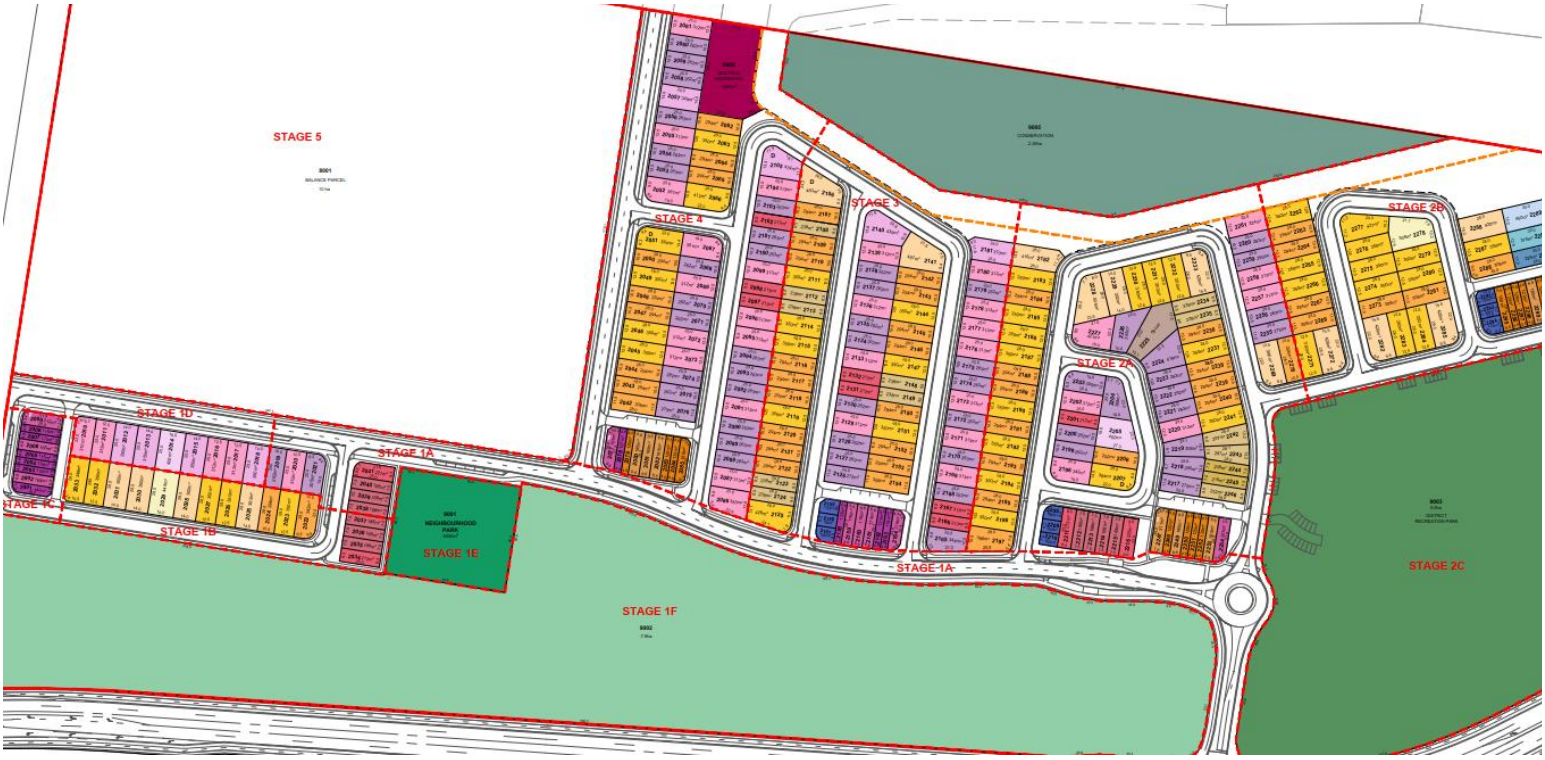
Planning Report

Providence West ROL 2

817-843 RIPLEY ROAD, SOUTH RIPLEY QLD 4306

For: AW BIDCO 6 Pty Limited

Date: March 2025



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Version History

Version	Description	Author	Reviewed	Date
1	Draft	K.Munro	E. Richards	16 March 2025
2	Final	E. Richards	-	31 March 2025

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1. Introduction

On behalf of AW BIDCO 6 Pty Limited, Therefor Group has prepared this planning report in support of a development application over the land at 817-843 Ripley Road, South Ripley QLD 4306, formally described as Lot 196 on SP157517 (**site**). The site is visually depicted in Figure 1 below.

