Ref: 23-0573P

9 September 2026

Chief Executive Officer

Economic Development Queensland

Via EDQ Application Portal

Attention: Jen Sneesby, Nicole Tobias, Scott Turner

RE: PDA Development Application over land at 817-843 Ripley Road, South Ripley

Dear Sir/Madam,

This letter accompanies a formal development application submitted by Therefor Group on behalf of AW Bidco 6 Pty Ltd (Stockland) over land at 817-843 Ripley Road, South Ripley.

The application follows on from recent meetings and discussions with Economic Development Queensland (EDQ), regarding an application which has been under assessment with Ipswich City Council (ICC) as the MEDQ Delegate. A decision has been made to withdraw the application from Ipswich City Council in conjunction with formally resubmitting with EDQ.

This application is seeking approval for the following aspects of development:

- Endorsement of a new Context Plan, superseding the existing endorsed context plan (Ripley West Master Plan subject of ICC Ref: 10387/2023/MAPDA), to the extent it applies to land owned by the Applicant.
- Reconfiguring a Lot for a 1 into 318 lot subdivision, including 311 standard residential lots, 1 Multiple Residential Lot, 1 balance parcel, 2 drainage reserve lots, 2 park lots, 1 conservation lot and new road, to be carried out in stages.
- Material Change of Use to establish residential uses, display village, temporary sales offices and related advertising, in accordance with a Plan of Development.

All documentation forming part of the application assessment with ICC has been included within this lodgement material. To assist EDQ in understanding the relevance of various documentation, files have been named with dates and “SS” noted against files which have been superseded by more recent versions of documents.

A complete list of accompanying documentation is included as an appendix to this cover letter.

Should you have any queries, please do not hesitate to contact the undersigned on (07) 3666 5200.

Yours sincerely,

Emily Richards

Associate – Planning

**Brisbane**
*Turrbal and Yuggera Country*
Longland Place, Level 2
76 Skyring Terrace
Newstead QLD 4006
PO Box 436 New Farm QLD 4005
Ph +61 7 3666 5200
brisbane@thereforgroup.com.au

**Sunshine Coast**
*Gubbi Gubbi Country*
Building 1
30 Chancellor Village Blvd
Sippy Downs QLD 4556
Ph +61 7 5294 0374
sunshinecoast@thereforgroup.com.au

**Gold Coast**
*Kombumerri Country*
Level 1
24 Bay Street
Southport QLD 4215
Ph +61 7 5636 9943
goldcoast@thereforgroup.com.au

ABN 61 147 343 084
ACN 147 343 084

**www.thereforgroup.com.au**

## List of accompanying lodgement documentation:

- EDQ DA Form
- Site Searches – including title search and contaminated land search
- Landowner's consent
- Documentation submitted to ICC on 31 March 2025 including:
  - Cover Letter to ICC
  - Planning Report
  - Development Provisions Assessment
  - Table of Approved Uses
  - Context Plan Package
  - ROL & POD Package and
- ICC Not Properly Made Letter dated 23 April 2025
- Documentation submitted to ICC on 23 May 2025 including:
  - Formal Response to Not Properly Made Notice
  - Bushfire Management Plan
  - Civil Functionals
  - Flood Report
  - Landscape Design Package
  - ROL & POD Package
  - Stormwater Quality Management Plan
  - Traffic Impact Assessment
  - Tree Retention and Removal Plan
  - Waterway Report
- ICC Properly Made Notice dated 9 June 2025
- ICC letter outlining EDQ extension to State Interest assessment dated 13 June 2025
- EDQ State Interest RFI dated 26 June 2025
- ICC Information Request dated 3 July 2025
- Documentation submitted to ICC on 7 July 2025 as a formal response to the Council's Information Request including:
  - Response to Information Request Letter
  - Amended Bushfire Management Plan
  - Amended Civil Functionals
  - Amended Context Plan
  - Amended Context Plan Conditions
  - Design Framework Plan
  - Dispersive Soils Management Plan
  - Ecology response including amended Tree Retention and Removal Plan
  - Amended Flood Report
  - Geotechnical Investigation
  - Amended Landscape Design Package
  - Plan showing an example of a Multiple Dwelling on Slope
  - MUSIC model
  - Amended ROL & POD Package
  - Amended Stormwater and Waterway Report
  - Amended Stormwater Quality Management Plan
  - Amended Table of Approved Uses
  - Amended Traffic Impact Assessment
  - Product Mix and Typologies document
  - Amended Waterway Report
- ICC Further Information Request dated 8 December 2025
- Documentation submitted to ICC on 20 March 2026 as a formal

response to the Council's Further Information Request including:

  - Amended Context Plan Conditions
  - Amendment Bushfire Management Plan
  - Catalyst Road plans (two packages) – since superseded by approved plans
  - Civil engineering response
  - Amended Civil Functionals
  - Amended Landscape Design Package
  - Response to Practice Note no.10
  - Amended ROL and POD package
  - Amended Stormwater and Waterways report
  - Amended Stormwater Quality Management Plan
  - Amended Traffic Impact Assessment
  - Traffic Statement of Advice to State interests
  - Amended Tree Retention and Removal Plan
  - Amended Product Mix and Typologies document
  - Advice from Urban Utilities
  - Amended Waterways Report
- ICC Further Information Request dated 1 May 2026
- ICC Draft Approval Plans and Draft Conditions dated 28 July 2026