force at the time of this Approval.
- (j) a reference to the State is a reference to the State of Queensland.
- (k) a reference to DTMR is a reference to the State of Queensland acting through the government department administering the *Transport Infrastructure Act 1994* (Qld) from time to time (at the date of this Approval, the Department of Transport and Main Roads).
- (l) a reference to Gross Floor Area or GFA is taken to have the same meaning as that in the Ripley Valley UDA Development Scheme.
- (m) a reference to the IFF is a reference to the Infrastructure Funding Framework (October 2012).
- (n) a reference to the IFFCOA is a reference to the Infrastructure Funding Framework, Crediting and Offset Arrangements (September 2012).

- (o) a reference to the ICOP is a reference to the Infrastructure Charging and Offset Plan Ripley Valley Urban Development Area (April 2013).
- (p) a reference to an Infrastructure Contribution is a reference to works or serviced land contributed by a developer in lieu of payment of the infrastructure charge (as defined in the IFFCOA).
- (q) a reference to an infrastructure agreement is a reference to an infrastructure agreement to which Part 7 of the Economic Development Act 2012 applies.
- (r) a reference to an infrastructure master plan is a reference to an infrastructure master plan required to be endorsed under this Approval.
- (s) a reference to an Interim Use is a reference to a use identified in the Table of approved uses as an interim use.
- (t) a reference to an overarching site strategy is a reference to a overarching site strategy for an aspect of the development of the site which is required to be endorsed under this Approval.
- (u) a reference to a Plan of Development or PoD is taken to have the same meaning as in the Ripley Valley Urban Development Area Development Scheme.
- (v) a reference to a Permanent Use is a reference to a use identified in the Table of approved uses as a permanent use.
- (w) a reference to public notification is a reference to the requirements as set out in s.54 of the *Urban Land Development Authority Act 2007* and s.4 of the *Urban Land Development Authority Regulation 2008*.
- (x) a reference to the site is a reference to the land the subject of this Approval.
- (y) a reference to TWCM is a reference to total water cycle management.
- (z) a reference to the EDQ is a reference to Economic Development Queensland.
- (aa) a reference to the ULDA Act is a reference to the *Urban Land Development Authority Act 2007 (Qld)*.
- (bb) *A reference to the Economic Development Act is a reference to the Economic Development Act 2012 (QLD)*
- (cc) a reference to the applicable ULDA guidelines is a reference to the ULDA guidelines as set out below and in effect at the time of this Approval¹:
 - ULDA Guideline 1 – Residential 30 - dated March 2010
 - ULDA Guideline 2 – Accessible Housing – dated November 2011
 - ULDA Guideline 5 – Neighbourhood Planning and Design – dated November 2011
 - ULDA Guideline 6 – Street and Movement Network – dated April 2012
 - ULDA Guideline 7 – Low rise buildings – dated February 2012
 - ULDA Guideline 8 – Medium and High Rise Buildings – dated January 2012
 - ULDA Guideline 9 – Centres – dated November 2011
 - ULDA Guideline 10 – Industry and Business Areas – dated November 2011
 - ULDA Guideline 11 – Community Facilities – dated July 2012
 - ULDA Guideline 12 – Park planning and design – dated November 2011
 - ULDA Guideline 13 – Engineering standards – dated November 2011

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

- (dd) if the EDQ is the nominated assessing authority for the Approval, this means:-
- (i) the EDQ or its delegate or
 - (ii) if the site is no longer within a declared urban development area under the EDQ Act, the local government or entity responsible for assessing and deciding planning and/or development applications in respect of the site.

