Your reference
Our reference 7193/2017/MAPDA/A
Contact Officer Blake O'Neill
Telephone 07 3810 6554

Ipswich City Council

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KDL Dev 3 Pty Ltd
nickchristofis@saundershavill.com

12 June 2026

Dear Sir/Madam

Re: Decision Notice for Priority Development Area (PDA) Amendment Application
Application No: 7193/2017/MAPDA/A
Proposal: Amendment Application - Reconfiguration of Lot - One (1) Lot into 339 Residential Lots, Three (3) Detention Lots and One (1) Local Neighbourhood Recreation Park Lot; Material Change of Use - Endorsement of a Plan of Development
Property Location: 7-101 Bayliss Road, SOUTH RIPLEY QLD 4306

I refer to the Amendment Application request made under section 99 of the *Economic Development Act 2012*, received by Council (as an MEDQ Delegate) on 22 August 2025 for an amendment to Application Number 7193/2017/MAPDA/A, that was originally approved by Ipswich City Council (MEDQ Delegate) on 20 October 2023 for land situated at 7-101 Bayliss Road, SOUTH RIPLEY QLD 4306 and described as Lot 80 SP 162940.

I wish to advise that the amendment application has been decided as follows:

Nature of Change	Decision
Part 3 – Approved Plans, Specifications and Drawings	To be amended
Attachment A – Condition 5 – Subdivision Plan	To be amended
Attachment A – Condition 15 – Street-Lighting	To be amended
Attachment A – Condition 16 – Local Neighbourhood Recreation Park	To be amended
Attachment A – Condition 17 – Streetscape Works	To be amended
Attachment A – Condition 18 – Street-Lighting	To be amended
Attachment A – Condition 19 – Footpath Plan	To be deleted and residual conditions to be renumbered
Attachment A – Condition 19 – Earthworks and Retaining Walls	To be amended
Attachment A – Condition 20 - Roadworks	To be deleted and residual conditions renumbered
Attachment A – Condition 20 – Stormwater Quantity Management	To be amended
Attachment A – Condition 21 – Detention Basin Design	To be included
Attachment A – Condition 23 – Stormwater Quality Management	To be amended
Attachment A – Condition 24 – Natural Drainage Corridor Design and	To be deleted and residual

Rehabilitation	conditions renumbered
Attachment A – Condition 24 – Vegetation Clearing and Fauna Management Plan	To be amended
Attachment A – Condition 25 – Stormwater Quality Management	To be amended
Attachment A – Condition 26 – Rehabilitation	To be deleted and residual conditions renumbered
Attachment A – Condition 27 – Design Certifications	To be amended
Attachment A – Condition 33 – Roadworks	To be amended
Attachment A – Condition 38 – Earthworks	To be deleted and residual conditions renumbered
Attachment B – Condition 10 – Acoustic Design Management	To be included

Enclosed with this letter is the Amended Development Approval, including:

- Attachment A – MEDQ Delegate's Conditions – Reconfiguration of Lot - One (1) Lot into 339 Residential Lots, Three (3) Detention Lots and One (1) Local Neighbourhood Recreation Park Lot
- Attachment B – MEDQ Delegate's Conditions – Material Change of Use - Endorsement of a Plan of Development
- Attachment C – Appeal Rights
- Attachment D – Approved Plans

To avoid any doubt, please note that this approval commences from the date the original development approval started to have effect.

If you have any queries regarding this application, please contact Blake O'Neill on the telephone number listed above.

Yours faithfully

Michael Simmons
RIPLEY VALLEY ASSESSMENT MANAGER

CC: Urban Utilities – development@urbanutilities.com.au

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Reconfiguring a Lot - One (1) Lot into ~~Two Hundred and Fifty-Seven (257)~~ Three Hundred and Thirty Nine (339) Residential Lots, Three (3) Detention Lots and One (1) Local Neighbourhood Recreation Park Lot	PDA Development Permit	Approved in full subject to the conditions set out in Attachment A	Ten (10) years
Material Change of Use – Endorsement of a Plan of Development	PDA Development Permit	Approved in full subject to the conditions set out in Attachment B	Unlimited

2. Conditions of MEDQ Delegate (Ipswich City Council)

Attachment A Reconfiguring a Lot - One (1) Lot into ~~Two Hundred and Fifty-Seven (257)~~ Three Hundred and Thirty Nine (339) Residential Lots, Three (3) Detention Lots and One (1) Local Neighbourhood Recreation Park Lot

Attachment B Material Change of Use – Endorsement of a Plan of Development

3. Approved Plans Specifications and Drawings

The approved plans, specifications and drawings for this development approval are:

(a) The plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents); and

(b) Where the amended version of the plans and documents referred to in the table below have been approved by the MEDQ Delegate, the amended version of those plans and documents.

The plans referenced below are included with this decision notice.

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Reconfiguring a Lot				
~~1511-010/ SK004/ I~~	~~Proposed Subdivision Plan and Proposed Staging Plan~~	~~LAUDink~~	~~12 November 2021~~	~~• The applicant must provide fencing in accordance with the requirements of Condition 15(b) – Fencing, Pedestrian~~

				~~Connectivity and Landscaping.~~ ~~· The applicant must provide fencing in accordance with the requirements of Condition 15(c) – Fencing, Pedestrian Connectivity and Landscaping.~~
~~1511-010/ SK006/ H~~	~~Proposed Staging Plan and Proposed Staging Plan (Eastern Site Extent)~~	~~LAUDink~~	~~7 February 2023~~	~~Nil~~
12561-P-07-CON 01, Rev N	ROL 1: Proposal Plan	Saunders Havill	16 March 2026	NA
12561-P-07-PRO 01, Rev N	Proposal Plan	Saunders Havill	16 March 2026	NA
Aspect of development: Material Change of Use				
~~1511-010/ SK007/ L~~	~~Proposed Staging Plan and Proposed Staging Plan (Eastern Site Extent)~~	~~LAUDink~~	~~17 April 2023~~	~~· Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m.**~~ ~~· Building setbacks on a lot adjacent to a Pad Mount Transformer are subject to the Energex dwelling requirements from Electrical Transformers.~~
12561 P 07	Plan of Development – Stage 1	Saunders Havill	16 March 2026	· Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m. · ~~Building setbacks on a lot adjacent to a Pad Mount Transformer are~~

				~~subject to the Energex dwelling requirements from Electrical Transformers.~~ · Garage requirements.
12561 P 07	Plan of Development – Stage 2	Saunders Havill	16 March 2026	· Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m. · ~~Building setbacks on a lot adjacent to a Pad Mount Transformer are subject to the Energex dwelling requirements from Electrical Transformers.~~ · Garage requirements.
12561 P 07	Plan of Development – Stage 3	Saunders Havill	16 March 2026	· Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m. · ~~Building setbacks on a lot adjacent to a Pad Mount Transformer are subject to the Energex dwelling requirements from Electrical Transformers.~~ · Garage requirements.
12561 P 07	Plan of Development – Stage 4	Saunders Havill	16 March 2026	· Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m. · ~~Building setbacks on a lot adjacent to a Pad Mount Transformer are subject to the Energex dwelling requirements from Electrical Transformers.~~ · Garage requirements. · Plan name updated.

12561 P 07	Plan of Development – Stage 5	Saunders Havill	16 March 2026	· Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m. · ~~Building setbacks on a lot adjacent to a Pad Mount Transformer are subject to the Energex dwelling requirements from Electrical Transformers.~~ · Garage requirements. · Plan name updated.
12561 P 07	Plan of Development – Stage 6 & 7	Saunders Havill	16 March 2026	· Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m. · ~~Building setbacks on a lot adjacent to a Pad Mount Transformer are subject to the Energex dwelling requirements from Electrical Transformers.~~ · Garage requirements. · Plan name updated.
12561 P 07	Plan of Development – Stage 8	Saunders Havill	16 March 2026	· Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m. · ~~Building setbacks on a lot adjacent to a Pad Mount Transformer are subject to the Energex dwelling requirements from Electrical Transformers.~~ · Garage requirements. · Plan name updated.

12561 P 07	Plan of Development – Stage 9	Saunders Havill	16 March 2026	· Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m. · ~~Building setbacks on a lot adjacent to a Pad Mount Transformer are subject to the Energex dwelling requirements from Electrical Transformers.~~ · Garage requirements. · Plan name updated.
12561 P 07	Plan of Development – Stage 10	Saunders Havill	16 March 2026	· Where the boundary includes a retaining wall in excess of 1.5m in height on the low side, the setback is increased to 1.2m. · ~~Building setbacks on a lot adjacent to a Pad Mount Transformer are subject to the Energex dwelling requirements from Electrical Transformers.~~ · Garage requirements. · Plan name updated.
SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Reconfiguring a Lot				
~~1511-010/ SK010/ K~~	~~Landscape Concept Plan~~	~~LAUDink~~	~~14 April 2023~~	~~Nil~~
12561	Landscape Concept Design	Saunders Havill	March 2026	See markup in red.
1511-013/ SK010/ K	Parkland Detail	LAUDink	14 April 2023	Nil
~~1511-020/ SK010/ A~~	~~Plant Species Schedule, Images & Notes~~	~~LAUDink~~	~~14 April 2023~~	~~Nil~~
~~M7267_002-REP-002-3~~	~~Energy Water Management~~	~~Karamisheff Nagel Pty Ltd~~	~~28 March 2023~~	~~Nil~~

93434.00.R.001.Rev1.Final	Dispersive Soils Management Plan (DSMP) – Proposed Residential Subdivision – 7 – 101 Bayliss Road, Ripley – Revision 1	Douglas Partners	27 June 2018	Nil
93434.01.R.002.Rev0	Report on Geotechnical Investigation – Proposed Residential Development – 7-101 Bayliss Road Ripley' – Revision 0	Douglas Partners	8 March 2019	Nil
93434.01.R001.Rev0.RP/ARM	Slope Stability Report	Douglas Partners	26 February 2019	Nil
2024-176	Vegetation Management Plan	~~Litoria Consulting~~ 28S Environmental	~~29 January 2021~~ 13 March 2026	In accordance with Condition 24 – Vegetation Clearing and Fauna Management Plan
	~~Bushfire Hazard Assessment and Management Plan V1~~	~~Litoria Consulting~~	~~29 June 2018~~	~~Nil~~
	Bushfire Management Plan (BMP)	Queensland Bushfire Planning	October 2025	
~~1511-010-SK011~~	~~Lin Hai Developments Pty Ltd Proposed Subdivision - Lot 80 On Sp162940 - 7 Bayliss Road, South Ripley – Street Hierarchy- Revision E~~	~~LAUD ink~~	~~31 January 2023~~	~~Nil~~
~~20-131-P02~~	~~7 Bayliss Road, South Ripley - Staging Plan - Revision C~~	~~Karamisheff Nagel Consulting Engineers~~	~~29 November 2022~~	~~Nil~~

~~Reference No. M7267_002-REP-001-0~~ GA0002	~~'7-101 Bayliss Road, South Ripley – Stormwater Management Plan, Revision 0,~~ Site-Based Stormwater Quality Management Plan Rev 3	~~Engeny~~ Arcadis	~~29 January 2021~~ 17 March 2026	Refer Condition ~~22~~ 20 - Stormwater Quantity Management
B25230TL001_Rev A	Traffic Engineering Response to Council Information Request	L+R	27 November 2025	NA
B25230TR001_Rev A	Proposed Residential Development 1 - 101 Bayliss Road South Ripley 4306 Traffic Impact Assessment	L+R	14 August 2025	NA
25BRA0249 R01_2	Road Traffic Noise Assessment Rev: 2	Colliers	28 November 2025	NA
12561-P-09-CON 01, Rev N	Road Hierarchy Plan	Saunders Havill	10 March 2026	NA
12561, Rev D	Connectivity Plan	Saunders Havill	March 2026	NA
BSR-AAU-DA-WS00-DRG-CV-0101, Rev 03	Bulk Earthworks Layout Plan Sheet 1	Arcadis	16 March 2026	NA
BSR-AAU-DA-WS00-DRG-CV-0102, Rev 03	Bulk Earthworks Layout Plan Sheet 2	Arcadis	16 March 2026	NA
BSR-AAU-DA-WS00-DRG-CV-0121, Rev 03	Earthwork Sections Sheet 1	Arcadis	16 March 2026	NA
BSR-AAU-DA-WS00-	Earthwork Sections Sheet 2	Arcadis	16 March 2026	NA

DRG-CV-0122, Rev 03				
BSR-AAU-DA-WS00-DRG-CV-0123, Rev 02	Earthwork Sections Sheet 3	Arcadis	16 March 2026	NA
BSR-AAU-DA-WS00-DRG-CV-0124, Rev 02	Earthwork Sections Sheet 4	Arcadis	16 March 2026	NA
BSR-AAU-DA-WS00-DRG-CV-0201, Rev 03	Combined Services Layout Plan Sheet 1	Arcadis	16 March 2026	NA
BSR-AAU-DA-WS00-DRG-CV-0202, Rev 03	Combined Services Layout Plan Sheet 2	Arcadis	16 March 2026	NA
BSR-AAU-DA-WS00-DRG-CV-0251, Rev 03	Road Longitudinal Sections Sheet 1	Arcadis	16 March 2026	NA
BSR-AAU-DA-WS00-DRG-CV-0252, Rev 03	Road Longitudinal Sections Sheet 2	Arcadis	16 March 2026	NA
BSR-AAU-DA-WS00-DRG-CV-0253, Rev 03	Road Longitudinal Sections Sheet 3	Arcadis	16 March 2026	NA
BSR-AAU-DA-WS00-DRG-CV-0254, Rev 03	Road Longitudinal Sections Sheet 4	Arcadis	16 March 2026	NA
BSR-AAU-DA-WS00-DRG-CV-0255, Rev 03	Road Longitudinal Sections Sheet 5	Arcadis	16 March 2026	NA
BSR-AAU-DA-WS00-DRG-CV-0256, Rev 03	Road Longitudinal Sections Sheet 6	Arcadis	16 March 2026	NA
BSR-AAU-DA-WS00-DRG-CV-0257, Rev 03	Road Longitudinal Sections Sheet 7	Arcadis	16 March 2026	NA
BSR-AAU-DA-WS00-	Road Longitudinal	Arcadis	16 March 2026	NA

DRG-CV-0258, Rev 02	Sections Sheet 8			
BSR-AAU-DA-WS00-DRG-CV-0259, Rev 01	Road Longitudinal Sections Sheet 9	Arcadis	16 March 2026	NA

4. State Interest

Not applicable.

5. Preliminary Approval

Not applicable to this decision.

6. Further Development Permits

Further development permits or endorsements, as required by the *Economic Development Act 2012* or a condition of this development permit, must be obtained before the development can be carried out in respect of any compliance assessment, reconfiguring a lot, operational works, building works and plumbing works in relation to this approval prior to the commencement of works/use and/or signing of the plan of subdivision pursuant to the *Economic Development Act 2012* or the timing outlined in the relevant condition.

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

Not applicable to this decision.

