

DEV2012/235

9 July 2013

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

Dear Shane

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 ATTACHED TABLE OF APPROVED USES AT 548 TO 580, 582, 644, 675, 695 AND 787 TO 815 RIPLEY ROAD AND UNNAMED ROAD, RIPLEY DESCRIBED AS LOT 179 SP143798, LOT 180 RP910173, LOT 182 S151860, LOT 183 S151860, LOT 184 S151860, LOT 185 SP200943, LOT 510 S151860, LOT 3 SP192441, LOT 4 RP229320, LOT 192 S151860, LOT 195 SP193441

On 5 July 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	548 to 580, 582, 644, 675, 695 and 787 to 815 Ripley Road and unnamed Road, Ripley	
Lot on plan description	Lot number	Lot description
	Lot 179	SP143798
	Lot 180	RP910173
	Lot 182	S151860
	Lot 183	S151860
	Lot 184	S151860
	Lot 185	SP200943
	Lot 510	S151860
	Lot 3	SP192441
	Lot 4	RP229320
	Lot 192	S151860
	Lot 195	SP193441
	PDA development application details	
MEDQ reference number	DEV2012/235	
Lodgement date	6 March 2012	
Type of application	☒ New development involving:- ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	For the uses set out in the table of approved uses, generally in accordance with the Ripley Valley Urban Core Zoning Plan and Ripley Valley Urban Core Land Use Plan, and in respect of "the site", being the land the subject of the application.	

PDA development approval details			
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.	
Decision date		5 July 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 Valley Urban Core Zoning Plan	Urban Core Zoning Plan 1 - 3649CDC1A	22/05/2013
2.	Ripley Valley Urban Core Land Use Plan	Urban Core Land Use Plan 1 - 3649CDC1A	22/05/2013
3.	Table of Approved Uses		29.05.13

Preamble

1. Relationship with the development scheme and other approvals

In relation to this Approval:

- (a) PDA exempt development or PDA self-assessable development (as identified in the Development Scheme, including exempt and self assessable development in the level of assessment tables for the Urban Living and Urban Core Zones) 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 (prepared in accordance with s3.2.9 of the Ripley Valley Development Scheme and 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 that is either 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 and this approval.

3. Definitions

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

- (a) terms defined in the ED Act which are not defined in this Approval are taken to have the same meaning as in the ED 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 proposed 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 Valley Urban Core Zoning Plan and the Ripley Valley Urban Core Land Use Plan is a reference to the documents approved under this application.
- (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 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, building height, ground level, net residential density, etc is taken to have the same meaning as that in the Administrative Definitions in the Ripley Valley 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 Offset Plan Ripley valley Urban Development Area (September 2012).
- (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* 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 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 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*. [Note – notification was carried out under ULDA Act, not ED Act]

- (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 ED Act is a reference to the *Economic Development Act 2012*
- (bb) a reference to the applicable EDQ guidelines is a reference to the EDQ guidelines as set out below and in effect at the time of this Approval¹:
 - Guideline 1 – Residential 30 - dated March 2010
 - Guideline 2 – Accessible Housing – dated November 2011
 - Guideline 5 – Neighbourhood Planning and Design – dated November 2011
 - Guideline 6 – Street and Movement Network – dated April 2012
 - Guideline 7 – Low rise buildings – dated February 2012
 - Guideline 8 – Medium and High Rise Buildings – dated January 2012
 - Guideline 9 – Centres – dated November 2011
 - Guideline 10 – Industry and Business Areas – dated November 2011
 - Guideline 11 – Community Facilities – dated July 2012
 - Guideline 12 – Park planning and design – dated November 2011
 - Guideline 13 – Engineering standards – dated November 2011
 - Guideline 14 – Environmental values and sustainable resource use – dated June 2012
 - Guideline 15 – Protection from flood and storm tide inundation – dated November 2011
 - Guideline 16 – Housing – dated July 2012
 - Guideline 18 – Development interfaces – dated November 2011.
 - Guideline 19 – Ripley Road Design, dated July 2012
- (cc) if EDQ is the nominated assessing authority for the Approval, this means:-
 - (i) EDQ or its delegate or
 - (ii) if the site is no longer within a declared priority 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.