Department of State Development, Infrastructure and Planning

3.	Infrastructure master plans (a) A PDA condition of this Approval may require an infrastructure master plan to be submitted for compliance assessment for endorsement. (b) Each infrastructure master plan must: (i) be for the whole of the site (ii) demonstrate innovation by providing opportunities to incorporate changes in technology anticipated to occur during the long term development of the site (iii) detail applicable infrastructure networks both within and external to the site and identify where works are required to connect existing or future networks on the site into existing or future sub-regional networks (iv) address the requirements and standards (including any areas of non-compliance) outlined in the: a) development scheme in force at the date of this Approval b) applicable ULDA guideline(s) in effect at the date of this Approval (v) identify the overall planning and delivery principles for the infrastructure works, required to support the ultimate development of the site (vi) identify, where relevant, the internal and external infrastructure required for the ultimate development of the site (vii) identify how and when that component of infrastructure will be provided (including the dedication / transfer), or if not known, how and when provision of that infrastructure is to be determined; and (viii) include any additional details or requirements set out in a condition of this Approval about that infrastructure master plan. (c) A number of infrastructure master plans may be combined into one infrastructure master plan. (d) Each infrastructure master plan will be assessed against : (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable ULDA guideline(s) in effect at the date of this Approval and (iii) any further requirements set out in a condition of this Approval. (e) An endorsed infrastructure master plan may be replaced by submitting for compliance assessment a new infrastructure master plan for endorsement.	a) As required by relevant conditions.	EDQ
4.	Overarching site strategies (a) A PDA condition of this Approval may require an overarching site strategy to be submitted for compliance assessment for endorsement. (b) Each overarching site strategy must: (i) be for the whole of the site (ii) offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme in force at the date of this Approval and the ULDA guideline(s) in effect at the date of this Approval (iii) identify opportunities for innovation (iv) include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives/outcomes and (v) include any additional details or requirements set out in a relevant condition of this Approval. (c) Each overarching site strategy will be assessed against : (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable ULDA guideline(s) in effect at the date of this Approval and	a) As required by relevant conditions	EDQ

	(iii) any further requirements set out in a condition of this Approval. (d) An endorsed overarching site strategy may be replaced by submitting for compliance assessment a new overarching site strategy for endorsement.		
5.	Detailed design documentation (a) Submit to the nominated assessing authority for compliance assessment detailed design documentation for all uses listed in the Table of approved uses other than for : (i) A house (including secondary dwelling not exceeding 65m²) on a lot 250m² or greater or a display home on a lot 250m² or greater; (ii) Multiple residential containing no more than 2 dwelling units on a lot 500m² or greater (b) Detailed design documentation must detail the following matters, to the extent they are applicable to the Approved Use: (i) location (ii) lot size and configuration (iii) building height² (iv) plot ratio / gross floor area / gross leasable area (v) site cover (vi) building design including elevations and materials (vii) site access arrangements (viii) on-site parking and servicing arrangements (ix) interface with adjoining residential uses (x) demonstrate active frontages. (xi) open space provision (c) If the development shown in the detailed design documentation is inconsistent with the development shown on an approved plan of development, the detailed design documentation must also comply with the requirements of condition 5(d) so far as they are relevant. (d) The detailed design documentation will be assessed against: (i) the endorsed context plan for that part of the site (ii) the approved Plan of Development for that part of the site (iii) the relevant provisions of the development scheme in force at the time of this Approval (iv) relevant ULDA guidelines in effect at the time of this Approval and (v) any further requirements set out in a condition of this Approval.	Prior to commencing the relevant development.	EDQ
6.	Compliance assessment (a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in these conditions. (b) Compliance assessment must be repeated where a new infrastructure master plan or new overarching site strategy to that already endorsed, is sought. (c) Before compliance assessment will commence, payment for the fee must accompany any request for compliance assessment. The fee is set out in the EDQ's development assessment fee schedule in force at the date the request is lodged. (d) The process and timeframes that apply to compliance assessment are: (i) the applicant submits plans and supporting information as required for compliance assessment (ii) within 20 business days (for all requests except for compliance assessment for Infrastructure Master Plans and Overarching Site Strategies where 40 business days applies)– the nominated assessing authority assesses the plans and supporting information and:- a. if satisfied with the information as submitted -	Ongoing	EDQ