9. Currency period for the approval (section 100 of the *Economic Development Act 2012*)

The currency period for this approval is as outlined in part 1 – 'decision details' of this decision notice, starting the day the approval takes effect. Unless the currency period is extended by the MEDQ Delegate pursuant to section 101 of the *Economic Development Act 2012*, this development approval lapses in accordance with section 100 of the *Economic Development Act 2012.*

10. When approval lapses if development started but not completed— preliminary approval

Not applicable to this decision.

11. Infrastructure

The following trunk infrastructure is applicable to this development and is listed in the table below:-

Trunk Infrastructure	Conditions
Park	
One (1) Local Neighbourhood Recreation Park (referenced as proposed Neighbourhood Recreation Park on the approved plan)	Condition 16 – Local Neighbourhood Recreation Park and Condition 5 – Subdivision Plan of Attachment A

Note:

1. Any works not specifically listed in the table above are not considered Trunk Infrastructure unless varied by the Ripley Valley PDA Development Charges Offset Plan July 2022 or other applicable offset framework in effect at the time of lodging the provisional offset claim.

2. Credits/offsets will only be applicable to works which align with the ultimate design.

3. Consideration should be given to Advice Condition 8 – Trunk Infrastructure of Attachment A in relation to the provision of trunk infrastructure identified in documents/ plans referred to in the Table above.

Attachment A
MEDQ Delegate's Conditions
File No: 7193/2017/PDA
Location: 7-101 Bayliss Road, SOUTH RIPLEY QLD 4306
Proposal: Reconfiguring a Lot - One (1) Lot into ~~Two Hundred and Fifty-Seven (257)~~ Three Hundred and Thirty Nine (339) Residential Lots, Three (3) Detention Lots and One (1) Local Neighbourhood Recreation Park Lot

MEDQ Delegate's (Ipswich City Council) Conditions *Conditions applicable to this approval under the Economic Development Act 2012*		
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval	
	This approval incorporates as a condition, the applicant's common material for the application and adherence to all relevant Council Local Laws and/or the *Ripley Valley Priority Development Area Development Scheme* unless otherwise varied by this approval or varied by a condition of this approval. Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the *Economic Development Act 2012.*	At all times after the approval is granted.
2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the MEDQ Delegate will suffice.	At all times after the approval is granted.
3.	Rates in Arrears	
	The applicant must pay any outstanding rates and other expenses as a charge against the land in accordance with the provisions of the *Economic Development Act 2012.*	Prior to the MEDQ Delegate signing the plan of subdivision for the relevant stage.
4.	Hours of Construction	
	Unless otherwise approved in writing by the MEDQ Delegate, construction works must only occur within the hours as defined in *Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3.*	At all times during construction of the development.
5.	Subdivision Plan	
	The applicant must submit to the MEDQ Delegate a subdivision plan (and any associated easement documents) generally in accordance with the approved plans outlined in part 3 of the development permit that	In conjunction with the lodgement of the application to sign the subdivision plan.

	includes the following requirements: (i) The applicant must grant, free of cost to or compensation payable by Council, minimum ~~4.0m~~ 2.0m wide easements located centrally over proposed stormwater drains (~~375mm~~ 225mm diameter or greater) and overland flow paths, where located within private property. Notably, easements over the alignment of stormwater paths must be of sufficient width to encompass the overland flow from a storm event with an AEP of 1%; (ii) Easement over all land (excluding that contained within approved open space or drainage land) that is below the design overland flow level from a storm event with an AEP of 1% of which the applicant must grant, free of cost or compensation payable by the MEDQ Delegate; (iii) Easements of sufficient width to contain any fitting, access chamber etc. located on stormwater drains, water mains, and sewerage rising mains; (iv) Land required for all detention basins, bio-retention basins, drainage corridors or equivalent must be dedicated as drainage reserve in favour of the MEDQ Delegate and not included within any other lot under separate ownership; (v) Easements required for discharge of stormwater over adjacent land which must be agreed to in writing by the owner of the subject land; and ~~(vi) Land for future road purposes, in order to provide road widening along the southern site frontage, generally in accordance with the plan titled 'The new sub-arterial road R047A and R047B in the EDQ Road Network Map', Project No. 7902-70/005, prepared by Cardno and dated 17 July 2013 of which the applicant must grant, free of cost or compensation~~	

	~~payable by the MEDQ Delegate.~~ Note: In the instance where the MEDQ Delegate is party to an easement, the documentation associated with that easement may be prepared by the MEDQ Delegate at the applicant's expense.	

6.	Stages For Reconfiguration	
(a)	Unless otherwise approved in writing by the MEDQ Delegate, the applicant must undertake the staging of the development sequentially in accordance with the approved plans outlined in Part 3 – Approved Plans Specifications and Drawings of this development permit. Note: Stages can be constructed and completed simultaneously if required.	From the commencement of the construction of the development and at all times thereafter.
(b)	Unless otherwise approved in writing by the MEDQ Delegate each stage must be independently serviced by roads, water, sewer, stormwater, stormwater management systems and any other relevant utilities.	From the commencement of the construction of the development and at all times thereafter.

7.	Contaminated Land	
	The applicant must ensure all land to be dedicated to Council is not listed on either the Contaminated Land Register or the Environmental Management Register prior to dedication. In this regard the applicant is responsible for all works associated with the removal of any land to be dedicated to Council from these registers. The applicant must provide details to Council demonstrating that the requirements of this condition have been met.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

8.	Entry Walls or Features	
(a)	The applicant must not construct entry walls or features on dedicated roads, parks or drainage land.	From the commencement of the construction of the development and at all times thereafter.
(b)	The applicant must ensure that entry walls or features are: (i) Fully contained on private property; and (ii) Designed in accordance with Implementation Guideline No. 18 – Estate Signage of the *Ipswich Planning Scheme 2006*.	From the commencement of the construction of the development and at all times thereafter.

9.	Road Naming	
	The applicant must submit to the MEDQ Delegate a list of three (3) proposed road names and the corresponding name meanings for any new road(s) to be opened. If a theme is considered appropriate, an explanation of the theme is to be submitted at the same time. The MEDQ Delegate reserves the right to accept any or none of the proposed names.	In conjunction with the lodgement of a pre-construction certification that creates the related road.

10.	Park Naming	
	The applicant must submit to the MEDQ Delegate a list of three (3) proposed park names and the corresponding name meanings for any new park. The MEDQ Delegate reserves the right to accept any or none of the proposed names.	In conjunction with the lodgement of the compliance assessment that creates the related park.

11.	Reserve Naming	
	The applicant must submit to the MEDQ Delegate a list of three (3) proposed reserve names and the corresponding name meanings for any new reserve. The MEDQ Delegate reserves the right to accept any or none of the proposed names.	In conjunction with the lodgement of the compliance assessment that creates the related reserve.

12.	Infrastructure Charges	
	Unless a relevant infrastructure agreement provides to the contrary, the applicant must pay the MEDQ Delegate all relevant Infrastructure Charges as set out in the Development Charges and Offset Plan (DCOP) or the equivalent legislative infrastructure charging framework, as applicable (and indexed if relevant) at the time of payment. A Development Charges Advice Notice has been provided for your information, outlining the charges payable at the time of issuing this approval.	As required by the DCOP.

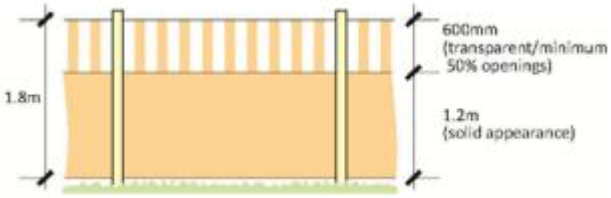
Compliance Assessment

13.	Compliance Assessment	
(a)	Where a condition of this approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in the conditions.	As required by relevant conditions of this approval.
(b)	Before compliance assessment will commence, payment for any applicable fees must accompany any request for compliance assessment. The fee is set out in the Economic Development Queensland's (or equivalent statutory assessing authority) Development	

	Assessment Fees and Charges in force at the date of lodgement.	
(c)	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 – the MEDQ Delegate assesses the plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly.	
(d)	If the applicant is notified under Condition 13(c)(ii) above: (i) The information and plans addressing the concerns are to be re-submitted; (ii) Within a further 15 business days – the MEDQ Delegate assesses the re-submitted plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly. If the applicant is notified at Condition 13(d)(ii) above, within 10 business days, the MEDQ Delegate and applicant will repeat steps at Condition 13(d)(i). At any time and upon utilizing Condition 13(c) at least once, 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.	

14.	Disposal of Cleared Vegetation	
	Unless otherwise approved in writing by the MEDQ Delegate the applicant must dispose of cleared vegetation in accordance with Planning Scheme Policy 3 – General Works and Condition ~~27~~ 24 – Vegetation Clearing and Fauna Management Plan of this approval.	From the commencement of works and at all times thereafter.

15.	Fencing, Pedestrian Connectivity and Landscaping	
(a)	The applicant must construct a 1.2m high (if of solid appearance) or 1.5m high (if the fence has openings or materials which make it not less than 50% transparent) along the common boundary of any parkland/	Prior to the MEDQ Delegate signing the subdivision plan relevant to the stage of the development.

	pedestrian path and proposed residential lot, unless otherwise indicated on the approved Plan of Development or in writing by the MEDQ Delegate. Note: details must be submitted at compliance assessment.	
(b)	The applicant must construct a 1.8 metre high fence, with a 1.2 metre solid appearance and 600mm transparent element (50% transparent/ minimum 50% opening) along the full Coleman Road and part of Bayliss Road frontages, excluding any Drainage, Detention, or vehicle and pedestrian access point to residential allotment. Low maintenance landscaping is required to be provided at the base of the fence (as per Figure 1 below).  Figure 1 – Example of fencing style along Coleman Road and part of Bayliss Road Note: details must be submitted at compliance assessment.	Prior to the MEDQ Delegate signing the subdivision plan relevant to the applicable stage of the development.
~~(c)~~	~~The applicant must provide landscaping behind proposed Lots 225 to 234 to screen the retaining walls at the rear of the lots.~~ ~~Note: details must be submitted at compliance assessment.~~	~~Prior to the MEDQ Delegate signing the subdivision plan relevant to the applicable stage of the development.~~
~~(d)~~ (c)	The applicant must submit fencing and landscape details and associated plans required by (b) ~~and (c)~~ above for the MEDQ Delegate's approval. All landscaping must be native, non-invasive, plant species such as those referenced in the Ipswich City Council's Vegetation Communities Rehabilitation Guide.	Prior to the submission of documents for pre-construction certification.
~~(e)~~ (d)	The applicant must maintain the fencing, retaining wall and landscaping in perpetuity (if located in private property). Any graffiti must be removed from fencing and retaining walls as soon as practicable.	At all times.
~~(f)~~ (e)	The applicant must submit to the MEDQ Delegate a Certificate of Compliance for Landscape Works completed by a qualified landscape designer stating the works have been completed in accordance with	Prior to the MEDQ Delegate signing the subdivision plan relevant to the applicable stage of the development.

	requirements of the approved landscape plan.	

16.	Local Neighbourhood Recreation Park	
~~(a)~~	~~The applicant must submit to the MEDQ Delegate for compliance assessment a detailed park plan for the identified Local Neighbourhood Recreation Park, generally in accordance with the plan/s (Landscape Concept Plan) outlined in Part 3 - Approved Plans Specifications and Drawings of this development permit, which unless otherwise agreed to by the MEDQ Delegate, demonstrates compliance with the requirements of EDQ Guideline 12 – Park Planning and Design, and Ipswich City Council's Desired Standards of Service (Planning Scheme Policy 3 – General Works).~~ ~~The detailed park plan must include:~~ ~~(i) All elements of the proposed park and the proposed interface between Recreation Park and the adjoining road reserve or lots;~~ ~~(ii) Include details of staging of landscaping works (if proposed). Unless otherwise determined in writing by the MEDQ Delegate, such staging must be generally in accordance with the staging identified on the approved plan/s outlined in Part 3 - Approved Plans Specifications and Drawings of this development permit;~~ ~~(iii) Turf areas within the park must be shallower than a 1:6 grade, including turf to the higher side of the retaining walls have a maximum grade of 1:10 and a minimum width unobstructed of 3 metres;~~ ~~(iv) Retaining walls with multiple terraces are to be vegetated with low maintenance scrubs with:~~ ~~- The top of the retaining wall to have a maximum grade of 1:100 from the wall for a minimum 0.5 metres; and~~ ~~- No single wall height must be above 900mm.~~ ~~(v) Multiple terrace walls with individual wall heights above 500mm are required to be:~~ ~~- The top of the retaining wall is to have a 1:100 grade from the wall for a minimum 0.5 metres;~~ ~~- A minimum 1.5 metre offset between wall infrastructure (e.g. back of the bottom of the~~	~~Prior to the commencement of any works associated with open space provisioning and embellishment.~~

	~~wall to front of the next wall); and~~ ~~• Terrace Walls with combined wall heights greater than 1.5 metres will also require walls to be coloured concrete, a maximum grade between walls at 1:50 and certified by a RPEQ structural engineer.~~ ~~(vi) Multiple terrace walls are to have non-climbable fences to the top side of the wall (applicable to walls above 500mm);~~ ~~(vii) All retaining walls in proximity to the playground must have non climbable fences and comply with playground standards for entrapment (i.e. finger, head and toggle);~~ ~~(viii) All sandstone walls must be 'A' grade cut;~~ ~~(ix) Playground and exercise equipment area are to be at a maximum grade of 1:50 grade, accessible from the street with a continuous path of travel in accordance with AS1428;~~ ~~(x) Playground and exercise equipment area must be provided with 90% shade;~~ ~~(xi) Shelter and drink fountains must be accessible from the street with a continuous path of travel in accordance with AS1428;~~ ~~(i) Primary pedestrian pathways provided within the park must be a minimum of 2.2 metres wide and secondary pedestrian pathways to be a minimum of 1.2 metres wide, in accordance with the approved plans listed in Part 3 – Approved Plans Specifications and Drawings;~~ ~~(xii) The kick-a-bout area must be provided with a maximum grade of 1:33;~~ ~~(xiii) Stairs provided on secondary pathways must contain tactile and handrails in accordance with AS1428;~~	

	~~(xiv)All turf must have 3 metres of obstructed maintenance access; and~~ ~~(xv) Fencing and bollards are required to all street frontages (vehicle maintenance access slide rail/s are required to access all park areas).~~	
~~(b)~~	~~Unless otherwise agreed to by the MEDQ Delegate, the applicant must embellish the Local Recreation Park in accordance with the approved detailed park plan required by Condition 16(a) above, EDQ Guideline 12 – Park Planning and Design, Ipswich City Council's Desired Standards of Service (Planning Scheme Policy 3), and to the MEDQ Delegate's construction standards.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan.~~
~~(c)~~	~~The applicant must submit to the MEDQ Delegate certification from an AILA qualified landscape architect that the works associated with the Recreation Parks have been constructed in accordance with Conditions 16(a) and 16(c) above.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan.~~
(a)	Submit to the MEDQ Delegate detailed landscape plans prepared by a Registered Landscape Architect with AILA, for proposed landscape works within park/s, open space, stormwater treatment devices and overland flow paths. The landscaping must be designed generally in accordance with: i. PDA Guideline No. 12 – Park planning and design; and ii. Ipswich City Council's Desired Standards of Service (Planning Scheme Policy 3, including 2016 LGIP Update); and iii. the endorsed Landscape Concept Plan referenced in Part 3 of this approval. The certified plans must include, where relevant: i. Existing contours or site levels, services and features; ii. Proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); iii. Location of proposed drainage and stormwater works within open space, including cross-sections and descriptions;	Prior to the commencement of any works associated with open space provisioning and embellishment.