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

PDA Development Conditions

No.	Condition	Timing	Nominated assessing authority
General			
1.	Carrying out the development Carry out and complete the development generally in accordance with: (a) the approved Ripley Valley Urban Core Zoning Plan and Ripley Valley Urban Core Land Use Plan (b) the conditions contained in this Approval (c) all PDA development permits (d) all endorsed infrastructure master plans (e) all endorsed overarching site strategies (f) the endorsed context plan relating to that part of that relevant part of the site the subject of this application (g) all approved plans of development and (h) all endorsed detailed design documentation.	On-going.	NA
2.	Restrictions on commencing development (a) Development for permanent uses under this Approval may not commence on any part of the site until: (i) all infrastructure master plans and overarching site strategies required by conditions of this Approval have been endorsed by the nominated assessing authority (ii) the use is identified on a particular site within a Plan of Development and development standards for the use are nominated on the Plan of Development notes as part of an approval for Reconfiguring a Lot. (iii) detailed design documentation for approved uses relevant to the particular development has been endorsed by the nominated assessing authority. (b) Development for Interim Uses under this Approval: (i) may not commence until any detailed design documentation relevant to the particular development has been endorsed by the nominated assessing authority and (ii) must cease immediately upon endorsement of context plan area strategy relating to that part of the site. <i>Advisory note: An interim use in a context plan area may continue or commence where approved by a subsequent Material change of use application.</i>	(a) Prior to the commencement of use on that part of the site. (b) Prior to commencement of the Interim use and then on-going.	NA

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 area of non-compliance) outlined in the: a) development scheme in force at the date of this Approval b) applicable EDQ 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) indicate 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 EDQ 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.	b) As required by the relevant conditions. e) Prior to the lodgement of the 1st subsequent application	EDQ
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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 EDQ 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 EDQ guideline(s) in effect at the date of this Approval and (iii) any further requirements set out in a condition of this Approval. (d) An endorsed overarching site strategy may be replaced by submitting for compliance assessment a new overarching site strategy for endorsement.	Prior to the lodgement of the 1st subsequent application for the site.	EDQ
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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, with the exception of – • Houses (where not self assessable development under Table 2 of the Development Scheme) • Display Home (where not self assessable under Table 2 of the Development Scheme) (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 a subsequent 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 area strategy for that part of the site (ii) the relevant provisions of the development scheme in force at the time of this Approval (iii) relevant EDQ guidelines in effect at the time of this Approval and (iv) any further requirements set out in a condition of this Approval.		EDQ
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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.

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 - 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.	NA	EDQ
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. <i>Advisory note – this includes development approved under DEV2012/084 and DEV2012/357 – which involves land also under this approval.</i>	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 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 including those elements of State Infrastructure set out in condition 14 and 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	N/A
9.	Municipal charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the Municipal charge as set out in the IFF (Oct 2012). The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment. (b) The municipal infrastructure is that set out in the ICOP including the municipal infrastructure component set out in conditions 13, 15, Table 2 of condition 16, 18, 19, 20, 23 and 32 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 EDQ the sub-regional 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 charges 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 EDQ the implementation 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 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. (c) Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF	NA

12.	Catalyst infrastructure (a) Unless a relevant infrastructure agreement provides to the contrary, where catalyst infrastructure is provided to the PDA, pay to EDQ the cost of the catalyst infrastructure and the financing costs in accordance with the ICOP. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) These payments may be offset against the municipal charge as set out in the IFF. Advisory note: Catalyst infrastructure is being provided for the benefit of the PDA and to facilitate the efficient delivery of serviced land. This infrastructure is being funded by a loan from the State. Until this loan and the associated finance costs are repaid, payments will be required to cover the financing costs and repayment of the catalyst infrastructure loan. The requirements for the repayments are provided in the ICOP and the Catalyst Infrastructure Charge amount is provided in the IFF.	As required by the ICOP and IFF	NA
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 and (iii) cost to deliver the bus services. (c) The cost of the subsidy may be offset against the relevant municipal charge as set out in the IFF for an endorsed strategy.	To commence prior to occupation of the 200 th residential lot on the site.	NA
Land dedications			
14.	Land Dedication – Rail Corridor (Regional Transit Corridor) (a) Unless a relevant infrastructure agreement provides to the contrary, dedicate or transfer to the DTMR, at the election of and at no cost to DTMR, land required to facilitate the provision of the future rail upgrade between Ipswich and Springfield. (b) Unless agreed to in writing by the State, no permanent structures or services are to be installed in the land to be dedicated or transferred. <i>Note – in the absence of an Infrastructure Agreement offsets may also be available under the Infrastructure Charging and Offset Plan – Ripley Valley.</i>	Progressive with development or prior to the commencement of construction of the duplication of the passenger rail between Ipswich and Springfield.	NA