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

	endorses the information and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted – notifies the applicant accordingly (e) If the applicant is notified under (d)(ii)b. above: (i) the information and plans addressing the concerns are to be resubmitted (ii) within a further 15 business days (for all requests except for compliance assessment for Infrastructure Master Plans and Overarching Site Strategies where 20 business days applies) – the nominated assessing authority assesses the re-submitted plans and supporting information and:- a. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted – notifies the applicant accordingly. (f) If the applicant is notified under (e) (ii) b above, within 10 business days - the nominated assessing authority and applicant will repeat steps (e) (i) and (ii). If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc. (g) When the nominated assessing authority and applicant are both satisfied with the re-submitted information lodged - the nominated assessing authority endorses the relevant instrument of document and the condition of the Approval (or element of the condition) is determined to have been met.		
7.	Commencement of work Site works (excluding general maintenance and clearing of vegetation) to facilitate the commencement of any of the development the subject of this Approval, must commence within five (5) years of this Approval. However, it is not necessary for works to facilitate the commencement of all the Approved Uses to commence on the site within 5 years of this Approval.	Within 5 years of the date of this Approval.	NA
Infrastructure charges			
8.	State Charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the state charge as set out in the IFF (Oct 2012) The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment. (b) The State infrastructure is that set out in the ICOP for the Ripley Valley PDA including those elements of State Infrastructure set out in condition 16 (Table 1) of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the state charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF	NA
9.	Municipal charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the municipal charge as set out in the IFF (Oct 2012). The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment. (b) The Municipal infrastructure is that set out in the ICOP for the Ripley Valley PDA including those elements of Municipal infrastructure set out in conditions 13, 14, 16 (Table 2) , 18, 19, 20, 23,30 and 31 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the municipal charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF	NA

10.	Sub-regional charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the sub-regional infrastructure charge as set out in the IFF (Oct 2012). The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment. (b) The sub-regional infrastructure is that set out in the ICOP. (c) Infrastructure Contributions carried out under item (b) may be offset against the sub-regional charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF	NA
11.	Implementation charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the EDQ the implementation charge as set out in the IFF (Oct 2012). The charge will be calculated in accordance with the IFF (2012) and indexed to the date of payment. (b) The Implementation works are those set out in the ICOP including those elements of Implementation charge set out in conditions 26, 27 and 29 of this Approval. (d) Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF	NA
12.	Catalyst infrastructure (a) Unless a relevant infrastructure agreement provides to the contrary, where catalyst infrastructure is provided to the PDA, pay to the EDQ the cost of the catalyst infrastructure and the financing costs in accordance with the ICOP. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) These payments may be offset against the municipal charge as set out in the IFF. <i>Advisory note: Catalyst infrastructure is being provided for the benefit of the PDA and to facilitate the efficient delivery of serviced land. This infrastructure is being funded by a loan from the State. Until this loan and the associated finance costs are repaid, payments will be required to cover the financing costs and repayment of the catalyst infrastructure loan.</i> <i>The requirements for the repayments are provided in the ICOP and the Catalyst Infrastructure Charge amount is provided in the IFF.</i>	As required by the ICOP and IFF	NA
13.	Early public transport (bus) provision (a) Unless a relevant infrastructure agreement provides to the contrary, subsidise an interim (for five years from the date of commencement of the service) public transport (bus) service in accordance with an endorsed strategy. (b) Submit for compliance assessment an interim public transport strategy that demonstrates: (i) public transport service to connect to an existing local network (ii) timeframes for bus services including peak times and other times for weekdays and times for services on weekends and public holidays (iii) cost to deliver the bus services. (iv) provision of services having regard to the staged development of the site and (v) sustainability of the service beyond the stated subsidy period (c) The cost of the subsidy may be offset against the municipal charge as set out in the IFF for an endorsed strategy.	To commence prior to occupation of the 200 th residential lot on the site.	NA
Land dedications			
14.	Barrams Road east of Bundamba Creek Unless a relevant infrastructure agreement provides to the contrary dedicate as road and transfer to the Ipswich City Council (ICC) at no cost to the Council, the land required to facilitate the ultimate construction of the Barrams Road east of Bundamba Creek (as shown on the ICOP) in accordance with ICC requirements.	Progressive with development and prior to the survey plan endorsement of	NA