	iv. Locations of electricity, and water connections to park; v. Location and details of vehicle barriers (e.g. bollards/fencing/boulders/planted buffer etc) along park frontages to prevent unauthorised vehicular access; · Bollards and locking rails must be installed to restrict vehicular access to only maintenance and service vehicles to full perimeter of park/open space; · Fencing is required if playgrounds, kick-about, rebound wall and half courts are within 20m of hazards (e.g., roads, steep embankments, waterways, basins, etc) to ensure safety of children; vi. Details and locations of any proposed building works including, park furniture, picnic facilities, play equipment, exercise equipment, driveways, footpaths, cycling paths, shade structures, lighting, signage, fencing and retaining walls; · Park infrastructure is to be minimum 10m offset from top of bank of waterways and outside riparian waterway (including pathways except for designated water way crossing); · Minimum 1:100 flood immunity of all hard infrastructure (exception waterway pathway crossing Q10); vii. All pathways to achieve a minimum 2.2m width; · Be aligned such that a minimum 10m offset from the defined Top of Bank is achieved (exception waterway pathway crossing); · Compliant DDA access to all major facilities from footpath (AS1428 compliant); o Maximum longitudinal grade of 1:21; · Stormwater conveyance over pathways is not acceptable. Culverts, pipes or bridge structures and necessary erosion protection must be provided at locations where pathways cross a stormwater flow path; · Pathways adjacent to private property and along linear park to adhere to CPTED principles and designed for increased casual surveillance	

	opportunities; viii. Half courts and rebound walls to be minimum of 50m from residents, (any alternative embellishment to be approved by MEDQ Delegate); ix. Playgrounds and exercise equipment to be minimum of 25m from residents; x. Artificial Shade to be provided to 90% of playground and exercise equipment area with shaded seating areas to be provided within the vicinity of the playground; xi. Rubbish Bin locations to be within 30m of the street (or car park that accommodates ; xii. Timber play equipment, timber park furniture and timber fencing not approved (except for timber bollards as per SP.43); xiii. All signage within public open space is to be in accordance with the City of Ipswich Signage Style Manual; · Signage to include operational signage (eg, prohibited items in park, flood risk to waterway crossing, etc) xiv. Trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; · Trees to comply with Ipswich Streetscape Design Guide; · Large trees with vigorous roots are not approved to protect Council infrastructure long term (below and above ground infrastructure); · Trees located along pathways must be provided at a density to ensure maximum shade cover to pedestrians and cyclists; xv. Planting batters must not exceed 1:3. Planting batters >1:4 require the inclusion of erosion netting; xvi. Turf batters must not exceed 1:6; · All turf areas must have a minimum or	

	unobstructed width of 3m; · Grassed areas must be free of rocks, stumps, humps and hollows; xvii. All declared plants, environmental weeds and rubbish must be removed; xviii. Dead trees must be removed and dangerous trees made safe within 10.0m of allotments, pathways or playgrounds; xix. Electrical installation to comply with City of Ipswich Electrical Specification for Parks and Facilities; xx. Disturbed areas must be revegetated using indigenous plant species; xxi. Parkland must be freely and safely drained; xxii. No overburden or spoil shall be pushed or deposited into parkland; and xxiii. There must be no removal of soil or filling around trees. Approved Bushfire management plan specifications	
(b)	Construct landscape works generally in accordance with the plans endorsed under part (a) of this condition.	Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).
(c)	Submit to the MEDQ Delegate certification from a Registered Landscape Architect with AILA that the works have been constructed in accordance with parts (a) and (b) of this condition.	Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
(d)	Submit all relevant product certifications; manufacturer's warranties and maintenance manuals pertaining to all playground and fitness equipment installations. These include independent playground inspector certification (post installation). These certifications include the following but not limited to: i. Softfall mulch; ii. Shade Sail structure; and	Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.

	iii. Rubber softfall surface treatment.	

17.	Streetscape Works	
~~(a)~~	~~The applicant must submit to the MEDQ Delegate for compliance assessment, Streetscape Works plans for the development certified by a registered Landscape Architect detailing proposed works in accordance with the *Ipswich Streetscape Design Guideline 2013* and the following requirements:~~ ~~(i) Landscape plan/s outlined in Part 3 - Approved Plans Specifications and Drawings of this development permit;~~ ~~(ii) Design treatment (footpath, landscape, fencing, and lighting etc incorporating CPTED principles) or the Pedestrian Pathway/Links as identified on Landscape plan/s outlined in Part 3 - Approved Plans Specifications and Drawings of this development permit;~~ ~~(iii) Show appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades;~~ ~~(iv) Streetscaping must be provided at a density of one (1) tree per allotment or one (1) per twenty (20) metres of road frontage, whichever is the lesser;~~ ~~(v) Provide street tree locations and species, including common and botanical names, height and spread at maturity, ground preparation works and monthly maintenance plan;~~ ~~(vi) Identify road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc); and~~ ~~(vii) Show the location of services within the road reserve.~~ ~~Note: Plant/tree species must be in accordance with the Ipswich City Council Street Tree Strategy or equivalent. Root intrusive trees must not be planted in the road reserve.~~	~~Prior to the commencement of any streetscape related works on the site.~~

~~(b)~~	~~The applicant must construct streetscape works in accordance with the approved 'Streetscape Works plans' required by Condition 17(a) above, and to the MEDQ Delegate's construction standards.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan.~~
~~(c)~~	~~The applicant must submit to the MEDQ Delegate certification from an AILA qualified landscape architect that the works have been constructed in accordance with Conditions 17(a) and 17(b) above.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan.~~
(a)	Submit to the MEDQ Delegate detailed streetscape works drawings prepared and certified by a Registered Landscape Architect with AILA for proposed streetscape works. The streetscape works must be designed generally in accordance with: i. The Ipswich Streetscape Design Guideline; and ii. The Approved Plans, Specifications and Drawings listed in Part 3 of this approval. The certified drawings must include, where relevant: i. location and type of street lighting in accordance with AS1158 – 'Lighting for Roads and Public Spaces'; ii. footpath treatments including finished surface levels, cross-falls and longitudinal grades; iii. location and specifications of streetscape furniture; iv. location and size of stormwater treatment devices; v. Streetscaping must be provided at a density of one (1) tree per allotment or one per twenty (20) metres of road frontage whichever is the lesser. vi. provide street tree locations and species, including common and botanical names, height and spread at maturity, ground preparation works and monthly maintenance plan. vii. identify road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc).	Prior to the issue of pre-construction certification for the relevant stage of the development.

	viii. show the location of services within the road reserve. Note: Plant/tree species must be in accordance with the Ipswich City Council Street Tree Strategy or equivalent. Root intrusive trees must not be planted in the road reserve.	
(b)	Construct the streetscape works generally in accordance with the plans endorsed under part (a) of this condition.	Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).
(c)	Submit to the MEDQ Delegate certification from a Registered Landscape Architect with AILA that the works have been constructed in accordance with parts (a) and (b) of this condition.	Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.

18.	Street-lighting	
~~(a)~~	~~The applicant must submit to the MEDQ Delegate for compliance assessment the detailed design for street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with Planning Scheme Policy 3 – General Works, Part 1 of the *Ipswich Planning Scheme 2006 and AS/NZS 1158 series.*~~	~~In conjunction with the pre-construction certification for relevant stages of the development.~~
~~(b)~~	~~The applicant must provide the street lighting for all roads including Bayliss Road and Coleman Road, cycleways and pathways for the proposed development generally in accordance with the approved design as required by Condition 18(a) above.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan.~~
~~(c)~~	~~The applicant must demonstrate that the provision of lighting along the esplanade roads near retained vegetation and Riparian Corridor/s is located and designed to avoid detrimental impacts onto ecologically sensitive areas of the site. Such lighting must be designed in accordance with AS4282:2019 *Control of the Obtrusive Effects of Outdoor Lighting* and Council's Planning Scheme Policy 3 – General Works.~~	~~In conjunction with lighting compliance assessment for the relevant stages and at all times thereafter.~~
(a)	Provide lighting to all roads and laneways associated with the development generally in accordance with the approved plans.	Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
(b)	Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for all lighting within roads and laneways associated with the development. The RPEQ documentation must be in accordance with the following:	Prior to the commencement of lighting/electrical works for the relevant stage.

i. Lighting along all roads and laneways must be suitable for the connection to Energy Queensland Network as standard "Rate 3 / Network Public lighting" connection type, and:
   - § Light poles and outreaches may be either hot dipped galvanised or powder coated black;
   - § Black poles and outreaches are to be limited to heritage and decorative types, specifically "Nostalgia" and "Avenue". Where decorative poles and outreaches are unable to achieve compliance with the required lighting subcategory, appropriate galvanised poles and outreaches will be acceptable;
   - § Luminaires must be Light-emitting Diode (LED) type light source included on the Australian Energy Market Operator (AEMO) Load Table for NPL3 public lighting.

ii. Lighting for roads and lane ways must meet the minimum street lighting subcategory outlined in Table 1 below;

Street/Road Type	Minimum Street Lighting Subcategory
Neighbourhood Lane	PR6
Neighbourhood Access Street	PR5
Neighbourhood Connector	PR3
Neighbourhood Trunk Connector	V5
Sub-Arterial	V5
Arterial	V3
Centre Lane	PR4
Centre Access Street	PR3
Centre Connector Street	PR3
Centre Main Street	On Request
Industrial Access Street	PR4
Industrial Connector Street	PR3
Off-street cycle pathways	PP3 (typically utilising road carriageway lighting stations)
Linkage pathways	PP4

Table 1 – Minimum Lighting Subcategory for Roads and Public

	Spaces iii. Lux plots must be incorporated into the designs to confirm the luminance and location of lighting poles; iv. Unless otherwise approved in writing by the MEDQ Delegate, street lighting poles must be located on the same side as the constructed footpaths for residential streets; v. electrical services must be located within the allocated service corridor in accordance with Ipswich City Council standard drawing SR.22 *Public Utilities in Subdivisions Typical Service Corridors and Alignments* and SR.23 *Public Utilities in Subdivisions Typical Service Conduit Sections*.	
(c)	Undertake all works necessary to construct lighting of roads and laneways in accordance with the RPEQ certified drawings.	Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).
(d)	Submit to the MEDQ Delegate certification from the relevant Certifier that all lighting of roads and laneways associated with the development has been designed and constructed in accordance with the conditions of this approval.	Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.

~~19.~~	~~Footpath Plan~~	
~~(a)~~	~~The applicant must submit to MEDQ Delegate for compliance assessment a Footpath Plan. The footpath plan must demonstrate provision of footpath for all proposed street/roads in accordance with EDQ Guideline 6 (February 2019) and ensure pedestrian connectivity within the development.~~	~~Prior to the submission of documents for pre-construction certification for the relevant stage.~~
~~(b)~~	~~The applicant must construct footpaths in accordance with the approved footpath plan as required by Condition 19(a) – Footpath Plan above.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan.~~

~~20.~~	~~Roadworks~~	
~~(a)~~	~~Bayliss Road – Ultimate Design~~ ~~The applicant must submit to the MEDQ Delegate for compliance assessment and for endorsement, the detailed engineering design drawings certified by an RPEQ experienced in road and intersection design for~~	~~Prior to the issue of pre-construction certification for the first stage of the development.~~

	~~the ultimate upgrade of Bayliss Road from the intersection of Bayliss Road/Ripley Road up to the intersection of Bayliss Road/ proposed Road 3 (Coleman Road) Intersection in accordance with the following:~~ ~~(i) Provide the ultimate road design generally in accordance with PDA guideline no. 06 - Street and movement network - February 2019 which accommodated within the exiting Bayliss Road reserve;~~ ~~(ii) Demonstrate how Bayliss Road will link into the Esplanade Road which is approved as part of 40/2015/MAPDA/J in the vicinity of the Lot 3031;~~ ~~(iii) The road network proposed as part of 40/2015/MAPDA/J must be suitably linked along northern side of Bayliss Road;~~ ~~(iv) Provision of services in accordance with Planning Scheme Policy 3 – General Works;~~ ~~(v) A drainage management strategy for the conveyance stormwater discharges for all storm events from 63% AEP up to and including 1% AEP to all LPD in accordance with QUDM;~~ ~~(vi) There must not be any four way intersections with adjoining development access street;~~ ~~(vii) Longitudinal sections for Bayliss Road;~~ ~~(viii) Bollards to the satisfaction of MEDQ delegate at the end of the terminating roads to restrict vehicle movements or any alternative solution to limit through vehicle movements;~~ ~~(ix) Earthworks details including interface works with adjoining properties/council reserves/ etc; and~~ ~~(x) The design must ensure no worsening on to any adjoining properties in accordance with QUDM and Implementation Guideline 24 and consider all safety requirements for pedestrians and vehicles.~~	

	~~Unless otherwise agreed to in writing by the MEDQ Delegate, the designs must be generally in accordance with EDQ's PDA Guideline No. 6 - Street and Movement Network.~~	
~~(b)~~	~~Bayliss Road/Ripley Road Intersection – Ultimate~~ ~~The applicant must submit to the MEDQ Delegate for compliance assessment and for endorsement, the detailed engineering design drawings certified by an RPEQ experienced in road and intersection design for the ultimate upgrade of Bayliss Road/Ripley Road Intersection generally in accordance with the following;~~ ~~(i) A cul-de-sac must be provided at the end of Bayliss Road considering the ultimate Ripley Road catalyst design.~~ ~~(ii) Land dedication (if required) for proposed cul-de-sac must be indicated within the drawings and the required land dedication for future cul-de-sac must be indicated on the development plans~~ ~~(iii) Ripley road ultimate road alignment and design must be considered.~~ ~~Unless otherwise agreed to in writing by the MEDQ Delegate, the designs must be generally in accordance with EDQ's PDA Guideline No. 6 - Street and Movement Network.~~	~~Prior to the issue of pre-construction certification for the first stage of the development.~~
~~(c)~~	~~Proposed Road 2 – Ultimate Design~~ ~~The applicant must submit to the MEDQ Delegate for compliance assessment and for endorsement, the detailed engineering design drawings, certified by an RPEQ experienced in road and intersection design for the ultimate upgrade of proposed Road 2 as a neighbourhood connector, including intermediate intersections, generally in accordance with the drawing 20-132-P18 Revision C dated 29/09/2022 prepared by Karamisheff Nagel Pvt Ltd and considering the following:~~ ~~Road design must consider the following:~~ ~~(i) Provide the ultimate road reserve as a neighbourhood connector street, with a 3.0 m shared footpath on northern verge, in accordance with PDA guideline no. 06 - Street~~	~~Prior to the issue of pre-construction certification for the first stage of the development.~~

	and movement network - February 2019; (ii) Western end of Road 2 must connect and align with Catalyst Road network design connecting to Ripley Road; (iii) Transition detail of proposed Road 2 at proposed Road 2A; (iv) Provision of services in accordance with Planning Scheme Policy 3 – General Works; and (v) Provision of drainage infrastructure to capture external upstream catchment flows to ensure that there will be no impacts on to any properties or roads in accordance with QUDM requirements. Unless otherwise agreed to in writing by the MEDQ Delegate the design must be generally, in accordance with Planning Scheme Policy 3 – General Works and the neighbourhood connector street standard in EDQ's PDA Guideline No. 6 - Street and Movement Network.	
(d)	Proposed Road 2 – Interim Design Proposed Road 2 (neighbourhood Connector) The applicant must submit to the MEDQ Delegate for compliance assessment, the detailed engineering design and construction drawings certified by an RPEQ experienced in road and intersection design for the interim upgrade of proposed Road 2 up to the intersection with Proposed Road 2A, including intermediate intersections, generally in accordance with the drawing 20-132-P18 Revision C dated 29/09/2022 prepared by Karamisheff Nagel Pvt Ltd and in accordance with the following: (i) Road design must consider the following: - 3.0 m wide shared path on the northern verge; - 2 x 3.3 m carriageways; - 1 x 2.3 m indented parking bay; - Kerb and channel on the northern side of the road; - Table drain on southern side adequately sized to convey upstream flows or an alternative solution to capture upstream flows; (ii) Provision of services in accordance with Planning Scheme Policy 3 – General Works; (iii) Earthworks including interface works with adjoining lots/roads/ etc; (iv) A temporary turnaround area at proposed Road	Prior to the issue of pre-construction certification for stage 3 of the development.

