

Our ref: DEV-2026-RIP-5146

2nd October 2026

Trent Leins
Department of Education Queensland
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Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

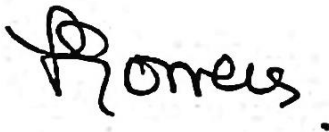
Priority Development Area (PDA):	Ripley Valley
PDA Development Type:	Development Permit for MCU for educational establishment, community facility, indoor sport and recreation and outdoor sport and recreation
Property Location:	54 Wensley Road and 581-617 Ripley Road
Property Description:	Lots 190 and 191 on SL18

On 2 October 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Andrew Edwards on 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Leila Torrens
A/Director
Development Services
Economic Development Queensland

Cc: **Relevant Local Government**

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Ripley Valley	
Site address	54 Wensley Road and 581-617 Ripley Road	
Lot on plan description	Lot number	Plan description
	Lots 190	SL18
	Lots 191	SL18
PDA Development Approval details		
DEV Reference No.	DEV-2026-RIP-5146	
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Reconfiguring a lot ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit	
Approval details	Educational Establishment, Community Facility, Indoor Sport and Recreation, and Outdoor Sport and Recreation	
Decision	EDQ 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	02/10/2026	
Currency Period	6 years from the Decision date	

Approved plans and documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Plan/Document Name		Reference No.	Prepared By	Date
Concept Master Plan				
1.	Design Principle Diagrams	Page 8	GroupGSA	16 March 2026
2.	Design Principle Diagrams Continue	Page 9	GroupGSA	16 March 2026
3.	CMP Site Plan	Page 10	GroupGSA	16 March 2026
4.	CMP All Stages	Page 11	GroupGSA	16 March 2026
5.	CMP Stage 1	Page 12	GroupGSA	16 March 2026
6.	CMP Stage 2	Page 13	GroupGSA	16 March 2026
7.	CMP Future Stage	Page 14	GroupGSA	16 March 2026
8.	Pedestrian Access / Vertical Transport	Page 15	GroupGSA	16 March 2026
9.	Preliminary Site Benching	Page 16	GroupGSA	16 March 2026
10.	Building Heights	Page 17	GroupGSA	16 March 2026
11.	Cross Sections	Page 18	GroupGSA	16 March 2026
12.	Parking Provision	Page 19	GroupGSA	16 March 2026
Reports				
13.	Civil Engineering Report	Project No. 251257 Rev: D	Northrop	15 July 2026
14.	Ecological Assessment Report	Project No. J002601 Ver: 4	Range Environmental Consultants	19 May 2026
15.	Flood Impact Assessment	Ref: SF-24-0658-001 Rev: 2	Storm Flood	July 2026
16.	Landscape Master Plan			
17.	Noise Impact Assessment	QE025-02F02	Renzo Tonin & Associates	11 May 2026
18.	Traffic Impact Assessment	Project No. 25-730	PTT Traffic and Transport Engineering	21 September 2026 (Amended in Red

				2 October 2026)
19.	Supporting Document – Proposed resumption boundary” on the Ripley Road Upgrade Stage 2, Resumption Plan Sheet 11	Project No. INF04658, Sheet No. 01111, Rev. 4		July 2025

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

- a) The Applicant must:
 - i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ a duly completed Compliance Assessment form².
 - iii) submit to EDQ the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) the Applicant submits items required under a) above to EDQ for Compliance Assessment.
 - ii) **within 20 business days** – MEDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the Applicant accordingly.
 - iii) if the Applicant is notified under ii)2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 1. if satisfied, endorses the revised documentation; or
 2. if not satisfied, notifies the applicant accordingly.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- v) where EDQ notifies the Applicant as stated under iv)2. above, repeat steps iii) and iv) above. 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.