		the relevant subdivision stage																			
Road Closures																					
15.	Barrams Road / Abrahams Road Partial Closure Obtain approval for the proposed closure of a section of Barrams Road and Abrahams Road as necessitated by development shown on the approved Ripley Secondary Urban Centre East Master Land Use & Density Plan.	Progressive with development and prior to the closure of any road and prior to survey plan endorsement of the relevant subdivision stage	N/A																		
Infrastructure master plans																					
16.	Community facilities (a) Submit for compliance assessment an infrastructure master plan for community facilities. (b) In addition to the requirements set out in PDA condition 3 of this Approval, the community facilities infrastructure master plan must: (i) reflect the land transfer rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary. (ii) identify an indicative location and timing for the land transfer for the community facilities within the ultimate development and (iii) identify how the land will be serviced and made ready for use. Table 1: Serviced land requirements for State government facilities <table><tr><th>Facility or service</th><th>Number of facilities</th><th>Site/facility area</th></tr><tr><td>State primary school</td><td>1</td><td>6.5ha</td></tr><tr><td>Health precinct</td><td>1</td><td>3.2 ha</td></tr><tr><td>Local police station</td><td>1</td><td>0.3ha</td></tr></table> Table 2: Serviced land requirements for local government community facilities <table><tr><th>Facility or service</th><th>Number of facilities</th><th>Site/facility area</th></tr><tr><td>District Community Facility</td><td>1</td><td>1.5 ha</td></tr></table> Advisory notes: 1. In considering the delivery of community facilities, variances in the provision of land or number of facilities will be considered where alternative, innovative solutions that would benefit the community can be demonstrated. 2. Health Precinct, police station and district community facility land areas to be subject to further investigation of form and function of the community facilities and detailed site planning requirements by the relevant service provider.	Facility or service	Number of facilities	Site/facility area	State primary school	1	6.5ha	Health precinct	1	3.2 ha	Local police station	1	0.3ha	Facility or service	Number of facilities	Site/facility area	District Community Facility	1	1.5 ha	a) Prior to the approval of the 1 st subsequent application for the site	EDQ
Facility or service	Number of facilities	Site/facility area																			
State primary school	1	6.5ha																			
Health precinct	1	3.2 ha																			
Local police station	1	0.3ha																			
Facility or service	Number of facilities	Site/facility area																			
District Community Facility	1	1.5 ha																			
17.	Energy and Communication service infrastructure (a) Submit for compliance assessment an infrastructure master plan for energy and communication service infrastructure. (b) In addition to the requirements set out in PDA condition 3 of this Approval, this energy and communication service infrastructure master plan must: (i) where reasonably possible, include written evidence confirming an agreement exists with relevant service	a) Prior to the approval of the 1 st subsequent application for the site	EDQ																		

	providers to an infrastructure master plan for service infrastructure within the site. If this is not possible for a whole site, then provide advice from a service provider that service infrastructure can be provided to the site (ii) address information communication technologies for the site and (iii) address energy usage and supply (and specifically in respect to peak energy) for the site.		
18.	Movement network (a) Submit for compliance assessment an infrastructure master plan for the movement network. (b) In addition to the requirements set out in PDA condition 3 of this Approval, this infrastructure master plan for the movement network (which includes, but is not limited to the upgrade to Ripley Road between Centenary Highway and Barrams Road and the upgrade to Barrams Road including the Bundamba Creek crossing) must: (i) include an updated traffic report referencing the DTMR Saturn Traffic Model outputs. (ii) be generally consistent with the following plans as amended by (i) a. Movement Network Plan 6837-143 Rev G dated 20/03/13 prepared by RPS b. Transport Network Plan 7901.47.035-SK001.R Rev 7 dated 20/03/13 prepared by Cardno (iii) Road Cross Sections 7901.47.012-341 Rev 4 dated 20/03/13 prepared by Cardno, Road Cross Sections 7901.47.012-342 Rev 3 dated 25/01/13 prepared by Cardno as amended by (i). (iv) address the general compatibility of the proposed traffic network in accordance with the ICOP or other plan approved by the authority that will ultimately be responsible for the asset (v) address the integration of the off- road shared path network with the overall movement network, including the connection of the shared off road path on the southern side of the Centenary Hwy to the path on the northern side	a) Prior to the approval of the 1st subsequent application for the site	EDQ
19.	Sewer (a) Submit for compliance assessment an infrastructure master plan for sewer infrastructure. (b) In addition to the requirements set out in PDA condition 3 of this Approval, this infrastructure master plan for the sewer network must: (i) be generally consistent with the following supporting plans: a. Servicing Plan – Trunk Sewer 7901.47.035-SK001.S Rev 3 dated 19 December 2012 prepared by Cardno b. Interim SUCE Sewer Strategy Plan Fig 1 Rev B dated 08/11/12 prepared by Cardno or any alternative strategy approved by QUU (ii) demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM.	a) Prior to the approval of the 1st subsequent application for the site	EDQ