	2 at western end within the development site must be provided for refuse turnaround; and (v) The design must ensure no worsening on to any adjoining properties and consider all safety requirements for pedestrians and vehicles in accordance with QUDM and Implementation Guideline 24. Unless otherwise agreed to in writing by the MEDQ Delegate the design must be generally, in accordance with Planning Scheme Policy 3 – General Works and the neighbourhood connector street standard in EDQ's PDA Guideline No. 6 - Street and Movement Network.	
(e)	The applicant must construct proposed Road 2 in accordance with approved design as required by Condition 20(d) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan for Stages 3, 4, 5 and 6 of the development, unless otherwise agreed by the MEDQ Delegate.

19.	Earthworks and Retaining Walls	
(a)	The applicant must submit to the MEDQ Delegate for compliance assessment the detailed design for earthworks and retaining wall layout. Unless approved otherwise by the MEDQ Delegate, the applicant must design all earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the *Ipswich Planning Scheme 2006*.	Prior to the issue of pre-construction certification for relevant stage of the development.
(b)	The applicant must design all embankments and retaining walls against any potential change in ground conditions associated with the following but not limited to: (i) Natural changes in groundwater conditions; (ii) Design flood inundation levels; and (iii) Malfunction of the stormwater drainage or subsoil drainage systems.	In conjunction with the lodgement of pre-construction certification for the relevant stage.
(c)	The applicant must implement all dispersive soil management measures generally in accordance with recommendations of the following: (i) Report titled 'Dispersive Soils Management Plan (DSMP) – Proposed Residential Subdivision – 7 – 101 Bayliss Road, Ripley', prepared by Douglas Partners and dated 27 June 2018; and (ii) Drawing No. 1, titled 'Dispersive Soils Risk Mapping – Existing Proposed Residential Subdivision 7 – 101 Bayliss Road, South Ripley',	From the commencement of work until completion.

	~~Revision 0, prepared by Douglas and Partners and dated 28 August 2019.~~	
~~(d)~~	~~The applicant must construct earthworks and retaining walls in accordance with the approved design as required by Condition 21 (a) to (c) above.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan.~~
(a)	Provide the development with earth retaining structures generally in accordance with the approved plans.	Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
(b)	Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for all earth retaining structures associated with the development. The RPEQ (structural) documentation must be in accordance with the following: § the RPEQ certified drawings required by condition 19 *Earthworks and Retaining Walls* of this approval; § dispersive soils management plan titled Dispersive Soils Management Plan (DSMP) – Proposed Residential Subdivision – 7 – 101 Bayliss Road, Ripley – Revision 1 by Douglas Partners (Reference: 93434.00.R.001.Rev1.Final) and dated 27 June 2018 § geotechnical report titled Report on Geotechnical Investigation – Proposed Residential Development – 7-101 Bayliss Road Ripley' – Revision 0 by Douglas Partners dated 8 March 2019 (Reference: 93434.01.R.002.Rev0 i. Australian Standards AS4678 Earth-retaining structures, with a minimum design life of: a. 60 years, where the retaining wall is located within a private property/allotment; and b. 100 years, where the retaining wall is located within land to be dedicated to Council.; ii. Australian Standards AS1170.1 Permanent, imposed and other actions; iii. Australian Standards AS1170.2 Wind actions; iv. AS3600 Concrete structures;	Prior to the lodgement of a Pre-Construction application for the relevant stage.

	v. AS3700 Masonry structures; vi. Unless otherwise indicated on the approved plans/documents/specifications, retaining walls must not exceed the maximum heights as follows: · 1.5m along side boundaries; and · 3m at rear boundaries. vii. Unless otherwise indicated on the approved plans/documents/specifications, retaining walls must not be located within road reserves, drainage reserves or public open space; viii. embankments and retaining walls must be designed for potential change in ground conditions associated with groundwater conditions, flood inundation levels; ix. drainage associated with retaining walls must be discharged to the underground drainage system and to the lawful point of discharge; and x. be informed by a slip circle analysis by a suitably experienced RPEQ to prevent against failure. xi. all retaining walls interfacing with the development along the southern side must be constructed as part of this development.	
(c)	Submit to the MEDQ Delegate the RPEQ (structural) certified design documentation for all earth retaining structures. Note: Form 15s for retaining walls may be submitted in support of RPEQ (structural) certified drawings.	Prior to the commencement of construction of the retaining walls within the relevant stage.
(d)	Undertake all works to construct the retaining walls in accordance with the RPEQ (structural) certified design drawings.	Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).
(e)	Submit to the MEDQ Delegate certification from the	Prior to the MEDQ Delegate

	relevant Certifier/s that all earth retaining structures for the development have been designed and constructed in accordance with the conditions of this approval. This must include RPEQ (structural) certified As Constructed Drawings that details the design, location, type and height of all constructed retaining walls, including (but not limited to) outlets and subsurface outlets. The As Constructed submission may also include the following: i. properly completed and signed Form 15 *Compliance certificate for building design or specification* where the design of the earth retaining structure/s changed as the result of construction; and ii. properly completed and signed Form 12 *Aspect Inspection Certificate (Appointed Competent Person)* for the supervision of construction of the retaining walls. Note: The reference documentation of these forms must include the latest (i.e., As Constructed) RPEQ certified drawings for earthworks (filling and excavation).	accepting the works "On Maintenance" for the relevant stage.

20.	Stormwater Quantity Management	
~~(a)~~	~~The applicant must submit to the MEDQ Delegate for compliance assessment and for endorsement an amended Stormwater Management Plan prepared and certified by a RPEQ experienced in hydrology and hydraulic engineering generally in accordance with the report titled '7-101 Bayliss Road, South Ripley – Flood Impact Assessment', Reference No. M7267_002-REP-002-3, Revision 3, prepared by Engeny titled and dated 28 March 2023, and with the report titled '7-101 Bayliss Road, South Ripley – Stormwater Management Plan, Reference No. M7267_002-REP-001-0, Revision 0, prepared by Engeny titled and dated 29 January 2021, and must be in accordance with the PDA Guideline No.13 Engineering Standards, Planning Scheme Policy 3 – General Works and Implementation Guideline 24 - Stormwater Management of the *Ipswich Planning Scheme 2006* and is to satisfy the following requirements: (i) Demonstrate how the mitigated peak flows for all storm events upto and including 1%AEP are conveyed via LPD B and LPD C to the combined discharge point LPD East in accordance with the report titled "Flood~~	~~Prior to the issue of pre-construction certification for the first stage of the development.~~

	Impact Assessment', Reference No. M7267_002-REP-002-3, Revision 3, prepared by Engeny titled and dated 28 March 2023 ensuring no worsening on to any adjoining properties and roads. All safety requirements for pedestrians and vehicles must be in accordance with QUDM and Implementation Guideline 24; and (ii) Demonstrate that there is no worsening on to Lot 8, for all flows up to 1% AEP as a result of the proposed design for the retaining wall parallel to the Lot 8 property boundary for the Detention Basin A.	
(b)	The applicant must submit to the MEDQ Delegate for compliance assessment, a site-based Stormwater Infrastructure Delivery Staging Plan in accordance with development staging plan.	Prior to the issue of pre-construction certification for the first stage.
(c)	The applicant must submit to the MEDQ Delegate, for compliance assessment and for endorsement, the detailed engineering design and construction drawings certified by an RPEQ experienced in hydrologic and hydraulic engineering for the infrastructure proposed for stormwater quantity management generally in accordance with the amended Stormwater Management Plan and Flood Impact Assessment, as required by above Condition 21(a) and in accordance with QUDM, Planning Scheme Policy 3 – General Works and Implementation Guideline No. 24 – Stormwater Management, unless otherwise agreed by the MEDQ Delegate. The stormwater drainage system of the site must be designed so that the overall drainage system caters for all storm events up to and including an AEP of 1% and there must be no uncontrolled overland flows to adjoining properties due to this development. As part of the compliance assessment, the applicant must provide the following information but not limited to: (i) A detailed drainage layout plan/s; (ii) Longitudinal sections for the length of the Roads indicating pipe capacity at the grade, pipe flows, pipe invert, pipe depth, road profiles and hydraulic grade line, etc; (iii) Cross sections at critical road sections giving offsets to drainage and other infrastructure; (iv) Longitudinal and cross sections of detention basins indicating 1% AEP water line; and (v) Earthworks details including interface works at all detention basins. Note: the above details must be provided by the applicant unless otherwise agreed in writing by the MEDQ Delegate.	Prior to the issue of pre-construction certification for the first stage of development.

~~(d)~~	~~The applicant must submit to the MEDQ Delegate for compliance assessment the detailed engineering designs certified by an RPEQ, experienced in hydrologic and hydraulic engineering, to capture all overland flows from external catchments in~~ ~~• undeveloped and~~ ~~• developed scenarios of the external catchments, and to convey to Legal Points of Discharge through proposed detention systems generally in accordance with the drawing 20-131-P26 Issue C , External Catchment Plan, prepared by Engeny and dated 29/09/2022 for the following;~~ ~~(i) A drainage system within the property must be provided to capture peak stormwater flows in a 1% AEP storm event from northern adjoining upstream catchment EX D and discharges to LPD D with no worsening or adverse impacts to surrounding properties and road network.~~ ~~(ii) A drainage system within the property must be provided to capture peak stormwater flows in a 1% AEP storm event from northern adjoining upstream catchment EX A and discharges to LPD A with no worsening or adverse impacts to surrounding properties and road network.~~ ~~(iii) A drainage system within the property must be provided to capture peak stormwater flows in a 1% AEP storm event from northern adjoining upstream catchment EX B and discharges to LPD B with no worsening or adverse impacts to surrounding properties and road network.~~ ~~The above drainage infrastructure must be provided in accordance with QUDM, Planning Scheme Policy 3 – General Works and Implementation Guideline No. 24 – Stormwater Management, unless otherwise agreed by the MEDQ Delegate.~~	~~Prior to the issue of pre-construction certification for the first stage.~~
~~(e)~~	~~The applicant must submit to the MEDQ Delegate, for compliance assessment, the detailed engineering design and construction drawings certified by an RPEQ experienced in hydrologic and hydraulic engineering for the proposed open channel generally in accordance with the amended Stormwater Management Plan and Flood Impact Assessment, as required by above Condition 21(a) and in accordance with QUDM, Planning Scheme Policy 3 – General Works and Implementation Guideline No. 24 – Stormwater Management of the Ipswich Planning Scheme 2006 and is to satisfy the following requirements:~~ ~~(i) An open channel must be provided to capture all~~	~~Prior to the issue of pre-construction certification for the first stage of the development.~~

	~~peak stormwater flows in a 1% AEP storm event from the combined discharge point LPD West as proposed in the report "Flood Impact Assessment', Reference No. M7267_002-REP-002-3, Revision 3, prepared by Engeny titled and dated 28 March 2023 and discharges to Bundamba Creek with no worsening or adverse impacts to surrounding properties and road network.~~	
~~(f)~~	~~The applicant must construct the proposed Stormwater Quantity Management Infrastructure in accordance with the approved design required by above Condition 21(a), (b), (c), (d) and (e).~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan.~~
~~(g)~~	~~The applicant must discharge stormwater runoff from all impervious areas in accordance with the approved Stormwater Management Plan and as per the approved stormwater design required by Condition 21(a), (b), (c), (d) and (e) above.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan and at all times thereafter.~~
~~(h)~~	~~The applicant must submit the soft copy of the hydraulic and hydrology analyses certified by an RPEQ experienced in hydrologic and hydraulic engineering to the MEDQ Delegate for review.~~	~~Prior to the issue of pre-construction certification for the first stage~~
~~(i)~~	~~The applicant must provide any external protection or rectification works where any external stormwater impacts occur as a result of the development, unless otherwise agreed in writing by the MEDQ Delegate.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan.~~
~~(j)~~	~~The applicant must provide screen or external barriers / fencing in accordance with the approved safety audit recommendations as required by Condition 29(c) – Design Standards of this development approval.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan.~~
(a)	<u>Quantity</u> Provide stormwater drainage to achieve no material worsening to upstream, downstream or adjacent properties as the result of development in all storm events ranging from the 39% AEP up to and including the 1% AEP storm events: i. runoff from the fully developed and mitigated flow upstream catchment is captured and conveyed through the development; ii. the development stormwater discharge is to a lawful point of discharge; and iii. a stormwater connection is provided to the upstream boundary of each stormwater catchment to allow for connection by future development/s. Note: Lawful point of discharge is considered to be achieved when the criteria of section 3.9.1 Lawful point of discharge test of the Queensland Urban Drainage Manual have been met.	
(b)	<u>Quality</u>	Prior to the MEDQ Delegate

	Provide a stormwater quality treatment train that achieves the design objectives for stormwater pollutant reduction of the State Planning Policy 2017 water quality objectives.	approving the Plan of Subdivision for the relevant stage.
(c)	Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for all stormwater management devices associated with the development. The RPEQ documentation must be in accordance with the following: i. the endorsed reports as follows: · stormwater report titled Site Based Stormwater Management Plan by Arcadis dated 17 March 2026 (Reference: 30287851- GA0002 Rev 03) · endorsed geotechnical report Report on Geotechnical Investigation – Proposed Residential Development – 7-101 Bayliss Road Ripley by Douglas Partners dated 8 March 2019 (Reference: 93434.01.R.002 Rev 0) · Dispersive Soils Management Plan (DSMP) – Proposed Residential Subdivision – 7-101 Bayliss Road, Ripley by Douglas Partners dated 27 June 2018 (Reference: 93434.00.R.001.Rev 1.final) · Slope Stability Report by Douglas Partners dated 26 February 2019 (Reference: 93434.01.R001.Rev 0.RP/ARM) ii. where a stormwater management device mitigates the runoff for multiple stages, the device must be constructed and accepted "On Maintenance" with the earliest stage, and be subject to a longer maintenance period. The MEDQ Delegate may reasonably extend the longer maintenance period until the acceptance of the final stage "Off Maintenance"; iii. Condition 21 – Detention Basin Design; iv. Condition 23 – Stormwater Quality Management.	Prior to the lodgement of a Pre-Construction application for the first associated stage of each stormwater management device.
(d)	Undertake all works as necessary to construct stormwater management devices (quality and quantity) in accordance with the RPEQ certified drawings.	Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the first associated stage of each stormwater management device.
(e)	Submit to the MEDQ Delegate certification from the relevant Certifier/s that the stormwater drainage, stormwater quality devices and stormwater quantity devices associated with the development have been designed and constructed in accordance with the conditions of this approval.	Prior to the MEDQ Delegate accepting the works "On Maintenance" for the last associated stage of each stormwater management device.