The proposal ultimately seeks to establish a new residential community over the subject site, incorporating open space that shall benefit the future residents of the site and the wider context, and retain and enhance environmental features, including conservation areas and a waterway corridor. The proposal is demonstrated to appropriately tie in with development occurring to the immediate north and east and shall facilitate orderly development to the south and west in line with the intents of the Ripley Valley Priority Development Area Development Scheme (**PDA Development Scheme**).

To facilitate this outcome an approval is sought which requires an application to Ipswich City Council (**Council**) as the Minister for Economic Development Queensland Delegate (MEDQ), for the following:

- Priority Development Area Development Permit for Reconfiguring a Lot for 1 into 304 Lot subdivision, including 303 Residential Lots, 1 Balance Parcel, New Road, and Open Space to be carried out in stages.
- Priority Development Area Development Permit for a Material Change of Use to establish residential uses in accordance with a Plan of Development.
- Endorsement of a new Context Plan over the subject site, where inconsistent with the existing endorsed context plan.

Importantly, the application expressed above (the **proposed development**) triggers permissible development under the relevant statutory instrument.

It is noted that the site already benefits from an endorsed context plan and through prelodgement discussions with Council, it was determined that a new context plan would be required to accompany this application, with the proposed subdivision layout considered materially inconsistent with the existing endorsed context plan for the context plan area. The context plan accompanying this application is not intended to replace the endorsed context plan but simply override this plan to the extent of any inconsistencies. The context plan suitably demonstrates connectivity with adjoining lots and the facilitation of orderly development.

In assessing this application, it should also be acknowledged that the site is benefitted by a current approval for reconfiguring a lot with and associated plan of development, which has a layout and achieves outcomes similar to that proposed. It has however been determined the existing approval poses a range of challenges for delivery and did not appropriately consider site constraints. This application seeks to resolve issues found with the previous approval and achieve a development which better reflects the current housing needs, whilst respecting environmental values of the site.

Figure 1: ROL Site Area



1.1 Application Strategy

An existing approval for an ROL exists over the site (Council reference: 9820/2019/MAPDA/A) as well as an endorsed context plan (Council reference: 10397/2023/MAPDA). The background of applications associated with the site is further described in section 4.3 of this report.

Following preliminary discussions held with Council, it was concluded that in lieu of lodging an amendment application, a new development application would be lodged to Council with a new context plan to be endorsed as part of this application, covering the subject site only. It is considered that this approach will reduce complexities associated with revising aged approvals that were originally granted by Economic Development Queensland (**EDQ**), particularly given the extent of the proposed changes.

2. Proposal Summary

Site and Planning Framework

Table A below provides a summary of the key site details and relevant planning framework information informing the proposed development.

Table A – Site and Planning Framework Details

Site Details	
Address	817-843 Ripley Road, South Ripley QLD 4306
Real Property Description	Lot 196 on SP157517
Area	485,300m2 (48.53 hectares)
Owner/s	AW BIDCO 6 Pty Limited A.C.N. 637 312 675
Easement/s	The site is unencumbered by easements.
Planning Matters	
SEQ Land Use Category	Urban Footprint
Local Government	Ipswich City Council
Planning Designation	Ripley Valley Priority Development Area
Applicable Planning Instrument	Ripley Valley PDA Development Scheme
Zone/s	▪ Urban Living ▪ Environmental Protection
Relevant Local Planning Instrument	Ipswich Planning Scheme 2006 (It is also acknowledged that Ipswich Plan 2024 is soon to be adopted)
Overlays (as applicable to scope of the site area)	**Ripley Valley PDA Development Scheme (Map 2, 3a & 3b)** ▪ Major Waterways (Bundamba Creek and Deebing Creek and their tributaries). ▪ Flooding (1 in 100 floodline). ▪ Transitional Bushfire Risk Areas. ▪ Slope >15%. ▪ Building height restriction area 45m. **Ipswich Plan 2024** ▪ Biodiversity o MSES Waterway Barrier Works o MSES Regulated Vegetation Intersecting a Watercourse ▪ Waterway Corridors and Wetlands ▪ Operational Airspace Height Restriction Zone and Obstruction Clearance Surface ▪ Wildlife Attraction and Lighting Issues ▪ Flood Risk and Overland Flow ▪ Explosive Storage Public Safety Restricted Areas Purga Rifle Range ▪ Bushfire Prone Areas ▪ Difficult Topography and Landslide
Infrastructure Plan	Ripley Valley Infrastructure Plan - Refer to section 4 of the Ripley Valley PDA Development Scheme

Development Application Details

Table B below provides an overview of the development application.