Despite note v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

PDA Development Conditions		
No.	Condition	Timing
5.	Construction Management Plan a) Submit to EDQ a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	a) Prior to commencing work b) During construction c) During construction

PDA Development Conditions		
No.	Condition	Timing
6.	Erosion and Sediment Management a) Submit to EDQ an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
7.	Traffic Management Plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction

PDA Development Conditions		
No.	Condition	Timing
8.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use b) Prior to commencement of use
9.	Earthworks a) Submit to EDQ detailed earthworks plans, prepared and certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved plans and documents. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 6 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
10.	Retaining Walls a) Submit to EDQ detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans and documents. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use
11.	Future Road Widening No buildings, structures or associated works (other than those associated with construction of the new road) are to be located within the area identified for future road widening, labelled “Proposed resumption boundary” on the Ripley Road Upgrade Stage 2, Resumption Plan Sheet 11, Project No. INF04658, Sheet No. 01111, Rev. 4, dated July 2025. The road widening area must remain unobstructed and available for future acquisition by Council.	At all times

PDA Development Conditions		
No.	Condition	Timing
12.	Interim Vehicular Access – Stage 1 of Development Unless the Ripley Road Upgrade Stage 2 works adjoining the site have already been delivered by Council (or others), vehicular access to Stage 1 of the approved development is limited to the eastern crossover shown on the approved plans. Vehicular access from Wensley Road for Stage 1 is permitted only after those works have been delivered by Council (or others).	At Stage 1 of the approved development
13.	Stage 2 Access – External Roadworks – Wensley Road/Ripley Road/Fischer Road Intersection – Compliance Assessment Unless upgrades to Wensley Road at the frontage of the site have already been delivered by others: a) Submit to EDQ, for Compliance Assessment an amended TIA, engineering design and construction drawings, certified by a RPEQ, for upgrades to Wensley Road between Ripley Road and the site access required to deliver Stage 2 of the approved development, generally in accordance with the following plans/documents: i. PDA Guideline No. 13 Engineering standards; and ii. CMP Stage 2, prepared by Group GSA, -dated 16/03/2026. iii. Ripley Valley DCOP ID R019A/B & RI007A/B/C b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition. c) Submit to EDQ IS: i. certification from a RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part a) of this condition; and ii. all documentation as required by the Certification procedures Manual. iii. as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. Note: This condition does not require the property owner to construct Wensley Rd beyond the subject site frontage. The requirement for the road to adopt a 2 Lane or 4 Lane design is to be determined by the TIA. Design consideration must be given to the DCOP for any future road upgrades.	a) Prior to commencement of Stage 2 external roadworks. b) Prior to commencement of use at Stage 2 c) Prior to commencement of use at Stage 2

PDA Development Conditions		
No.	Condition	Timing
14.	Signalised Intersection – New Road/Ripley Road/Brooking Rise – Compliance Assessment a) Submit to EDQ, for Compliance Assessment an amended TIA, design and construction drawings, certified by a RPEQ, for the New Road/Ripley Road/Brooking Rise intersection, generally in accordance with the following plans/documents: - PDA Guideline No. 13 Engineering standards; and - Traffic Impact Assessment, document reference 25-730, Ripley Valley State High School Traffic Impact Assessment, prepared by PTT Traffic and Transport Engineering, dated 21/09/2026. b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition. c) Submit to EDQ IS: - certification from a RPEQ that all the intersection works have been constructed generally in accordance with the certified plans submitted under part a) of this condition; and - all documentation as required by the Certification procedures Manual. - as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencement of Stage 1 external roadworks. b) Prior to commencement of use at Stage 1. c) Prior to commencement of use at Stage 1.
15.	New Public Road – Bus Route and Turnaround Facility – Compliance Assessment a) Submit to EDQ, for Compliance Assessment engineering design, Amended TIA and construction drawings (including swept path analysis), certified by a RPEQ, for the New Road. The drawings are to address the following matters: - Provide a new public road intersecting with Ripley Road with a length of at least 300m to accommodate the school bus stop, bus route and turnaround facility generally in accordance with the CMP Site Plan, prepared by Group GSA, dated 16/03/2026. - The new public road in part i. of this condition must: - Be designed and constructed to accommodate a single unit rigid bus of 14.5m in length in accordance with the following:	a) Prior to commencement of Stage 1 external roadworks b) Prior to commencement of use at Stage 1. c) Prior to commencement of use at Stage 1.