21.	Detention Basin Design	
(a)	Unless otherwise approved in writing by the MEDQ Delegate, provide detention basins generally in accordance with the approved plans and documents.	Prior to the MEDQ Delegate approving the Plan of Subdivision for the first associated stage of each device.
(b)	Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for all stormwater quantity devices associated with the development. The RPEQ documentation must be generally in accordance with the following: i. the following approved plans and documents: · stormwater report titled Site Based Stormwater Management Plan by Arcadis dated 17 March 2026 (Reference: 30287851- GA0002 Rev 03) · endorsed geotechnical report on Geotechnical Investigation – Proposed Residential Development – 7-101 Bayliss Road Ripley by Douglas Partners dated 8 March 2019 (Reference: 93434.01.R.002 Rev 0) · Dispersive Soils Management Plan (DSMP) – Proposed Residential Subdivision – 7-101 Bayliss Road, Ripley by Douglas Partners dated 27 June 2018 (Reference: 93434.00.R.001.Rev 1.final) · Slope Stability Report by Douglas Partners dated 26 February 2019 (Reference: 93434.01.R001.Rev 0.RP/ARM) ii. detention basin/s must be compliant with the following: · retaining walls must not be located within or adjacent to detention basins · be fully contained within a drainage reserve · be located offline to and outside the riparian corridor of existing overland flow paths/waterways · basin embankments greater than 3m in height must be designed in accordance with the Australian National Committee on Large Dams (ANCOLD) guidelines · battered on all sides with turfed maximum batter slopes of 1:6 · embankment/batter crest must be a minimum 3m wide · located independently of required bioretention basins · where a road is to be constructed at the top of a detention basin wall, the embankment must be designed and constructed in accordance with the Department of Transport and Main Roads' Technical Specification MRTS04 General Earthworks	Prior to the lodgement of a Pre-Construction application for the first associated stage of each device.

	Note: The design of embankments for detention basins must be undertaken by a suitably experienced geotechnical and/or structural RPEQ.	
(c)	Undertake all works necessary to construct the detention basin/s in accordance with the RPEQ certified drawings.	Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the first associated stage of each device (whichever occurs first).
(d)	Submit to the MEDQ Delegate certification from the relevant Certifier/s that all works associated with the detention basin/s have been designed and constructed in accordance with the conditions of this approval.	Prior to the MEDQ Delegate accepting the works "On Maintenance" for the first associated stage of each device.

22.	Vegetation Retention	
(a)	The applicant must submit to the MEDQ Delegate for compliance assessment approval a Vegetation Assessment Plan (VAP) undertaken by an AQF 5+ arboricultural professional that is generally in accordance with section 1.6(A) of the Ipswich Planning Scheme Policy 2 – Information Local Government May Request. The VAP must comply with all other conditions of this approval and must include, but is not limited to, the following items: (i) On an appropriately scaled plan identify all trees within 10 metres either side of any proposed earthworks interface where vegetation is to be retained i.e. constructed waterway corridor and open space ; (ii) The information submitted must include tree species, diameter at breast height (dbh), habitat, health and individual Structural and Tree Protection Zones (TPZ); (iii) Undertake a Tree Impact Assessment and Mitigation strategy that outlines minor changes to earthworks that will maximise the retention of trees in areas to be dedicated to the MEDQ Delegate; (iv) Demonstrate the retention of native vegetation through micro-siting, amended site design and earthworks strategies ensuring impacts to trees are assessed in accordance with *AS4970-2009 Protection of trees on development sites;* (v) In relation to the future Open Space areas, assess the trees and identify those suitable for retention and any works required to ensure they will not	Prior to the issue of pre-construction certification for the first stage of the development.

	pose a risk to health and safety which should inform the park design required by Condition 16 – Local Neighbourhood Recreation Park; and (vi) Clearly identify areas/ trees that require tree protection fencing and the type of fencing required to ensure trees are not impacted during construction works.	
(b)	The applicant must nominate a project supervising arborist (minimum AQF 5).	Prior to clearing works commencing on the site.
(c)	Unless otherwise approved in writing by the MEDQ Delegate, the applicant must retain trees identified in the report required by Condition ~~23~~22(a) above within areas of neighbourhood park and waterway corridor. These must be appropriately protected from impact of any construction works as prescribed by the nominated AQF 5+ supervising arborist required by (b), and in accordance with AS4970:2009 *Protection of Trees on Development sites.*	Prior to clearing works commencing on site and maintained until the civil works are accepted off-maintenance.
(d)	The applicant must submit to the MEDQ Delegate a report, prepared by the nominated project arborist (AQF 5+) required by (b), outlining: (i) The extent of arboricultural treatment undertaken on trees to be protected and retained as detailed within this approval. The nominated project arborist must ensure all appropriate arboricultural measures to ensure the survival and long-term health of the protected trees including but not limited to soil decompaction, soil aeration, fertilising, mulching, watering, root or crown reduction and hazard reduction pruning or as otherwise determined by the arborist; (ii) Confirmation that all trees to be retained have been reinspected during and following completion of the works; and (iii) Any further necessary works required prior to dedication and acceptance of the land on which the trees are located off maintenance.	Prior to the acceptance of the works on-maintenance.
(e)	The applicant must submit to the MEDQ Delegate a report, prepared by the nominated project arborist (AQF 5+) required by (b), outlining: (i) The extent of arboricultural treatment undertaken on trees to be protected and retained as detailed within this approval; and (ii) Confirmation that all trees to be retained have	Prior to the acceptance of the works off-maintenance.

	been reinspected and any arboricultural works required noted in (d)(iii) have been undertaken and no further mitigation is required.	

~~24.~~	~~Natural Drainage Corridor Design and Rehabilitation~~	
	~~The applicant must submit to the MEDQ Delegate for compliance assessment approval a detailed design for the constructed natural drainage channel and a stabilisation plan certified by a RPEQ that has demonstrated experience in constructing natural waterways. The design must be generally in accordance with the indicative waterway design noted as "Stormwater Channel" prepared by Engeny Water Management for the constructed waterway to the Bundamba Creek ensuring the detailed design is undertaken by a suitably qualified waterway engineer with demonstrated experience in creation of natural waterways. The design must address/ document the following:~~ ~~(i) Proposed finished levels and batter slopes that are natural in design and form, and substrates that facilitate a largely full structural planting vegetated outcome, including sections across and through the waterways at critical points;~~ ~~(ii) Longitudinal sections along the waterway corridor centrelines detailing the dimensions and grades of all rock chutes, stream beds, water holes, service crossings and culverts;~~ ~~(iv) Clearly demonstrate that vegetation to be retained will be directed by the Vegetation Assessment Plan (VAP) required in Condition 23– Vegetation Retention;~~ ~~(v) Details, design and locations of any proposed structures, including weirs, bridges, habitat features from site source logs or rock and artificial bank stabilisation (eg. gabions, strategically placed rocks);~~ ~~Note any linear paths are to be located external to the riparian corridor.~~ ~~(vi) Details and design of remedial works to the waterway corridor where it is proposed to be retained;~~	~~Prior to the issue of pre-construction certification for the first stage of the development.~~

	~~(vii) Stabilisation works around any concentrated flow points from the development to the Bundamba Creek environment;~~ ~~(viii) The proposed design should ensure the hydraulic width of the waterway achieves levels of shear stress aligned with a vegetated natural waterway at key stormwater events avoiding bed scour, minimising hardening and ongoing higher maintenance requirements.~~ ~~(ix) Outline proposed staging and delivery of the waterway corridor in line with the required reconfiguration staging; and~~ ~~(x) Outline a Post Construction monitoring plan.~~	

23.	Stormwater Quality Management	
~~(a)~~	~~The applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 - General Works of the *Ipswich Planning Scheme 2006* prior to stormwater runoff discharging from the site.~~ ~~Where the applicant is unable to meet water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 - General Works the applicant must submit to the MEDQ Delegate an amended plan of development showing an increase in the Lot areas to ensure the stormwater quality and quantity infrastructure is to council standards can be accommodated within Lot boundaries.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan.~~
~~(b)~~	~~The Stormwater Management Plan listed in Part 3 – Approved Plans Specifications and Drawings, which is to be submitted for compliance assessment in accordance with Condition 22 – Stormwater Quantity Management, must comply with Implementation Guideline No. 24 - Stormwater Management of the *Ipswich Planning Scheme 2006*. The SQMP must include the following items:~~ ~~(i) Demonstrate stormwater runoff associated with the development achieves the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 - General Works of the *Ipswich Planning Scheme 2006* prior to discharge from the site for each stage of the development;~~ ~~(ii) Where MUSIC modelling is undertaken an~~	~~Prior to the issue of pre-construction certification for the first stage of the development.~~

	~~electronic copy of the MUSIC.sqz file must be submitted to the MEDQ Delegate review;~~ ~~(iii) Details of the ongoing maintenance activities required for the entire system;~~ ~~(iv) All bio-retention basins must be designed with appropriate high flow bypass, sediment forebays, saturated filter zone at least 700mm deep and designed in consultation with a Landscape Architect registered with the AILA to ensure a full structural layer vegetated outcome; and~~ ~~(v) The design should seek to maintain and re-establish a fully vegetated riparian corridor and habitat features and designed to ensure sheer stress/ velocities are consistent with a Manning's Value of n=0.12 and outfalls to the drainage channel do not exceed 1.5m/s at the concrete apron in all events.~~	
~~(c)~~	~~Unless otherwise approved in writing by the MEDQ Delegate, the applicant must construct stormwater infrastructure in conjunction with the relevant stage that discharges to it.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan.~~
~~(d)~~	~~The applicant must submit to the MEDQ Delegate engineering design and construction drawings for Compliance Assessment approval, showing the final locations and cross sections of stormwater infrastructure in accordance with the approved SQMP and section 2.3.5 of Planning Scheme Policy 3 - General Works of the *Ipswich Planning Scheme 2006* and the requirements of this development permit.~~	~~Prior to the issue of pre-construction certification for the relevant stage.~~
~~(e)~~	~~The drawings required by Condition 25(d) – Stormwater Quality Management above must be certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) and incorporate:~~ ~~(i) Bio-retention basin works, outlets, and stabilisation downstream of outlets along with the adjacent channel design for the constructed drainage corridor, in accordance with the earthworks plans, geomorphology report and requirements of this development approval;~~ ~~(ii) Detailed staging plans for the delivery of the bio-retention basins (and recreated waterway) consistent with (d) above;~~ ~~(iii) Consistency with Condition 22 - Stormwater~~	~~Prior to the issue of pre-construction certification for the relevant stage.~~

	~~Quantity Management; and~~ ~~(iv) Outfall design and velocities are to be consistent with the local environment conditions to minimise hardening of the waterway corridor and retain trees in accordance with Condition 23 – Vegetation Retention, but be no more than 1.5m/s at the end of the concrete apron for all storm events.~~	
~~(f)~~	~~The maintenance period for all stormwater infrastructure (including bioretention basins, vegetated stormwater outlet areas, and constructed drainage corridor) is a minimum period of 24 months post establishment.~~ ~~Note: Vegetation requires a minimum 12 week establishment period prior to acceptance on-maintenance.~~	~~Prior to a request for acceptance of the works off-maintenance.~~
(a)	Provide the approved development with stormwater quality treatment devices in accordance with the approved plans and documents.	Prior to the MEDQ Delegate approving the Plan of Subdivision for each relevant stage.
(b)	Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for stormwater quality treatment devices within the development. The RPEQ documentation must include the completed Water by Design "*design check and summary"* and be in accordance with the following (unless otherwise agreed to by the MEDQ Delegate): i. the following approved plans and documents: · Site Based Stormwater Management Plan listed in part 3 of this approval ii. the following industry best practice documents by Water by Design for stormwater quality treatment devices: · MUSIC Modelling Guidelines; · Bioretention Technical Design Guidelines; · Improving the biology of bioretention systems; · Specifications for bioretention filter media; and · Guidelines for the construction and establishment of bioretention systems and wetlands.	Prior to the lodgement of a pre-construction application for the first associated stage of each device.

	iii. IPWEA drainage series standard drawing numbers as follows: · DA-070 *Bioretention Drainage Profile – Type 1 Saturated Zone - Unconstrained* & DA-071 *Bioretention Drainage Profile – Type 1 Saturated Zone - Constrained* with dome grate to be provided at the outlet chamber in lieu of flat grade, and jute netting (or similar) to be installed over the mulch up to the operational water level of the basin; · DA-075 *Large Bioretention Sediment Forebay* with drainage design to reduce velocities in lieu of energy dissipation, trash rack to be installed, construction tolerance to be maximum 300mm in all instances, flush arrangement is not supported & concrete maintenance access track to be minimum 4m width and maximum 1V:6H grade; · DA-076 *Bioretention Weir*; · DA-077 *Bioretention Street Tree*; · DA-078 *Bioretention Standard Notes* with slotted rigid pipes to be used in lieu of ag pipes in underdrainage systems. iv. Water quality devices must: · have the full depth of their drainage profiles (including saturated zones) located above the 5% AEP inundation level; · incorporate a saturated zone; · have a minimum of 700mm filter depth to facilitate all structural planting layers ie. ground cover, shrub, canopy species); · incorporate high flow bypass arrangements to divert flows above the design flow; · the maximum design flow for a stormwater quality treatment device that utilises a sediment point for pre-treatment is the peak 1-year ARI flow; · the maximum design flow for a stormwater quality treatment device that utilises a sediment forebay for pre-treatment is the peak 3-month ARI flow; · include pre-treatment; · sediment forebays must be designed generally in accordance with ICC standard drawings SD.15 Sediment Forebays Typical Layouts and	

	General Notes, SD.16 Sediment Forebays Small Sediment Forebay pipe Dia. <=525 Layout, Sections and Details and SD.17 Sediment Forebays Large Sediment Forebay Pipe Dia. >=600 Layout, Sections and Details and not include baffles; · incorporate hardstand maintenance and dewatering areas adjacent to the sediment pond/forebay constructed of reinforced concrete, and with a maximum slope of 1V:10H and suitable bearing capacity to support standard maintenance machinery; · sediment pond must be serviceable from the maintenance hardstand area by standard maintenance equipment (e.g. excavator with maximum 7m reach and 11m long HRV vacuum truck); · 4m wide all weather reinforced concrete maintenance access track, extending from the street to the hardstand area and basin floor, having a maximum grade of 1V:6H and suitable for the safe and efficient manoeuvring of a HRV; · have absolute maximum batter slopes of 1V:4H, with batters to be densely vegetated with WSUD species consisting of a mixture of groundcovers, shrubs and canopy layers; · contain all structural planting layers (i.e. groundcover, shrub and canopy species); · not contain retaining walls; · not contain valve configurations; · not receive runoff across the filter media in excess of 1m/s for all storm events up to and including the peak 5% AEP design storm events; · not receive runoff across the filter media in excess of 2m/S for storm events greater than the 5% AEP storm event and up to the 1% AEP storm event; · seek to re-use site felled timber as horizontal habitat and have planting species selected in consultation with a Registered Landscape Architect with AILA and experienced in WSUD design integration within the urban development.	