20.	Water supply (a) Submit for compliance assessment an infrastructure master plan for water supply. (b) In addition to the requirements set out in PDA condition 3 of this Approval, this infrastructure master plan must: a. Include an updated H20map model for QUU review as to the appropriateness of the trunk main sizing shown within the support document referred to in b. b. Be generally consistent with the Potable and Recycled Water Network Plan 7901.47.035-SK001.W Rev 3 dated 19 December 2012 prepared by Cardno or any alternative network plan approved by QUU c. Demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM	a) Prior to the approval of the 1 st subsequent application for the site	EDQ
21.	Stormwater (a) Submit for compliance assessment an infrastructure master plan for stormwater infrastructure. (b) In addition to the requirements set out in PDA condition 3 of this Approval, this infrastructure master plan must: (i) address an updated Flooding Report in accordance with the Ipswich City Council / KBR Flood Model. The report shall address amongst other matters, flood immunity for the sports parks and detail measures identified below where flood immunity is less than Q20 (but not less than Q10) by undertaking a. a risk assessment ,and b. an assessment of park functionality after the occurrence of a flood event up to Q20 (ii) address a Q20 flood immunity for the Regional sports park either by filling the land or constructing a levee or a combination of both. In the case of filling the land demonstrate that this option would not create any adverse impact on upstream or downstream properties which cannot be effectively managed. (iii) be generally consistent with the following support documents prepared by Cardno; a. Stormwater Management Report 7901/47-27 dated 29/06/12 detailing stormwater quality measures to be implemented to ensure the integrity and values of waterways are maintained and enhanced by providing appropriate management of water quality and water quantity; and b. Stormwater Network Plan 7901.47.035-SK001.SW Rev 1 dated 17/01/13. (iv) address how creek stability is to be achieved and sustained. In particular, the IMP is to outline a plan for rehabilitation and a maintenance programme for the 50m wide buffer to Bundamba Creek. (v) address the inter-relationship between existing groundwater conditions and proposed development design (vi) address how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM. (vii) address the management of likely risks to infrastructure/urban development posed by the movement of the creek over time.	a) Prior to the approval of the 1 st subsequent application for the site	EDQ
22.	Earthworks strategy (a) Submit for compliance assessment an infrastructure master plan for earthworks. (b) In addition to the requirements set out in PDA condition 3 of this	a) Prior to the approval of the 1 st subsequent application for	EDQ