PDA Development Conditions		
No.	Condition	Timing
	• Department of Transport and Main Roads Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design (Parts 3, 4-4C and 6); • Austroads Guide to Road Design (Parts 3, 4-4C and 6); • Austroads Design Vehicles and Turning Path Templates; • Queensland Manual of Uniform Traffic Control Devices, Part 13: Local Area Traffic Management and AS 1742.13 Manual of Uniform Traffic Control Devices – Local Area Traffic Management; • Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure of the Department of Transport and Main Roads Public Transport Infrastructure Manual 2015. 2. Pathways in accordance with the approved plans. 3. provide a 'bus only' passing lane, if determined to be required by the amended TIA, between Ripley Road and the 'bus only' area in part (4) below, in accordance with AS 1742.12 – Manual of uniform traffic control devices, Part 12: Bus transit, tram and truck lanes, to allow buses to by-pass the queue of vehicles entering the car park. 4. Provide 'bus only' pavement marking and signage in the turnaround facility and on the portion of carriageway servicing the school bus stop (that is, south of the car park ingress/egress) in accordance with AS 1742.12 – Manual of uniform traffic control devices, Part 12: Bus transit, tram and truck lanes. 5. Install 'no stopping' signage and pavement marking along the western side of the carriageway between the intersection with Ripley Road to the 'bus only' area in part 3. above, excluding the car park vehicle crossover, in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls. 6. provide priority control measures at the new road intersection with the car park vehicle crossover to give priority to buses exiting the school bus stop over vehicles entering and exiting the car park in accordance with AS 1742.2 – Manual of Uniform Traffic Control Devices, Part 2: Traffic control devices for general use. b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition.	d) Prior to commencement of use at Stage 1.

PDA Development Conditions		
No.	Condition	Timing
	c) Dedicate as new road, land identified as new road on the following approved plan: i. CMP Site Plan, prepared by Group GSA, dated 16/03/2026. d) Submit to EDQ IS: i. certification from a RPEQ that all the intersection works have been constructed generally in accordance with the certified plans submitted under part a) of this condition; and ii. all documentation as required by the Certification procedures Manual. iii. as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	
16.	School Bus Stop – Compliance Assessment (a) Submit to EDQ, for compliance assessment, design plans, certified by an RPEQ, for a school bus stop at the location shown on the CMP Site Plan, prepared by Group GSA, dated 16/03/2026. (b) The school bus stop must be in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and include the following components: (i) an indented, continuous bus zone with minimum capacity for the concurrent setdown of 6 x single unit rigid buses of 14.5m in length in a nose to tail arrangement, plus entry and exit tapers in accordance with Section 5.6.3.1, Table 5-4 and Table 5-7 of Chapter 5 of the <i>Public Transport Infrastructure Manual 2015</i>; (ii) bus zone line marking and bus zone signage at either end of the bus zone in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls; (iii) a boarding platform with access/hardstand for the full length of the bus zone (excluding tapers) to a minimum width of 4.2m as per Chapter 5 of the <i>Public Transport Infrastructure Manual 2015</i>;	a) Prior to the commencement of use for Stage 1 and to be maintained at all times for Stages 1 – 3 b) Prior to the commencement of use for Stage 1 and to be maintained at all times for Stages 1 – 3