(c)	Undertake all works as necessary to construct and establish all stormwater quality treatment devices in accordance with the RPEQ certified documentation and the relevant step-by-step guidance for construction, establishment and sign-off forms in the Water by Design *Guidelines for the construction and establishment of bioretention systems and wetlands*.	Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the first associated stage of each device (whichever occurs first).
(d)	Submit to the MEDQ Delegate certification from the relevant Certifier/s that all works associated with the stormwater quality treatment devices within the development have been designed and constructed in accordance with the conditions of this approval. This must include the completed Water by Design construction and establishment forms for the water quality treatment devices.	Prior to the MEDQ Delegate accepting the works "On Maintenance" for the first associated stage of each device.

~~26.~~	~~Rehabilitation~~	
~~(a)~~	~~The applicant must submit a Rehabilitation Plan for compliance assessment approval which identifies the rehabilitation/ revegetation works within the Constructed Riparian Corridor that is guided by Condition 25 – Stormwater Quality Management above and includes, but is not limited to the following:~~ ~~(i) The plan must be generally in accordance with Ipswich City Council's "Riparian Corridor Revegetation Guideline" and "Waterway and Channel Rehabilitation Guideline", as well as locally relevant design guidance such as the Brisbane City Council "Natural Channel Design Guidelines";~~ ~~(ii) A planting schedule including full structural diversity of species, size and location generally in accordance with the local regional ecosystems and Council's adopted planting schedules/ guidelines;~~ ~~(iii) All declared weeds, environmental weeds, exotic pests and rubbish must be removed from the site;~~ ~~(iv) Re-use of logs and rocks as habitat features cleared from the site;~~ ~~(v) Include measurable targets and milestones and how they will be monitored (inclusive of photo points) and delivered in conjunction with the~~	~~Prior to the lodgement of pre-construction certification for the earthworks subject to this approval.~~

	~~stages of development; and~~ ~~(vi) The area of rehabilitation must "on maintenance" for period of a minimum of 24 months post the 12 week establishment period.~~	
~~(b)~~	~~The rehabilitation works must commence in conjunction with the commencement of earthworks for Stage 1 and must be undertaken by suitably qualified waterway restoration contractors that can demonstrate five (5) years of experience.~~	~~In conjunction with the commencement of earthworks for Stage 1 of the development.~~
~~(c)~~	~~The applicant must submit to the MEDQ Delegate for review quarterly monitoring reports (inclusive of photo point monitoring) identifying achievement of the milestones identified in Condition 26(a) - Rehabilitation above in accordance with the civil stages of development.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plans.~~
~~(d)~~	~~The applicant must rehabilitate the entirety of the waterway corridor to a stable natural bushland setting consistent with the regional ecosystems mapped on site.~~	~~Prior to the detention basins being on line and out falling to the constructed waterway.~~

24.	Vegetation Clearing and Fauna Management Plan	
(a)	The applicant must submit to the MEDQ Delegate a Vegetation Clearing and Fauna Management Plan (VCFMP) prepared by a suitably qualified spotter catcher or ecological professional. The VCFMP should provide the following details for the vegetation clearing associated with this approval: Vegetation Clearing (i) Staging of vegetation clearance to minimise exposed areas in line with current IECA Best Practice in Erosion and Sediment Control Manual; (ii) Roles and responsibilities for site contractors, the developer and the consultant group; (iii) The storage/ stock piling and reuse of cleared native vegetation e.g. logs riparian corridor or in the drainage lot, open space; and (iv) A list of relevant State and Commonwealth legislation clearing controls for the identified flora. Fauna management (v) A summary of species and habitat surveyed as being present on the site which are likely to be impacted by the works;	In conjunction with the issue of pre-construction certification for the first stage of the development.

	(vi) A list of relevant State and Commonwealth legislation constraints or controls for the identified fauna; (vii) A plan showing existing habitat opportunities and locations; (vii) Method of preserving valuable habitat features such as large fallen logs, log piles, rock piles or outcrops wherever practicable through the translocation and re-establishment in coordination with the nominated spotter catcher; (viii) A clearing sequence plan and direction of clearing; (ix) Based on the expected fauna provide information on the method of clearing, including: special considerations for management/ mitigation, timing of clearing appropriateness for species, temporary methods required e.g. barrier fencing to direct fleeing fauna; (x) Summary of removal and relocation methods for each faunal group; (xi) Identification of special equipment that will be required e.g. Thermal Imaging, snake eye camera, cherry picker, chainsaw etc; (xii) Identification of general release locations if required based on habitat requirements; and (xiii) Methods to euthanise injured animals as well as contact details and location of the closest appropriate wildlife carer.	
~~(b)~~	~~The clearing of vegetation on site must be staged in accordance with the IECA best practice guidelines and the civil stages of development whereby, clearing can only commence in a new stage once the previous stage is developed.~~	~~Once the clearing has commenced and at all times thereafter.~~

25.	Emergency Access	
(a)	The applicant must submit to the MEDQ Delegate for compliance assessment, the detailed engineering design and construction drawings certified by an RPEQ experienced in road and intersection design for the emergency access. Unless otherwise approved in writing by the MEDQ Delegate this design must ensure the provision of an all-vehicles and all-weather emergency access that meets the Gravel Rural Road standard included on Ipswich City Council's Standard Drawing SR09.	Prior to the issue of pre-construction certification for the first stage of the development.
(b)	The applicant must construct/provide emergency access generally in accordance with approved design as required by Condition ~~28~~ 25(a) – Emergency Access	Prior to the MEDQ Delegate signing the subdivision plan for 1st lot and maintained until such

	above.	time as a formal secondary access is provided.

Design Standards and Certifications

26.	Design Standards	
(a)	The applicant must design all the municipal works in accordance with EDQ Guidelines, Planning Scheme Policy 3 – General Works, Implementation Guideline No. 24 – Stormwater Management and Implementation Guideline No. 28 – Dispersive Soil Management of the *Ipswich Planning Scheme 2006*.	Prior to the issue of pre-construction certification for relevant stages.
(b)	The applicant must design the internal operational works in accordance with Planning Scheme Policy 3 - General Works, Implementation Guideline No. 24 – Stormwater Management and Implementation Guideline No. 28 – Dispersive Soil Management of the Ipswich Planning Scheme 2006.	
(c)	The applicant must submit to the MEDQ Delegate a safety audit for the drainage infrastructure (inlet and outlet structures, basin etc.) and earth retaining structures which is certified by a RPEQ and prepared in accordance with AS/NZS ISO 31000:2009 'Risk Management – Principles and Guidelines' and QUDM.	
(d)	The applicant must design all municipal works in accordance with the Dispersive Soils Management Plan (DSMP) titled 'Proposed Residential Subdivision – 7 – 101 Bayliss Road, Ripley', prepared by Douglas Partners and dated 27 June 2018 and Drawing No. 1 titled 'Dispersive Soils Risk Mapping – Existing Proposed Residential Subdivision 7 – 101 Bayliss Road, South Ripley', Revision 0, prepared by Douglas and Partners and dated 28 August 2019.	

27.	Design Certifications	
(a)	The applicant must submit to the MEDQ Delegate a RPEQ design certification(s) stating that all civil and associated works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	Prior to the commencement of any works on the subject site.
(b)	The applicant must submit to the MEDQ Delegate a RPEQ certification stating that all proposed works have been designed in accordance with the recommendations of the approved Stormwater Management Plan in accordance with Condition ~~21~~ 20 Stormwater Quantity Management and Condition ~~25~~ 23 - Stormwater Quality Management ~~and Condition 24 - Natural Drainage Corridor Design and Rehabilitation~~ of	Prior to the commencement of any works on the subject site.

	this approval.	
(c)	The applicant must submit to the MEDQ Delegate RPEQ (structural) certification stating that all cut/fill batters and retaining structures including cut sandstone retaining walls associated with proposed earthworks, access roads and building pads has been designed in accordance with the recommendations of the report Dispersive Soils Management Plan (DSMP) titled 'Proposed Residential Subdivision – 7 – 101 Bayliss Road, Ripley', prepared by Douglas Partners and dated 27 June 2018 and Drawing No. 1 titled 'Dispersive Soils Risk Mapping – Existing Proposed Residential Subdivision 7 – 101 Bayliss Road, South Ripley', prepared by Douglas and Partners, Revision 0 and dated 28 August 2019.	~~In conjunction with the lodgement of the application for operational works.~~ Prior to the commencement of any works for the relevant stage.
(d)	The applicant must submit to the MEDQ Delegate a RPEQ (structural) certification stating that all cut/fill batters and retaining structures associated with proposed earthworks, access roads and building pads has been designed in accordance with Condition ~~39~~ 35 - Geotechnical and Slope Stability of this approval.	Prior to the commencement of any works on the subject site.

28.	Certification Agreement	
	The applicant must comply with all requirements and fulfil all responsibilities outlined in the DSDIP Certification Procedures Manual. Note: No work is to commence until the certification documents and associated drawings and reports submitted by the project coordinator is acknowledged in writing by Council and accepted as complete.	Prior to the commencement of any works on the site.

29.	Pre-Construction Certification	
(a)	The applicant must submit to the MEDQ Delegate, RPEQ design certification(s) stating that all civil and associated works have been designed in accordance with Council's specifications, infrastructure design standards, EDQ Guidelines and this approval. No work shall commence until the certification documents submitted by the project coordinator is acknowledged in writing by the MEDQ Delegate.	In conjunction with pre-construction certification lodgement.
(b)	The applicant is requested to submit evidence demonstrating due diligence has been undertaken with relevant Commonwealth Department for matters listed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).	Prior to the MEDQ delegate providing written acknowledgement of the Pre-Construction Certification documents listed at Condition ~~32~~ 29(a) – Pre-Construction

	The submitted material during the assessment noted the site supports likely habitat for Commonwealth listed matters that are 'endangered' under the *Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act*), accordingly in Queensland they are protected under national environment law.	Certificate.

30.	Construction Management Plan	
(a)	The applicant must prepare a site based construction management plan that includes but is not limited to: (i) Provision for the management of traffic around and through the site during and outside of construction work hours; (ii) Provision for parking and delivery of materials during and outside of construction hours of work; (iii) Management of dust generated from the site during and outside construction hours; (iv) Management of sedimentation and erosion; (v) Management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for the site; and (vi) The construction management plan must cover all aspects of construction and environmental management relating to the development. The construction management plan must be approved by the principal consultant overseeing and certifying the construction works.	Prior to the commencement of any works under the applicable stage.
(b)	All works must be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	At all times during construction of the development.

31.	Completion Requirements	
	Post-Construction Certification The applicant must submit to the MEDQ Delegate Post Construction (Practical Completion) Certification, approved forms and 'as constructed' plans including an asset register, certified by a RPEQ, that the plans are a true record of the works 'as constructed' are in accordance with the approved plans.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

32.	Utility Services	
(a)	The applicant must connect each proposed lot to reticulated water supply, sewer infrastructure, underground electricity supply and telecommunication utilities. Where proposed allotments front existing overhead electricity or telecommunication service, these allotments may connect direct to such service subject to the approval and requirements of the service provider.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(b)	The applicant must provide written evidence (e.g. connection certificates) from each particular service provider stating either that the development has been connected to applicable utility service or has a current supply agreement. Where an electricity property pole has been installed, the applicant must provide certification of accordance with AS/NZS 3000 and the Queensland Electricity Connection Manual.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

33.	Roadworks	
~~(a)~~	~~The applicant must design all the internal roads along with associated intersections and footpaths to service all proposed allotments in accordance with PDA Guideline No.06 - Street and Movement Network (dated February 2019) and Planning Scheme Policy 3 – General Works, except for proposed Road 2 which must be constructed in accordance with the approved design required by Condition 20 – Roadworks. All the engineering design and construction drawings for internal Roads and footpaths must be submitted for MEDQ Delegate for approval.~~ ~~Note: where applicable, roadworks must join neatly into existing/approved adjoining road networks as appropriate.~~	~~In conjunction with pre-construction certification lodgement for the relevant stages of the development.~~
~~(b)~~	~~The applicant must construct all internal roads along with associated intersections and footpaths to service all proposed allotments generally in accordance with approved drawings/design as required by Condition 36(a) - Roadworks above.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan for the relevant stages of the development.~~
~~(c)~~	~~The applicant must provide all roads and lot layouts in order to achieve compliance with Ipswich City Council waste collection requirements.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan.~~

(a)	Provide all roads generally in accordance with the Road Hierarchy Plan, conditions of this approval and the PDA guideline no. 06 Street and movement network.	Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
(b)	Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for all roadworks associated with the development. The RPEQ documentation must be in accordance with the following: i. the following approved plans and documents: · traffic report titled 7-101 Bayliss Road South Ripley 4306 – Traffic Impact Assessment by L+R dated 10 August 2025 (Reference: B25230TR001 Rev A) · Combined Services Layout Plan Sheet 1 by Arcadis dated 16 March 2026 (drawing no. BSR-AAU-DA-WS00-DRG-CV-0201 Rev 03) · Combined Services Layout Plan Sheet 2 by Arcadis dated 16 March 2026 (drawing no. BSR-AAU-DA-WS00-DRG-CV-0202 Rev 03) ii. a Design Report summarizing all design assumptions and/or methodologies, including the identification and reasoning for the acceptance of all non-conforming elements of the design; iii. tactile ground surface indicators (TGSIs) must be installed at all kerb ramps in accordance with IPWEA standard drawing numbers: · RS-092 Kerb Ramps Installation of TGSI's on Ramped Kerb Crossings · RS-093 Kerb Ramps Installation of TGSI's on Ramped Kerb Crossings Application Examples. iv. services within future municipal roads must be located in the allocated service corridors in accordance with Council's standard drawing SR.22 *Public Utilities in Subdivisions Typical Service Corridors and Alignments* and SR.23 *Public Utilities in Subdivisions Typical Service Conduit Sections*; v. cross drainage structures must be designed to provide the road with minimum 300mm	Prior to the lodgement of a Pre-Construction application for the relevant stage.