	Approval, this infrastructure master plan must: (i) be supported by a geotechnical report that broadly identifies areas of high risk, for example, slope stability, erosion etc. (ii) generally comply with AS3798-2007-Guidelines on Earthworks for Commercial and Residential Developments (iii) address the implications of the dispersive soils in the future development of any Earthworks Management Plan for subsequent applications (iv) address priorities for erosion prevention measures over control measures and proposing overall procedures and strategies that would need to be implemented in the preparation of an Earthworks Management Plan. (v) Be generally consistent with the following plan prepared by Cardno: a. Bulk Earthworks Plan 7901.47.035.SK001.E Rev 1 dated 22/01/13	the site																														
23.	Community greenspace (a) Submit for compliance assessment an infrastructure master plan for community greenspace. (b) In addition to the requirements set out in PDA condition 3 of this Approval, this infrastructure master plan must: (i) reflect the land transfer rates set out in Table 1 below, unless a relevant infrastructure agreement provides to the contrary Table 1: Land and embellishment requirements for community greenspace <table><tr><th>Column 1 Park types</th><th>Column 2 Rates of space (ha/1,000 pop)</th></tr><tr><td>Recreation parks</td><td>2.60*</td></tr><tr><td>Sports parks</td><td>2.00*</td></tr><tr><td>Total parks</td><td>4.60</td></tr></table> * Note – the minimum area of individual parks must be as specified in Table 2 In particular, provide the greenspace infrastructure including land and embellishments as set out in Table 2 below, generally in accordance with the Ripley Secondary Urban Centre East Master Land Use and Density Plan and in accordance with ULDA Guideline No. 12 – Park Planning & Design, unless a relevant infrastructure agreement/infrastructure master plan provides to the contrary. Table 2: Land and embellishments requirements for community greenspace <table><tr><th>Park Type</th><th>Number of facilities –</th><th>Min. Area</th></tr><tr><td>Civic Park- District plaza/ park</td><td>As depicted on the Ripley Secondary Urban Centre East Master Land Use and Density Plan</td><td>1.5 ha</td></tr><tr><td>District Recreation Park</td><td>1</td><td>4 ha</td></tr><tr><td>Major Sports park</td><td>1</td><td>10ha</td></tr><tr><td>District Sports park</td><td>1</td><td>5.5ha</td></tr><tr><td>Neighbourhood Recreation Park</td><td>5</td><td>0.5ha each</td></tr><tr><td>Bundamba Creek Buffer</td><td></td><td>Min 50m buffer from</td></tr></table>	Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)	Recreation parks	2.60*	Sports parks	2.00*	Total parks	4.60	Park Type	Number of facilities –	Min. Area	Civic Park- District plaza/ park	As depicted on the Ripley Secondary Urban Centre East Master Land Use and Density Plan	1.5 ha	District Recreation Park	1	4 ha	Major Sports park	1	10ha	District Sports park	1	5.5ha	Neighbourhood Recreation Park	5	0.5ha each	Bundamba Creek Buffer		Min 50m buffer from	a) Prior to the approval of the 1st subsequent application for the site	EDQ
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	biodiversity, habitat or scenic amenity values (vi) identify strategies to prevent land degradation (vii) identify strategies to rehabilitate major drainage lines (viii) identify strategies for bushfire management (ix) identify strategies for pest and weed management and (x) identify strategies for monitoring vegetation rehabilitation. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that on a yearly basis (or as otherwise agreed with the EDQ) provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report.		
26.	Ecological sustainability and innovation a) Submit for compliance assessment an overarching site strategy for ecological sustainability and innovation. b) In addition to the requirements set out in PDA condition 4 of this approval, this overarching site strategy must: (i) demonstrate climate change resilience and greenhouse gas emission reduction (ii) demonstrate pollution minimisation (iii) demonstrate the efficient use of materials and (iv) detail waste reduction and management strategies for construction. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that on a yearly basis (or otherwise agreed with the EDQ) provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: <i>Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	a) Prior to the approval of the 1st subsequent application for the site	EDQ

27.	Community development (a) Submit for compliance assessment an overarching site strategy for community development. (b) In addition to the requirements set out in PDA condition 4 of this Approval, this overarching site strategy must detail: - a community facilities plan and program and - a community development program (c) The community facilities plan must: - outline an approach for the early provision of community facilities and longer term sequencing for the provision of community facilities as development progressively occurs on the site and - explore alternative approaches and innovative solutions for the provision of community and educational facilities including schools as community hubs. (d) The community development program must include: - a community development vision statement or key objectives - a demonstrated understanding of the likely future community - key initiatives, targets, implementation mechanisms and associated resources - an explanation and rationale for any implementation charge offsets proposed and - a baseline of available community resources and networks. (e) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (f) Include a monitoring program that on a yearly basis (or as otherwise agreed with the EDQ) provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: <i>Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	a) Prior to the approval of the 1 st subsequent application for the site	EDQ
28.	Housing diversity and affordability (a) Submit for compliance assessment an overarching site strategy for the delivery of housing diversity and affordability outcomes. (b) In addition to the requirements set out in PDA condition 4 of this Approval, this overarching site strategy for housing diversity and affordability must: - outline an approach to deliver 25% of housing that is affordable to first home buyers and key workers - outline an approach to deliver 10% accessible housing and - outline an approach to deliver 5% social housing (c) Include a monitoring program that on a yearly basis (or as otherwise agreed with the EDQ) provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: <i>The affordable housing provisions of the strategy should include:</i> <i>Specification of a target household income for first home buyers and key workers (such as Low to Moderate income households defined in the ULDA Guideline Number 16 – Housing).</i> <i>Allow for Incomes to be updated annually.</i> <i>Sub-targets within the 25% overall affordable housing figure to make housing affordable across a range of the target households (e.g. 5% in the lowest band, 10 % in the middle band and 10% in the highest band of the target households).</i>	a) Prior to the approval of the 1 st subsequent application for the site	EDQ