PDA Development Conditions		
No.	Condition	Timing
	(iv) shelter with seats and bins at the bus platform adequate for the maximum number of anticipated students boarding/alighting. (v) A separate covered waiting area, including seats and bins, inside the school adequate for the maximum number of anticipated students; (vi) a pedestrian pathway between the school bus setdown facility and the pedestrian entry to the school (internal pedestrian network on the school site). (c) Submit to EDQ, RPEQ certification, with supporting documentation, confirming that the development has been designed in accordance with parts (a) and (b) of this condition. The supporting documentation must include the detailed design drawings of the school bus stop. (d) Submit to EDQ, RPEQ certification, with supporting documentation, confirming that the development has been constructed in accordance with parts (a) - (c) of this condition. The supporting documentation must include as-constructed drawings.	c) Prior to the commencement of use for Stage 1 d) Prior to the commencement of use for Stage 1
17.	Engineering Services Report - Compliance Assessment a) Submit to EDQ, for Compliance Assessment, Engineering Services Report, certified by a RPEQ, for all utility connections required to service the development, including: i. Proposed service connection details ii. A Services Advice Notice (SAN) from the Urban Utilities b) Carry out works as may be required in accordance with the SAN and the endorsed report as part of condition a)	a) Prior to commencement of works for Stage 1 b) Prior to commencement of use or BFP endorsement, whichever occurs first
18.	Waste Management Plan - Compliance Assessment a) Submit to EDQ, for Compliance Assessment, Waste Management Plan prepared by a suitably qualified person in accordance with the ICC PSP, or the BCC PSP where the ICC PSP is not applicable, including: i. estimate volumes of waste to be generated ii. a description of the type of containers proposed to store the waste	Prior to commencement of works for Stage 1

PDA Development Conditions		
No.	Condition	Timing
	iii. plans showing the location and details of the waste storage areas iv. collection times and frequency v. detailed description of the proposed access arrangement for waste collection vehicles to be highlighted on plan drawings	
19.	Future Railway Corridor Protection (a) The 'future railway corridor' shown on the CMP Site Plan, prepared by Group GSA, dated 16/03/2026, must be kept clear of all permanent development such as buildings, structures, infrastructure (services, utilities, drainage infrastructure and the like), earthworks and any other works and/or improvements at, above and/or below ground level. (b) Submit to EDQ, with supporting documentation, confirming that the development has been constructed in accordance with part (a) of this condition.	a) At all times b) Prior to the commencement of use
20.	Flood Management (a) Carry out the flooding management of the development GIA Flood Impact Assessment prepared by StormFlood Engineering Pty Ltd, dated 21/07/2026, document reference SF-24-0658-001, revision 2. (b) Carry out the flooding management of the development in relation to the future railway corridor generally in accordance with section 3.1.4 (including Figure 7), section 3.3 and Appendix B of the Flood Impact Assessment prepared by StormFlood Engineering Pty Ltd, dated 21/07/2026, document reference SF-24-0658-001, revision 2. (c) Submit to EDQ RPEQ certification, with supporting documentation, confirming that the development has been constructed in accordance with part (a) of this condition.	a) At all times b) At all times c) Prior to commencement of use
21.	Street Lighting (New Connector Road) Comply with either parts a) and c) or parts b) and c) of this condition.	

PDA Development Conditions		
No.	Condition	Timing
	a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to EDQ 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	a) Prior to commencement of use b) Prior to commencement of use c) Prior to commencement of use
22.	Vehicle Access	
	a) Construct vehicle crossovers: i) located generally in accordance with the approved plans and documents; and ii) designed generally in accordance with Council's adopted standards for a Standard Commercial Driveway (ICC Standard Drawing SR13 & SR14). b) Submit to EDQ RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
23.	Car Parking	
	a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Provide pedestrian crossings in accordance with Australian Standard AS1742.10 of the Manual of Uniform Traffic Control Devices, Part 10: Pedestrian Control, generally as indicated	a) Prior to commencement of use of each stage. b) Prior to commencement