	freeboard for the 1% AEP design storm, with a sensitivity analysis to be undertaken for full blockage of the cross drainage structure in all events up to and including the 1% AEP major design storm; and vi. Any terminating roads that may be extended as a part of a later stage must be provided with a minimum 18m diameter gravel turn around area with a primer and two-coat bitumen or asphaltic concrete seal. Hazard markers and delineator posts must be erected to define the turnarounds.	
(c)	Undertake all works necessary to construct roads in accordance with the RPEQ certified drawings.	Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of subdivision for the relevant stage (whichever occurs first).
(d)	Submit to the MEDQ Delegate certification from the relevant Certifier/s that all roadworks associated with the development have been designed and constructed in accordance with the conditions of this approval.	Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
~~(d)~~ (e)	Bayliss Road, Rancher Street, Vaulter Crescent, Jockey Crescent and Brahman Way-Frontage works The applicant must submit to the MEDQ Delegate engineering design and construction drawings for Bayliss Road, Rancher Street, Vaulter Crescent, Jockey Crescent and Brahman Way frontage works ~~(Interim)~~. The design must include all intersections from the ~~intersection of Bayliss Road/Ripley Road~~ cul-de-sac at the south-western end of Bayliss Road up to and including the intersection of Bayliss Road/ proposed Road 3 (Coleman Road) the existing Intersection and must be in accordance with the following: ~~(i) Must align with ultimate design as required by Condition 20(a) - Roadworks for Bayliss Road;~~ ~~(i)~~ Generally, in accordance with the drawing BSR-AAU-DA-WS00-DRG-CV-0201 & BSR-AAU-DA-WS00-DRG-CV-0202 Revision 03 dated 16 March 2026 prepared by Arcadis. ~~20-131-P15 Revision C dated 29/09/2022 prepared by Karamisheff Nagel Pvt Ltd , the drawing 20-131-P16 Revision C dated 29/09/2022 prepared by Karamisheff Nagel Pvt Ltd and the drawing 20-131-P14 Revision C dated 29/09/2022 prepared by Karamisheff Nagel Pvt~~	Prior to the issue of pre-construction certification for Stage 1 of the development.

	~~Ltd;~~ (ii) Services must be provided in accordance with Planning Scheme Policy 3 – General Works; (iii) Ultimate drainage infrastructure for the conveyance of peak discharges for all storm events from 63% AEP up to and including 1% AEP at all LPD must be constructed in accordance with the approved design required by Condition ~~21~~ 20 – Stormwater Quantity Management; and ~~Temporary road between proposed Road 7 and proposed Road 9 to be removed prior to Stage 6. There must not be any four-way intersection with access street connection the development to north of the development site. These works must ensure conveyance of stormwater runoff ensuring no ponding and concentration;~~ (iv) Bollards to the satisfaction of MEDQ delegate at the end of the terminating roads to restrict vehicle movements or any alternative solution to limit through vehicle movements; ~~If the road network as a result of 40/2015/MAPDA/J to the north is already constructed and operational, then the proposed roads and kerb lines must be linked to the road network as appropriate; and~~ ~~Temporary turnaround areas if must be constructed at road ends for the use of council's refuse collection vehicles.~~	
~~(e)~~ (f)	The applicant must construct the frontage works ~~Bayliss Road~~ including all the associated intersections generally in accordance with approved design as required by Condition ~~36~~33(e) - Roadworks above.	Prior to the MEDQ Delegate signing the relevant subdivision plan for the relevant stages of the development.
~~(f)~~	~~The applicant must remove the proposed temporary road located between Road 7 and Road 9 and necessary works to the satisfaction of MEDQ delegate must be undertaken. The applicant must reinstate all disturbed verge and open space areas with turf ensuring conveyance of stormwater runoff suitably and to the satisfaction of MEDQ delegate~~	~~Prior to the MEDQ Delegate signing the subdivision plan for Stage 5 of the development.~~
~~(g)~~	~~Proposed Road 2A~~ ~~The applicant must submit to the MEDQ Delegate engineering design and construction drawings for proposed Road 2A including all intersections from the proposed Road 2 up to the proposed Road 3 (Coleman Road) Intersection in accordance with the following:~~	~~Prior to the issue of pre-construction certification for the relevant stage of the development.~~

	~~(i) Generally, in accordance with the drawing 20-131-P19 Revision C dated 29/09/2022 prepared by Karamisheff Nagel Pvt Ltd;~~ ~~(ii) Services must be provided in accordance with Planning Scheme Policy 3 – General Works; and~~ ~~(iii) Ultimate drainage infrastructure to capture external upstream catchment flows for all storm events from 63% AEP up to and including 1% AEP in developed and existing stages within the road in accordance with the approved design required by Condition 22 – Stormwater Quantity Management must be constructed.~~	
~~(h)~~	~~The applicant must construct proposed road 2A including all the associated intersections generally in accordance with approved design as required by Condition 36(g) - Roadworks above.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan for the relevant stage of the development.~~
~~(f)~~ (g)	Proposed Road 3 (Coleman Road) Along site frontage only The applicant must submit to the MEDQ Delegate engineering design and construction drawings for construction of proposed Road 3 (Coleman Road) along the site frontage in accordance with the following: (i) Generally, in accordance with the drawing ~~20-131-P20~~ BSR-AAU-DA-WS00-DRG-CV-0202 Revision ~~'C'~~ 03 dated ~~29/09/2022~~ 16 March 2026 ~~and drawing 20-131-P06 Revision 'C' dated 29/09/2022~~ prepared by ~~Karamisheff Nagel Pvt Ltd~~ Arcadis. ~~29/09/2022 prepared by Karamisheff Nagel Pvt Ltd.~~ (ii) Include associated intersection designs; (iii) Services must be provided in accordance with Planning Scheme Policy 3 – General Works. (iv) Ultimate drainage infrastructure for the conveyance of peak discharges for all storm events from 63% AEP up to and including 1% AEP from the development site to 7000 Parkview Avenue must be constructed in accordance with the approved design required by Condition ~~21~~ 20 – Stormwater Quantity Management.	Prior to the issue of pre-construction certification for the relevant stage of the development.
~~(g)~~ (h)	The applicant must construct proposed ~~Road 3~~ (Coleman Road) along site frontage with associated intersections generally in accordance with approved design as required by Condition ~~36~~ 33 (i) - Roadworks	Prior to the MEDQ Delegate signing the relevant subdivision plan for relevant Stage.

	above.	
~~(k)~~	~~The applicant must submit to the MEDQ Delegate engineering design and construction drawings for the proposed Road 3 (Coleman Road) from the intersection of Bayliss Road to the north to connect to Parkway Avenue in accordance with the Civil Works Drawings 20-131-P06, Revision C, titled 'Layout Plan – Sheet 4', prepared by Karamisheff Nagel and dated 29 September 2022.~~	~~Prior to the issue of pre-construction certification for the Stage 1~~
~~(l)~~	~~Unless constructed earlier by others, the applicant must construct the proposed Road 3 (Coleman Road) from the intersection of Bayliss Road to the north to connect to Parkway Avenue in accordance with approved design as required by Condition 36(k) - Roadworks above.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan for Stage 1.~~
~~(m)~~	~~Proposed Road 2A/Proposed Road3 (Coleman Road) Intersection at the bend.~~ ~~The applicant must submit to the MEDQ Delegate engineering design and construction drawings certified by an RPEQ experienced in road and intersection for the upgrade of the above intersection in accordance with PDA Guideline No. 6 - Street and Movement Network and in accordance with the following:~~ ~~(i) The applicant must demonstrate the continuity of Coleman Road to the south at the bend. Design for T intersection must be provided considering priority along Coleman Road.~~ ~~(ii) Kerb and channel must be suitably provided on southern leg of Coleman Road; and~~ ~~(iii) Transitioning details of southern leg of Coleman Road must be considered.~~	~~Prior to the issue of pre-construction certification for the stage 4.~~
~~(n)~~	~~The applicant must construct the Proposed Road 2A/Proposed Road 3(Coleman Road) Intersection in accordance with the approved designs as required by Condition 36(m) - Roadworks above.~~	~~Prior to the MEDQ Delegate signing the relevant subdivision plan for Stage 4.~~
~~(h)~~ (i)	The applicant must provide all-weather temporary turnaround areas at the end of all terminated roads which forms part of future extensions for subsequent stages/applications.	Prior to the MEDQ Delegate signing the subdivision plan for relevant stages.
(j)	Pavement Design Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare, certify and submit to the MEDQ Delegate a pavement design in the form of a Pavement Report for all roads within the approved development in accordance with the following:	Prior to the issue of pre-construction certification for the relevant stage of the development.

	i. the road hierarchy indicated on plan titled Road Hierarchy Plan by Saunders Havill dated 10 March 2026 (Reference: 12561-P-09-Rev B-CON 01); ii. all pavements must achieve a minimum 20 year design life; iii. the methodologies outlined in the current Austroads' Guide to Pavement Technology series; iv. the methodologies outlined in the current Department and Main Roads Pavement guidelines; and v. Council's Pavement Design Supplement, located under the "Roads" sub-heading. Note: Pavement design for all roads of connector road classification and above must be accompanied by CIRCLY analysis and results.	
(k)	Undertake all works necessary to construct pavements in accordance with the RPEQ certified Pavement Report/s and relevant TMR specifications.	Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).
(l)	Submit to the MEDQ Delegate certification from the relevant Certifier/s that all pavements associated with the development have been designed and constructed in accordance with the conditions of this approval.	Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.

34.	Stormwater Quantity Management	
(a)	The applicant must provide all necessary internal and external stormwater drainage to service the development. Such drainage works (except for building gutters and downpipes) must be designed such that the overall drainage system caters for a storm event with an AEP of 1% and is designed in accordance with QUDM, Planning Scheme Policy 3 – General Works and Implementation Guideline No. 24 – Stormwater Management, unless otherwise agreed by Council. In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that flow which is represented by the difference between the predicted flow from the storm	Prior to the MEDQ Delegate signing the relevant subdivision plan.

	event with an AEP of 1% and the capacity of the pipe system.	
(b)	The applicant must design and construct drainage to convey external catchment flows through the site to the lawful points of discharge. All discharge from the site must not cause any worsening or adverse impacts to surrounding properties or the surrounding roads.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(c)	The applicant must design an appropriate inter-allotment drainage system where required in accordance with Planning Scheme Policy 3 – General Works. Note: the applicant must consider the conveyance of external catchment flows, specifically along the northern and eastern site boundaries.	In conjunction with pre-construction certification lodgement.
(d)	The applicant must provide inter-allotment drainage in accordance with the design required by Condition (c).	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(e)	The applicant must provide any external protection or rectification works where any external stormwater impacts occurs as a result of the development, unless otherwise agreed by the MEDQ Delegate in consultation with external land owners.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(f)	The applicant must discharge stormwater runoff from the proposed development in accordance with the approved design required by Condition ~~22~~ 20 – Stormwater Quantity Management and Condition ~~25~~ 23 – Stormwater Quality Management.	Prior to the MEDQ Delegate signing the relevant subdivision plan and at all times thereafter.
(g)	The applicant must provide screen or external barriers/fencing in accordance with the approved safety audit recommendations as required by Condition 29(c) - Design Standards.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

~~38.~~	~~Earthworks~~	
~~(a)~~	~~The applicant must design all earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the *Ipswich Planning Scheme 2006*.~~	~~Prior to the issue of pre-construction certification for relevant stage.~~
~~(b)~~	~~The applicant must provide an RPEQ certified retaining wall subsoil drainage plan which indicates the locations to which the subsoil drainage outlets are to be connected and the maximum allowable spacing between drain outlets.~~	~~In conjunction with the lodgement of pre-construction certification for the relevant stage.~~
~~(c)~~	~~The applicant must provide an RPEQ certification confirming that all dispersive soil management measures generally in accordance with~~	~~From the commencement of work until completion.~~

	~~recommendations of the Dispersive Soils Management Plan (DSMP) titled 'Proposed Residential Subdivision – 7 – 101 Bayliss Road, Ripley', prepared by Douglas Partners and dated 27 June 2018 and Drawing No. 1 titled 'Dispersive Soils Risk Mapping – Existing Proposed Residential Subdivision 7 – 101 Bayliss Road, South Ripley', prepared by Douglas and Partners, Revision 0 and dated 28 August 2019.~~	

35.	Geotechnical and Slope Stability	
(a)	The applicant must submit to the MEDQ Delegate a design for all municipal works which complies with the recommendations of the geotechnical/slope geotechnical investigation report titled 'Report on Geotechnical Investigation – Proposed Residential Development – 7-101 Bayliss Road Ripley', Reference No. 93434.01.R.002, Revision 0, prepared by Douglas and Partners and dated 8 March 2019.	In conjunction with the issue of pre-construction certification for the relevant stage of the development.
(b)	The applicant must construct all the municipal works generally in accordance with the requirements of Condition ~~39~~ 35(a) above and the report titled 'Slope Stability Report', Reference No. 93434.01.R001, Revision 0, prepared by Douglas Partners and dated 26 February 2019.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

36.	Erosion and Sediment Control	
(a)	The applicant must provide sufficient grass (or equivalent) cover to prevent both rill and sheet erosion for all unpaved and disturbed areas.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(b)	The applicant must submit a construction phase Erosion and Sediment Control Plan prepared by an RPEQ or CPESC in accordance with the International Erosion and Sediment Control (IECA) Best Practice Erosion and Sediment Control (BPESC) document. This must include the required IECA soil sampling rates/depths, associated laboratory testing and the design basis of sediment basins and other control measures. The ESCP must be prepared in accordance with the recommendations of the Dispersive Soils Management Plan (DSMP) titled 'Proposed Residential Subdivision – 7 – 101 Bayliss Road, Ripley', prepared by Douglas Partners and dated 27 June 2018 and Drawing No. 1 titled 'Dispersive Soils Risk Mapping – Existing Proposed Residential Subdivision 7 – 101 Bayliss Road, South Ripley', prepared by Douglas and Partners, Revision 0	Prior to the commencement of any works on the site for the relevant stage.

	and dated 28 August 2019.	

37.	Civil Works and Landowners Consent	
	All civil works associated with this development must be entirely located within the road reserve or proposed development site. In the event any of the civil works as required by condition of this approval extends into adjoining land in private ownership, then the applicant must obtain written consent from relevant owners and must be submitted to Council. The relevant private land must be part of the application/approval. Necessary changes to the approval must be undertaken.	Prior to the commencement of any works associated with this development.

38.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to the MEDQ Delegate signing the relevant subdivision plan.
(b)	The applicant must alter any services when the relevant authority or MEDQ Delegate determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to the MEDQ Delegate signing the relevant subdivision plan.
(c)	The applicant must reinstate all disturbed verge and open space areas with turf (including provision of topsoil to minimum depth of 50mm).	Prior to the MEDQ Delegate signing the relevant subdivision plan.