29.	Employment and economic development a) Submit for compliance assessment an overarching site strategy for employment and economic development. b) In addition to the requirements set out in PDA condition 4 of this Approval, this overarching site strategy must: (i) outline an approach to achieve a high level of local employment (ii) set out the approximate staging of activity centres in line with anticipated population growth and the approximate land allocation for employment uses over time (iii) outline an approach to formulate and implement diverse and connected employment generation strategies (iv) outline an approach to providing local training opportunities and (v) outline an explanation and rationale for any implementation charge offsets proposed. c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. d) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory note: <i>Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	a) Prior to the approval of the 1 st subsequent application for the site	EDQ
30.	Ripley Road Upgrade Unless a relevant infrastructure agreement provides to the contrary, upgrade Ripley Road between Centenary Highway and Barrams Road generally in accordance with the following support documents and subject to the incorporation of the findings of the updated traffic report referencing the DTMR Saturn model as referred to in condition 18 (i) Movement Network Plan 6837-143 Rev G dated 20/03/13 prepared by RPS (ii) Transport Network Plan 7901.47.035-SK001.R Rev 7 dated 20/03/13 prepared by Cardno (iii) Road Cross Sections 7901.47.012-342 Rev 3 dated 25/01/13 prepared by Cardno. Advisory Note <i>The applicant shall pursue with the State the dedication of Unallocated State Land to facilitate the construction of Ripley Road.</i>	Progressive with development	EDQ
31.	Barrams Road Upgrade Unless a relevant infrastructure agreement provides to the contrary, upgrade Barrams Road including the Bundamba Creek crossing generally in accordance with the following support documents and subject to the incorporation of the findings of the updated traffic report referencing the DTMR Saturn model as referred to in condition 18 (i) Movement Network Plan 6837-143 Rev G dated 20/03/13 prepared by RPS (ii) Transport Network Plan 7901.47.035-SK001.R Rev 7 dated 20/03/13 prepared by Cardno (iii) Road Cross Sections 7901.47.012-342 Rev 3 dated 25/01/13 prepared by Cardno. Advisory Note <i>The applicant shall pursue with the State the dedication of Unallocated State Land to facilitate the construction of Barrams Road including the Bundamba Creek crossing.</i>	Prior to the first survey plan endorsement.	EDQ

32.	Noise Attenuation Road All subsequent development applications for reconfiguring a lot or material change of use for sensitive uses within 100m of Ripley Road, the Centenary Highway, the Rail Corridor or roads identified as major road linkages on Master Land Use and Density Plan 6837-160 D must include a Road Traffic Noise Assessment. The above Noise Assessment Reports must be prepared by a suitably qualified acoustic consultant and demonstrate that all lots which may accommodate sensitive uses include necessary noise attenuation treatments that achieves criteria within the relevant Australian Standards and the Queensland Development Code.	To be submitted with subsequent RoL applications	EDQ
33.	Bushfire Assessment Submit a bushfire assessment as part of any RoL application that proposes residential lots within 50m of Bayliss Rd or within 50m of that part of Abrahams Rd north of Barrams Rd.	To be submitted with subsequent RoL applications	EDQ

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

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

OTHER ADVICE

Special Infrastructure Levy (or similar rate or charge)

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

Clearing of Vegetation

This UDA development approval does not approve the clearing of vegetation. An Operational Works approval needs to be obtained prior to the clearing of significant vegetation