PDA Development Conditions		
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	on the CMP All Stages, prepared by Group GSA, dated 16/03/2026. c) Submit to EDQ RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	of use of each stage. c) Prior to commencement of use of each stage.
24.	Bicycle Parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and, DTMR's Planning for Safe Transport Infrastructure at School - Technical guidance for the provision of effective and safe transport infrastructure at schools. b) Submit to EDQ evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use of each stage. b) Prior to commencement of use of each stage.
25.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use
26.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use
27.	Stormwater Management (Quality) – Compliance Assessment a) Submit to EDQ, for Compliance Assessment, detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices, contained wholly within the development site, designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and:	a) Prior to commencement of stormwater works

PDA Development Conditions		
No.	Condition	Timing
	ii) Section 7.7 of Civil Engineering Report, Prepared by Northrop (251257 Rev D) dated 15 July 2026 b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
28.	Stormwater Management (Quantity) – Compliance Assessment a) Submit to EDQ, for Compliance Assessment, detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: (i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and:</i> (ii) Section 7.5 of Civil Engineering Report, Prepared by Northrop (251257 Rev D) dated 15 July 2026 b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
29.	Electricity a) Submit to EDQ a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
30.	Telecommunications a) Submit to EDQ documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of	a) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use
31.	Broadband a) Submit to EDQ written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
32.	Landscape Works a) Submit to EDQ detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved plans. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work b) Prior to commencement of use
33.	Refuse Collection a) Submit to EDQ evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use

PDA Development Conditions		
No.	Condition	Timing
34.	Acoustic Treatments a) Construct the approved development to include the acoustic treatments specified in section 8 of the following approved document: i) Noise Impact Assessment prepared by Ranzo Tonin & Associates (QE025-02F02) Dated 11 May 2026). b) A noise management plan must be prepared by a suitably qualified acoustic engineer and complied with for all third-party use of any school facilities. The noise management plan must include a compliant management procedure.	a) Prior to commencement of use b) At all times
35.	Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use
36.	Easements Over Infrastructure – Drainage Dedicate drainage easements in favour of Ipswich City Council. The stormwater drainage easements must be provided as follows: i. easements over overland flow paths must be of sufficient width and extend a minimum 1m past the top of batter of the drainage channel, which is to be sized to capture and contain the runoff from the 1% AEP storm event and provide the necessary 300mm freeboard to the adjoining land/uses; ii. easements over waterways/flood storage must be of sufficient width/area to contain the inundation resulting from the 1% AEP at 2100 flood event; iii. all stormwater drainage required to be constructed on Lots 190 and Lot 191 to facilitate discharge must be fully contained within a stormwater drainage easement in favour of Ipswich City Council.	Prior to commencement of use.

PDA Development Conditions		
No.	Condition	Timing
37.	Ownership and Ongoing Maintenance of Private Infrastructure The stormwater quality treatment devices must be built on the school site and maintained by the school in perpetuity.	From the commencement of the use and at all times thereafter.
38.	Compliance Assessment – Detailed Architectural Design Submit to EDQ DA for compliance assessment, detailed architectural plans of school buildings that adopt the following design requirements: a) building orientation, layout and design measures that maximise opportunities for natural ventilation and cross-ventilation throughout learning, circulation and communal spaces; b) provides appropriate solar protection and shading through the use of awnings, eaves, roof overhangs, verandahs, sun-shading devices and covered outdoor areas to minimise heat gain and improve user comfort; c) incorporates passive surveillance of streets, pedestrian connections, student gathering areas, car parking areas and public spaces through building placement, active frontages, glazing and other suitable architectural treatments; d) delivers varied building forms, rooflines, articulation, setbacks, materials and façade treatments that reduce visual bulk and contribute positively to the character and identity of the development; e) minimises the use of highly reflective building materials and finishes that may create visual amenity impacts or glare for adjoining roads, public spaces and surrounding development. f) End of trip facilities in accordance with QDC MP 4.1.	Prior to the commencement of each stage.
39.	Infrastructure Charges Pay to MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA Development Approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****