15.	Ripley Road Widening Unless a relevant infrastructure agreement provides to the contrary, dedicate or transfer to the State, at no cost to the State, the land required to facilitate the widening of Ripley Road in accordance with the EDQ Guidelines No. 19 Ripley Road Design Guidelines. <i>Note – in the absence of an Infrastructure Agreement offsets may also be available under the Infrastructure Charging and Offset Plan – Ripley Valley.</i>	Progressive with development	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 schools</td><td>0</td><td>n/a</td></tr><tr><td>State secondary schools</td><td>0</td><td>n/a</td></tr><tr><td>Health precinct</td><td>1</td><td>4ha</td></tr><tr><td>District police station</td><td>1</td><td>1ha</td></tr><tr><td>Police beat</td><td>1</td><td>0.012ha</td></tr><tr><td>Ambulance station</td><td>0</td><td>n/a</td></tr></table> Table 2: Serviced land requirements for local government facilities <table><tr><th>Facility or service</th><th>number of facilities</th><th>Site/facility area</th></tr><tr><td>Sub-regional facilities</td><td>1</td><td>3.0ha</td></tr><tr><td>District facilities</td><td>1</td><td>2.0ha</td></tr><tr><td>Neighbourhood facilities</td><td>5</td><td>0.4ha</td></tr></table> Advisory note: 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. Variances will be dealt with under the innovation section of the IMP.	Facility or service	number of facilities	Site/facility area	State primary schools	0	n/a	State secondary schools	0	n/a	Health precinct	1	4ha	District police station	1	1ha	Police beat	1	0.012ha	Ambulance station	0	n/a	Facility or service	number of facilities	Site/facility area	Sub-regional facilities	1	3.0ha	District facilities	1	2.0ha	Neighbourhood facilities	5	0.4ha	Prior to lodgement of the first subsequent application	EDQ
Facility or service	number of facilities	Site/facility area																																		
State primary schools	0	n/a																																		
State secondary schools	0	n/a																																		
Health precinct	1	4ha																																		
District police station	1	1ha																																		
Police beat	1	0.012ha																																		
Ambulance station	0	n/a																																		
Facility or service	number of facilities	Site/facility area																																		
Sub-regional facilities	1	3.0ha																																		
District facilities	1	2.0ha																																		
Neighbourhood facilities	5	0.4ha																																		

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 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.	Prior to lodgement of the first subsequent application	EDQ
18.	Movement network (a) Submit for compliance assessment an infrastructure master plan for 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 must: (i) be generally consistent with the following supporting document: • Road Hierarchy Plan number BRSS3649.CPC-001 dated 18 March 2013 (ii) include an updated traffic report referencing the DTMR Saturn Traffic Model outputs. (iii) have regard to movement networks outside the Urban Core (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 (vi) address the integration of the future passenger rail line corridor with the overall movement network	Prior to lodgement of the first subsequent application	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) include an update of the support document, <i>Ripley Valley Urban Core Engineering Report Section 4.3.2 Trunk Requirements</i> to determine a preferred trunk sewerage strategy acceptable to Queensland Urban Utilities (ii) have regard to networks external to the site (iii) address how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM	Prior to lodgement of the first subsequent application	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: (i) be consistent with the support document prepared by Cardno: <i>Ripley Valley: Urban Core Neighbourhood Master Plan Water Supply & Sewerage Report 790065-025-UC-004 dated 09/12/09.</i> (ii) have regard to networks external to the site (iii) address how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM	Prior to lodgement of the first subsequent application	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 flood immunity for the range of proposed community and open space uses within the Bundamba Creek environs, including the associated risk assessment (ii) Be generally in accordance with the following support document – Conceptual Stormwater Management Report Issue B dated 01/06/10 prepared by MPN detailing stormwater quality measures to be implemented to ensure the integrity and values of waterways is maintained and enhanced by providing appropriate management of water quality and water quantity. (iii) address how creek stability is to be achieved and sustained. (iv) address the inter-relationship between existing groundwater conditions and proposed development design and (v) address how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for the TWCM.	Prior to lodgement of the first subsequent application	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 Approval, this infrastructure master plan must: (i) be generally consistent with the support document Preliminary Geotechnical Assessment, Ripley Valley – Urban Core dated 17/02/12 (ii) generally comply with AS3798-2007-Guidelines on Earthworks for Commercial and Residential Developments (iii) address the implications of the dispersive soils in the future development of any Earthworks Management Plan for subsequent applications and (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.	Prior to lodgement of the first subsequent application	EDQ

23.