Low Density Residential	Low Medium Density Residential	Medium Density Residential	High Density Residential	Local Neighbourhood Centre	District Centre	Community Purposes	Open Space
Development Parameters							
A minimum net residential density of: - 8 dw/ha* on land with an undeveloped slope of >12.5% - 16 dw/ha* on land with an undeveloped slope of <12.5%	A minimum net residential density of: - 25 dw/ha*	A minimum net residential density of: - 60 dw/ha*	A minimum net residential density of: - 80 dw/ha*	A maximum GFA of: - 3,000m ² (retail/indoor entertainment) - 200m ² (commercial) A minimum net residential density of 15dw/ha	A maximum GFA of: - 15,000m ² (retail/indoor entertainment) - 1,000m ² (commercial) - 5,000m ² (service industry/research technology facility) A minimum net		
*Measured across the whole of the precinct(net residential density as per development scheme definition), which may involve more than one plan of							

<i>development . Densities lower than these minimums may be accepted by EDQ only where the applicant can demonstrate that the minimum net residential density of 20 du/ha will be achieved across the whole of the land the subject of this application.</i>					residential density of 20dw/ha		
Approved uses (Permanent) – Urban Living Zone (where consistent with an approved plan of development that supports the development parameters above)							
Display Home or House (including secondary dwelling) where: - The Lot is 400m ² or less; - The frontage is 12.5 metres or less;	Display Home or House (including secondary dwelling) where: - The Lot is 400m ² or less; - The frontage is 12.5 metres or less;	Display Home or House (including secondary dwelling) where: - The Lot is 400m ² or less; - The frontage is 12.5 metres or less;		Multiple Residential where: - Involving a site density of no less than 1 dwelling per 400m ²	Multiple Residential where: - Involving a site density of no less than 1 dwelling per 100m ²	Educational Establishment where: - For a primary school located generally in accordance with the approved Secondary Urban Centre East Master Land Use & Density Plan	
Multiple Residential where: - Involving a site density not exceeding 1 dwelling per 150m ² - Involving no more than 5 dwellings	Multiple Residential where: - Involving a site density of no less than 1 dwelling per 400m ²	Multiple Residential where: - Involving a site density of no less than 1 dwelling per 200m ²	Multiple Residential where: - Involving a site density of no less than 1 dwelling per 100m ²				
Other Residential where: - Involving a site density not exceeding 1 dwelling per 150m ²	Other Residential where: - Involving a site density of no less than 1 dwelling per 400m ² - Within 400m	Other Residential where: - Involving a site density of no less than 1 dwelling per 200m ²	Other Residential where: - Involving a site density of no less than 1 dwelling per 100m ²	Fast Food Premises	Indoor Sport and Recreation and Outdoor Sport and Recreation where associated with the Educational		
				Food Premises	Food Premises		

[illegible]

				area of the Local Neighbourhood Centre					
Community Facility where: - located within 200m of a centre or educational establishment (primary school)	Community Facility where: - located within 200m of a centre or educational establishment (primary school)	Community Facility	Community Facility	Community Facility	Community Facility				
			Short Term Accommodation where: - located on a major collector road	Short Term Accommodation	Short Term Accommodation				
					Indoor Sport and Recreation where excluding premises for conducting large scale functions ie convention centre and leisure centre				
					Service Industry where - Not adjoining a residential use - Each tenancy is not greater than 500m ²				
					Place of Assembly where: -maximum 500m ² GFA				
					Utility Installation where: - integrated within a building; and - not located	Utility Installation where: - integrated within a building; and - not located	Utility Installation where: - integrated within a building; and - not located	Utility Installation where: - integrated within a building; and - not located	Utility Installation where: - integrated within a building; and - not located

				adjoining a residential or sensitive land use as defined in the Ripley Valley PDA Development Scheme	adjoining a residential or sensitive land use as defined in the Ripley Valley PDA Development Scheme	adjoining a residential or sensitive land use as defined in the Ripley Valley PDA Development Scheme	adjoining a residential or sensitive land use as defined in the Ripley Valley PDA Development Scheme
					Place of Assembly where no greater than 500m ² GFA		
					Indoor Entertainment		
					Emergency Services		
Approved Uses (Interim Uses) not requiring a plan of development These uses are to cease upon the endorsement of the survey plan relating to that part of the site, unless it is contained within a balance lot or unless a MCU Approval exists for the use.							
Agriculture where: of a small scale intensity, Animal keeping and husbandry where: - of a small scale intensity - the use excludes the boarding of cats, dogs, or any other domestic animal.							