39.	Water Supply & Sewerage Infrastructure	
(a)	The applicant must design all water supply and sewerage infrastructure in accordance with the SEQ Water Supply and Sewerage, Design & Construction Code (SEQ WS&S D&C Codes).	Prior to the commencement of any works on the site.
(b)	The applicant must submit to the MEDQ Delegate a water supply and sewerage network analysis certified by a Registered Professional Engineer Queensland (RPEQ) and endorsed by QUU.	
(c)	The applicant must submit to the MEDQ Delegate detailed engineering drawings approved by Queensland Urban Utilities for water supply and sewerage reticulation system, certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the endorsed QUU network analysis required by Condition ~~43~~ 39(b) above., and the SEQ Water Supply and Sewerage Design and Construction Guidelines.	
(d)	The applicant must construct all water and sewerage infrastructure to service the development in accordance with the SEQ Water Supply and Sewerage, Design & Construction Code (SEQ WS&S D&C Codes),	Prior to the MEDQ Delegate signing the relevant subdivision plan.

	and in accordance with the certified plans required at Condition ~~43~~ 39(c) above.	
(e)	The applicant must submit to the MEDQ Delegate "As Constructed" plans including an asset register and all test results required by QUU verified by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with the certified plans required by Condition ~~43~~ 39(c) above.	

Department of State Development, Infrastructure, Local Government and Planning
These conditions relating to State Interest from part of this decision notice

No.	STATE INTEREST ADVICE CONDITION
1.	Given the State's interest in protecting koala habitat and ensuring clearing and construction activities are cognisant of koalas, it is recommended that the applicant ensure clearing and construction activities are appropriately managed to avoid adverse impacts to koalas.

MEDQ Delegate's (Ipswich City Council) Advice
The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Advertising Signage
	Unless any advertising devices associated with the proposed use meets the exempt criteria set out in Schedule 9 of the *Ipswich Planning Scheme 2006*, such signage would require submission to the MEDQ Delegate of a code assessable development application for operational works – placing an advertising device on premises. Accompanied by the relevant assessment fee. For further information. Please contact the Planning and Regulatory Services Department on (07) 3810 6888.

2.	Fire Ants
(a)	In accordance with the *Biosecurity Act 2014* and the *Biosecurity Regulation 2016*, the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species *Solenopsis invicta*) has been detected.
(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants.
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.

3.	Portable Long Service Leave
	Where the proposed works (civil and landscaping) are valued at $150,000 or more and match the definition of Building and Construction Industry, the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by the MEDQ Delegate as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the *Economic Development Act 2012*. If you require clarification in regard to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

4.	*Local Government Regulation 2012*
	This property may be subject to the provision of Section 116 of the *Local Government Regulation 2012*. This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with the MEDQ Delegate's budget and rating resolutions, if the property is sold or reconfigured in any way (e.g. subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.

5.	Section 96 of the *Economic Development Act 2012*
	Pursuant to section 96 of the *Economic Development Act 2012,* a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.

6.	Easement Documentation
	The documentation associated with the easements may be prepared by the applicant in a form satisfactory to the MEDQ Delegate's city solicitor, or the applicant may submit easement plans, only where the MEDQ Delegate is party to the easements, to the MEDQ Delegate for the preparation of easement documents at the applicant's expense.

7.	Telecommunication Conduit Infrastructure
	The installation of telecommunication conduit and infrastructure is to be in accordance with the Communications Alliance publication titled *Fibre Ready Pit and Pipe Specifications for Real Estate Development Projects (Reference G645:2011)* or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on 'Fibre in new developments'.

8.	Trunk Infrastructure
	Pursuant to the Ripley Valley Development Charging Offset Plan (DCOP – July 2022) development over the subject site requires Water and Sewer Infrastructure (as identified on Map 9: Water Supply – Trunk Infrastructure and Map 10: Sewerage – Trunk Infrastructure of Ripley Valley PDA Infrastructure Charging Offset Plan (DCOP) – July 2022), and Transport (land dedication and part works for ultimate Coleman Road and corresponding Ultimate Intersections - referred as R034A and R034B on Road Map 3: Intersections of Ripley Valley PDA Infrastructure Charing Offset Plan - July 2022) municipal trunk Infrastructure.

	It should be noted that Municipal infrastructure charges generated by the subject development may be below the total costs associated with the provision of DCOP identified trunk infrastructure. As such, there may be benefits in rationalizing provision of DCOP identified trunk infrastructure to avoid a scenario of the development being eligible for refund of costs associated with provision of trunk infrastructure.

9.	Acronyms and Terms
	Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	QUDM – The latest edition of the *Urban Drainage Manual*
(c)	MUTCD - *The Manual of Uniform Traffic Control Devices*, published by DTMR
(d)	UU - Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*
(e)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with the MEDQ Delegate Implementation Guideline No. 28 – Dispersive Soil Management and certified by RPEQ.
(f)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Planning Scheme Policy 3 – General Works and certified by RPEQ.
(g)	PSP 3 –Planning Scheme Policy 3 – General Works
(h)	DTMR - Department of Transport and Main Roads
(i)	DES – Department of Environment and Science
(j)	DSDIP – Department of State Development, Infrastructure and Planning
(k)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(l)	AHD - Australian Height Datum (m)
(m)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(n)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.

10.	Bonds
	Any bonding sought to be approved in relation to development will be considered in accordance with Planning Scheme Policy 3 – General Works of the *Ipswich Planning Scheme 2006.* The Bond and conditions of security payment can be found online at http://www.ipswichplanning.com.au/development-planning/development-planning-information. The MEDQ Delegate's preference is for bonds to be submitted by way of a Bank Guarantee.

11.	Proximity of Earthworks to Adjoining Property
	Where earthworks, including retaining structures, are proposed within 3.0 metres of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as

	detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the *Ipswich Planning Scheme 2006*. Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the MEDQ Delegate's satisfaction) must be submitted to the MEDQ Delegate for consideration, in conjunction with any operational works application, compliance assessment application or in conjunction with the lodgement of preconstruction certification.

12.	Road Permit Application
	The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the *Local Government Act 2009* prior to undertaking any physical works within or adjacent to the boundary of the MEDQ Delegate -controlled road. These approvals are issued under the *Local Government Act 2009* and constitute a separate process to seeking a Development Permit issued under the *Planning Act 2016*. Please contact the Ipswich City Council office for further information via email: council@ipswich.qld.gov.au or telephone (07) 3810 6666.

13.	Engineering Analysis
	A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by the MEDQ Delegate. Neither the MEDQ Delegate nor the MEDQ Delegate engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant's RPEQ engineer.

14.	Report Assessment
	The applicant is advised that should the MEDQ Delegate requires the submission of an amended report prior to the lodgement and/or in conjunction with any compliance assessment, a fee may apply in accordance with the current Registry of Fees and Charges.

15.	*Nature Conservation Act 1992*
	The applicant is advised that clearing of native vegetation may be subject to the *Nature Conservation Act 1992* in relation to flora (Protected Plants) and fauna. In the event native fauna is present in the vegetation proposed to be cleared (including non-native vegetation) a spotter catcher may be required to remove and/or relocate the native fauna (i.e. Koalas, possums, glossy black cockatoos, bats etc.). Further information can be located on the Department of Environment and Science website in relation to wildlife permits: www.qld.gov.au/environment/plants-animals/wildlife-permits/ and protected plants: www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php.

16.	Further Approvals
	The MEDQ Delegate is aware that works within the watercourse and reconstruction thereof may require separate approvals and/or permits under the *Planning Act 2016* and /or the *Fisheries Act 1994* or require compliance with certain self-assessable codes for waterway barrier works.

17.	Koala Protection
	The Commonwealth has listed the Koala (combined populations in Queensland, New South

	Wales and the Australian Capital Territory) as 'endangered' under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), accordingly Koalas in Queensland are protected under national environment law. Prior to the MEDQ Delegate providing written acknowledgement of the Pre-Construction Certification documents listed at Condition 38, the applicant may be requested to submit evidence demonstrating consistency with relevant Commonwealth approvals issued under the EPBC Act.

18.	Bushfire
	Owing to the staged development within the Ripley Valley PDA area it is to note that developers must stage the delivery of Lots in response to the current surrounding site conditions. Any alternative measures to mitigate the Bushfire Attack Levels (BAL) ratings nominated in the approved Bushfire Management Plan (BMP) must not require the removal of, or impacts to, vegetation that is: (i) not identified for removal as part of this PDA Development Approval; or (ii) Located on properties not subject to this PDA development approval.

19.	Flooding
	The subject site is located adjacent to a stormwater flow path. Council, and its servants and agents, accept no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the applicant and in reliance of information submitted by the applicant in support thereof.

20.	Certification Procedures
	The applicant must comply with all requirements and fulfil all responsibilities outlined in the DSDIP Certification Procedure Manual. No work is to commence until the applicable certification documents submitted by the applicant are acknowledged in writing by Ipswich City Council. For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and specifications must take precedence.

No.	STATE INTEREST ADVICE
Abbreviations and Definitions - For the purposes of interpreting the PDA development conditions identified by the State, the following list of abbreviations is utilised:	
EDQ Development Assessment means Economic Development Queensland of the Department of State Development, Infrastructure, Local Government and Planning.	
MEDQ means the Minister for Economic Development Queensland.	
MEDQ Delegate means the Ipswich City Council.	

Attachment B
MEDQ Delegate's Conditions
File No: 7293/2027/PDA
Location: 7-101 Bayliss Road, RIPLEY QLD 4306
Proposal: Material Change of Use - Endorsement of a Plan of Development

MEDQ Delegate's (Ipswich City Council) Conditions *Conditions applicable to this approval under the Economic Development Act 2012*		
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval	
	This approval incorporates as a condition, the applicant's common material for the application and adherence to all relevant MEDQ Delegate (Council) Local Laws and/or the *Ripley Valley Priority Development Area Development Scheme* unless otherwise varied by this approval or varied by a condition of this approval. Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the *Economic Development Act 2012.*	At all times after the approval is granted.
2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the MEDQ Delegate will suffice.	At all times after the approval is granted.
3.	Rates in Arrears	
	The applicant must pay any outstanding rates and other expenses as a charge against the land in accordance with the provisions of the *Economic Development Act 2012.*	Prior to the MEDQ Delegate signing the plan of subdivision for the relevant stage.
4.	Hours of Construction	
	Unless otherwise approved in writing by the MEDQ Delegate, construction works must only occur within the hours as defined in *Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3.*	At all times during construction of the development.
5.	Plan of Development (POD)	
	All future development on the approved residential lots must be undertaken generally in accordance with the approved POD documents (including any amendments required) listed in Part 3 - Approved Plans	Prior to issuing of a Form 21 – final inspection certificate, or prior to the commencement of the use, whichever is the earlier.

	Specifications and Drawings of this Development Approval.	

6.	Compliance with Economic Development Queensland – PDA Guideline 01: Residential 30	
	Unless specifically varied as part of this development permit, the applicant must comply with the Economic Development Queensland – PDA Guideline 01: Residential 30.	From the commencement of the use and at all times thereafter.

7.	Disclosure of Documents	
	The applicant must provide a copy of the decision to all prospective purchasers of lots the subject of this material change of use approval along with a copy of the approved plan of development.	Prior to the signing of any contract of sale associated with the relevant lot.

8.	Requirements before the Development may Start	
	The applicant must not start the development prior to the relevant lot associated with the reconfiguring a lot approval being registered with the Department of Natural Resources and Mines or equivalent.	At all times after the approval is granted.

9.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to the commencement of the use.
(b)	The applicant must alter any services when the relevant authority or MEDQ Delegate determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to the commencement of the use.
(c)	The applicant must reinstate all disturbed verge areas with turf.	Prior to the commencement of the use.

10.	Acoustic Design Management	
	Dwellings constructed on all lots identified on the Plan of Development (POD) as requiring acoustic treatment, must incorporate noise reduction design and siting features as per the approved Road Traffic Noise Assessment listed in Part 3 of this approval.	From the commencement of the use and at all times thereafter.

<u>*MEDQ Delegate's (Ipswich City Council) Advice*</u>

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Fire Ants
(a)	In accordance with the *Biosecurity Act 2014* and the *Biosecurity Regulation 2016*, the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species *Solenopsis invicta*) has been detected.

(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website www.daf.qld.gov.au/fireants.
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.
2.	Portable Long Service Leave
	Where the proposed works (civil and landscaping) are valued at $150,000 or more and match the definition of Building and Construction Industry, the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the *Economic Development Act 2012*. If you require clarification in regard to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

3.	*Local Government Regulation 2012*
	This property may be subject to the provision of Section 116 of the *Local Government Regulation 2012*. This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (e.g. subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.

4.	Section 96 of the *Economic Development Act 2012*
	Pursuant to section 96 of the *Economic Development Act 2012,* a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.

5.	Bushfire
	Owing to the staged development within the Ripley Valley PDA area it is to note that developers must stage the delivery of Lots in response to the current surrounding site conditions. Any alternative measures to mitigate the Bushfire Attack Levels (BAL) ratings nominated in the approved Bushfire Management Plan (BMP) must not require the removal of, or impacts to, vegetation that is: (i) not identified for removal as part of this PDA Development Approval; or (ii) Located on properties not subject to this PDA development approval.

APPEAL RIGHTS

The following are relevant extracts from the *Economic Development Act 2012*

Chapter 3, Part 4

90 Right of Appeal Against Particular Conditions

(1) This section applies if a PDA development condition includes a nominated assessing authority (the *entity*).
(2) The person who made the relevant PDA development application may appeal to the Planning and Environment Court against MEDQ's decision to impose the condition.
(3) An appeal under subsection (2) must be started within 20 business days after the day the applicant is given notice of the decision.
(4) An appellant starts an appeal by lodging, with the registrar of the Planning and Environment Court, a written notice of appeal that –
  (a) is in the approved form; and
  (b) succinctly states the grounds of the appeal.
(5) The *Planning and Environmental Court Act 2016*, part 5 applies, with necessary changes, to the appeal as if—
  (a) the appeal were a Planning Act appeal under that Act; and
  (b) the entity were the only other party to the appeal.
(6) However—
  (a) the appellant must, as soon as practicable after giving the entity the notice of the appeal, give MEDQ a copy of the notice; and
  (b) MEDQ may, by lodging a notice of election with the registrar of the court, elect to become a party to the appeal.
  (7) MEDQ must give the other parties a copy of the notice of election as soon as practicable after it is lodged.

99 Application to Change PDA Development Approval

(1) A person may apply (the *amendment application*) to MEDQ to change a PDA development approval.
(2) However, the amendment application may be made only if MEDQ is satisfied the change would not result in the relevant development being substantially different.
(3) Division 3 applies for the amendment application as if—
  (a) a reference in the division to a PDA development application were a reference to the amendment application; and
  (b) a reference in the division to a PDA development approval were a reference to a changed PDA development approval; and
  (c) a reference in the division to the granting of a PDA development approval were a reference to the making of the change.
(4) Despite subsection (3), section 84(2) to (6) applies for the amendment only in a circumstance mention in section 84(1)(c).

Attachment B

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