Community greenspace

Overarching site strategies

24.	Total water cycle management (TWCM) (a) Submit for compliance assessment an overarching site strategy for TWCM. (b) In addition to the requirements set out in PDA condition 4 of this Approval, this overarching site strategy must: (i) address all elements of the water cycle, separately and in combination, in order to deliver water infrastructure and management strategies in a way that optimises social and environmental benefits and minimises costs. This includes water supply, sewage, stormwater, flooding and receiving water quality and (ii) include strategies for sewage, potable water, stormwater management and water self-sufficiency. (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. <i>Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy where clear innovations initiatives are implemented.</i>	Prior to lodgement of the first subsequent application	EDQ
25.	Natural environment (a) Submit for compliance assessment an overarching site strategy for the management of the natural environment. (b) In addition to the requirements set out in PDA condition 4 of this Approval, this overarching site strategy must: (i) outline measures to conserve and enhance the site's biodiversity values (areas of ecological significance, waterways and vegetation management) (ii) identify strategies for the protection of remnant endangered vegetation containing endangered regional ecosystems where proven by ground truthing to be viable (iii) identify management plans to be provided to address the clearing of non-viable remnant vegetation containing endangered regional ecosystems (iv) identify rehabilitation strategies for any corridors of native vegetation to improve habitat extent and wildlife movement (v) identify any buffering to areas of environmental significance and which have associated conservation, 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.	Prior to lodgement of the first subsequent application	EDQ

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

30.	Contaminated Land a) Land subject to contamination (eg land that has been used for 1 or more notifiable activities) is to be investigated and remediated in accordance with the DEHP <i>Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland</i>; b) Submit to EDQ a Suitability Statement obtained from DEHP removing the site from the Environmental Management Register.	Prior to site works commencing Prior to survey plan endorsement for the 1st subsequent RoL application	N/A
31.	Noise Attenuation Road All subsequent development applications for reconfiguring a lot or material change of use for sensitive uses within 100m of Ripley Road, Fisher Road, or the Centenary Highway 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 are to include necessary noise attenuation treatments that achieves the criteria in accordance with the Department of Transport and Main Roads Policy Position Statement, Development of Land Affected by Environmental Emissions from Transport and Transport Infrastructure.	Ongoing	EDQ
32.	Ripley Road Upgrade Unless a relevant infrastructure agreement provides to the contrary, upgrade Ripley Road within the development frontage generally in accordance with the EDQ Guideline No. 19 Ripley Road Design Guidelines.	Progressive with development	EDQ

Table of approved uses dated 29.05.13

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

Overall Notes

1. 'approved uses' are listed in the table below for those sites where the particular use is nominated on a Plan of development (that complies with Practice Notice 10 and includes reference to EDQ Guidelines where relevant) as part of a subsequent RoL approval.
2. Uses not listed as 'approved uses' require a separate MCU application with detailed design documentation, after, or in conjunction with an RoL application/approval.
3. This approval does not approve any uses listed as 'prohibited development' under the Development Scheme – being Extractive Industry, High Impact Industry, Medium Impact Industry, Noxious and Hazardous Industry)
4. Applicant has not applied nor does this approval apply to the Industrial Use Category (with the exception of Warehouse as an Interim Use in the Urban Living Zone). The Development Scheme will prevail when considering proposed uses under the Industrial Use Category.
5. Where uses are not identified as 'approved uses', the Levels of Assessment in the Ripley Valley Development Scheme prevail.

Land Use	Urban Core Zone	
	Urban Core Centre	Urban Core Frame
Permanent use where nominated on an approved Plan of Development	Commercial Use Category: business, car park, health care services, sales office Residential Use Category: multiple residential, other residential, and short term accommodation Retail Uses: fast food premises, food premises, market, shop, shopping Centre Service, Community and Other Uses Category: child care centre, community facility, education establishment, emergency services, funeral parlour, hospital, place of assembly, telecommunications facility, utility installation, veterinary hospital (where contained wholly indoors) Sport, Recreation and Entertainment Uses: indoor entertainment, indoor sport & recreation, outdoor sport & recreation Tourism Use Category: tourist attraction	Commercial Use Category: (where located within a retail or commercial area as nominated on an approved Plan of Development): business, health care services and sales office Residential Uses Category: display home, house (where not self assessable development under Table 2 of the Development Scheme), multiple residential, other residential, relocatable home park, short term accommodation Retail Uses (where located within a retail or commercial area as nominated on an approved Plan of Development): fast food premises, food premises, market, outdoor sales, service station, garden centre, shop, shopping centre and showroom Service, Community and Other Uses Category (where located on an approved Plan of Development): child care centre, community facility, education establishment, emergency services, hospital, place of assembly, utility installation (where integrated within a building; and not located adjoining a residential or sensitive land use as defined in the PDA Development Scheme), Sport, Recreation and Entertainment Uses Category: indoor entertainment (hotel), indoor sport & recreation, outdoor sport & recreation

Interim Uses – not requiring a Plan of Development. These uses are to cease upon the commencement of site works under an approved RoL over the relevant part of the land, unless a MCU approval exists for the use.	Bulk landscape supplies Warehouse Wholesale Nursery (where plants are cultivated for use within the development) in the Urban Core Frame Intensive Horticulture (where plants are cultivated for use within the development) in the Urban Core Frame [Note – other industrial uses and rural uses are not envisaged in the urban core zone]
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Land Use	Urban Living (where shown on approved zone plan)
Permanent uses where nominated on an approved Plan of Development	Commercial Uses (where located within a retail or commercial area as nominated on an approved Plan of Development): business, health care services, sales office (>150m²) Residential Use Category: display home (where not self assessable development under Table 2 of the Development Scheme), house (where not self assessable development under Table 2 of the Development Scheme), multiple residential, other residential Retail Use Category** (where located within a retail or commercial area as nominated on an approved Plan of Development): fast food premises, food premises, shop, shopping centre <i>**Retail uses – only where not suitable for the urban core centre or other designated centres; small scale retail to meet the needs of a local catchment of residents or workers; retailing activity that has a nexus with a use that is not suitable for the major centre</i> Service, Community and Other Uses Category : child care centre, community facility, education establishment, emergency services, place of assembly, utility installation (where integrated within a building; and not located adjoining a residential or sensitive land use as defined in the Development Scheme) Sport, Recreation and Entertainment Use Category: indoor sport & recreation (small scale); outdoor sport & recreation
Interim Uses – not requiring a Plan of Development. These uses are to cease upon the commencement of site works under an approved RoL over the relevant part of the land, unless a MCU approval exists for the use.	Agriculture: where of a small scale intensity Agriculture supply store Animal keeping and husbandry: of a small scale intensity and the use does not include the boarding of cats, dogs, or any other domestic animal Intensive horticulture [Note – other rural uses are not envisaged in the Urban Living Zone]

Height, GFA and Density Provisions (as per Table 1 in the Development Scheme) –

Provisions	Urban Core Centre	Urban Core Frame
Max building height	12 storeys	5 storeys
Min. net residential density*	50-100 d/ha	20-50d/ha
Indicative maximum GFA**		
• Retail and indoor entertainment use categories	70,000m2	
• Commercial use categories	32,000m2	
• Low intensity retail eg showrooms/outdoor sales	100,000m2	
• Service industry/research technology facility	15,000m2	
Community services*** (indicative GFA)	40,000m2	

*'net residential density' is taken to have the same meaning as that included in the Administrative Definitions in the Ripley Valley Urban Development Area Development Scheme

**Development proposals that would result in the aggregate gross floor area exceeding these indicative maximums must be accompanied by an economic impact assessment study report that assesses the likely impact on existing and proposed centres within and outside the PDA

***Includes community facilities as well as privately delivered services such as health, child care, aged care and respite services, sport and recreation and youth services

STANDARD ADVICE

General

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic Development Act 2012* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the Commonwealth *Environmental Protection and Biodiversity 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

Development Scheme Fee

A development Scheme Fee will apply at the time of plan sealing (in accordance with Section 128 of the ED 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.

Clearing of Vegetation

This PDA development approval does not approve the clearing of vegetation. An Operational Works approval need sto be obtained prior to the clearing of significant vegetation.

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.

SUPPORTING DOCUMENTS

Supporting documents			
To remove any doubt, the following documents are not approved documents for the purposes of this MCU, but rather are supporting documents.			
Supporting plans, reports and specifications		Number (if applicable)	Date (if applicable)
I.	Conceptual Stormwater Management Report Issue B dated 01/06/10 prepared by MPN	Issue B	01/06/2010
II.	Preliminary Geotechnical Assessment, Ripley Valley – Urban Core dated 17/02/12	n/a	17/02/2012
III.	Road Hierarchy Plan	BRSS3649.CPC-001	18 March 2013
IV.	Ripley Valley: Urban Core Neighbourhood Master Plan Water Supply & Sewerage Report 790065-025-UC-004, prepared by Cardno	790065-025-UC-004,	09/12/2009
V.	Ripley Valley Urban Core Engineering Report Section 4.3.2 Trunk Requirements	Rev O	24/02/2012
VI.	Ripley Valley Urban Core Context Plan	3649CDC1A	22/05/2013