Table B – Development Application Details

Development Application Details	
Description	PDA Development Permit – Reconfiguring a Lot and Material Change of Use including request to endorse a new Context Plan where inconsistent with the existing endorsed Context Plan
Category of Assessment	Permissible Development
Public Notification	Yes – development includes a context plan required under 3.2.8 of the PDA Development Scheme
Assessment Manager	Ipswich City Council as MEDQ Delegate
Referral(s)	Ipswich City Council have confirmed this application shall be referred to EDQ for the assessment of State Interests associated with State transport matters and impacts on the mapped waterways traversing the site.
Applicant Details	
Applicant	AW BIDCO 6 Pty Limited
Applicant Representative	Therefor Group
Contact Person	Emily Richards (07) 3666 5200 erichards@thereforgroup.com.au
Reference:	23-0573P/817

Supporting Material

Table C below provides an overview of the supporting material which accompanies this application and has been incorporated and referenced throughout this report.

Table C – Supporting Material

Document Title	Prepared By	Date
ROL & POD Plan Package	Therefor Group	31 March 2025
Context Plan Package	Therefor Group	31 March 2025
Table of Approved Land Uses	Therefor Group	31 March 2025
Development Provisions Assessment	Therefor Group	31 March 2025

Further technical reporting is to be provided in due course.

3. Proposed Development

3.1 Intent and Rationale

Early engagement was undertaken with Council to confirm the scope of the application, and the strategy to be taken in addressing the changes to the 817 west ROL approval (10397/2023/MAPDA). As described in 1.1 above, it was concluded that to facilitate amendments to the previously approved layout, a new development application would need to be lodged and accompanied by a new context plan.

Amendments to the existing ROL approval are considered necessary to achieve deliverable and desirable development outcomes. Notably, the site is acknowledged to be subject to a range of challenging factors including the presence of valued ecological features and sloping terrain. With regard to the intended residential purposes and infrastructure needs of the site, the proposed development seeks to:

- Limit impacts of slope to residential lots;
- Increase the useability of open space and reduce the extent which was previously flood affected;

- Improve the legibility and permeability of the movement network by reducing unnecessary road infrastructure, revising the intended public transport route, and ensuring that pedestrian and cyclist infrastructure is maximised along highly frequented connections;
- Maximise developable land with regard to the site constraints; and
- Ensure that ecologically valued features are balanced with the intended residential function.

We understand that any development occurring on the site is intended to remain consistent with the relevant endorsed context plan, and is to align with the vision, criteria, and guidelines prescribed for development occurring in the PDA. This planning report provides a thorough assessment of the proposed development against these crucial aspects, however, also acknowledges the need for a new context plan in accordance with section 3.2.8 of the PDA Development Scheme.

The new context plan is intended to apply to the extent it is inconsistent with the current endorsed context plan only and does not alter outcomes over adjoining sites contained within the current endorsed context plan area. The new context plan considers a more up to date approach with respect to understanding environmental constraints and the delivery of infrastructure in the precinct. It is acknowledged that it does not determine the final nature or location of land uses and infrastructure, however illustrates schematic locations for key development aspects (e.g., indicative dwelling densities, greenspace network, principal land uses, trunk infrastructure, and major access and network infrastructure). The new plan demonstrates that the interface with adjoining sites has been appropriately considered.

3.2 Proposal Overview

The proposal seeks to deliver a primarily residential development which has given consideration to current approvals over the site. The development shall achieve the following:

- A residential layout which considers the site constraints and housing diversity;
- A greenspace network (parks and environmental corridors) which recognises the environmental values of the site; and
- A road and active transport layout that appropriately connects into the broader network.

Broadly, the application addresses a myriad of design challenges that have been workshopped to support the best possible outcomes for the site and surrounding areas. The layout has been significantly redesigned from that previously approved to respond to the features and constraints across the site and maximise development outcomes. These features and constraints include the slope of the land, the location of existing waterways, infrastructure servicing, the interface to the surrounding land and infrastructure, and the management of hazards such as flood and bushfire. Figures 2 and 3 below visually indicates the extent of these changes.

Figure 2: Approved ROL Plan (9820/2019/MAPDA/A)



Figure 3: Proposed ROL Plan



Accompanying this application is also a new plan of development and a new context plan. The context plan is intended to amend the current endorsed context plan to the extent the schematic locations of key development aspects have changed over the subject site. These include:

- Indicative dwelling densities,
- Principal land uses,
- The greenspace network (parks and environmental corridors),
- Road networks and hierarchies, and
- Active transport spines.

Figures 4, 5, 6 and 7 below visually indicates the extent of changes.

Figure 4: Endorsed Context Plan (10397/2023/MAPDA)

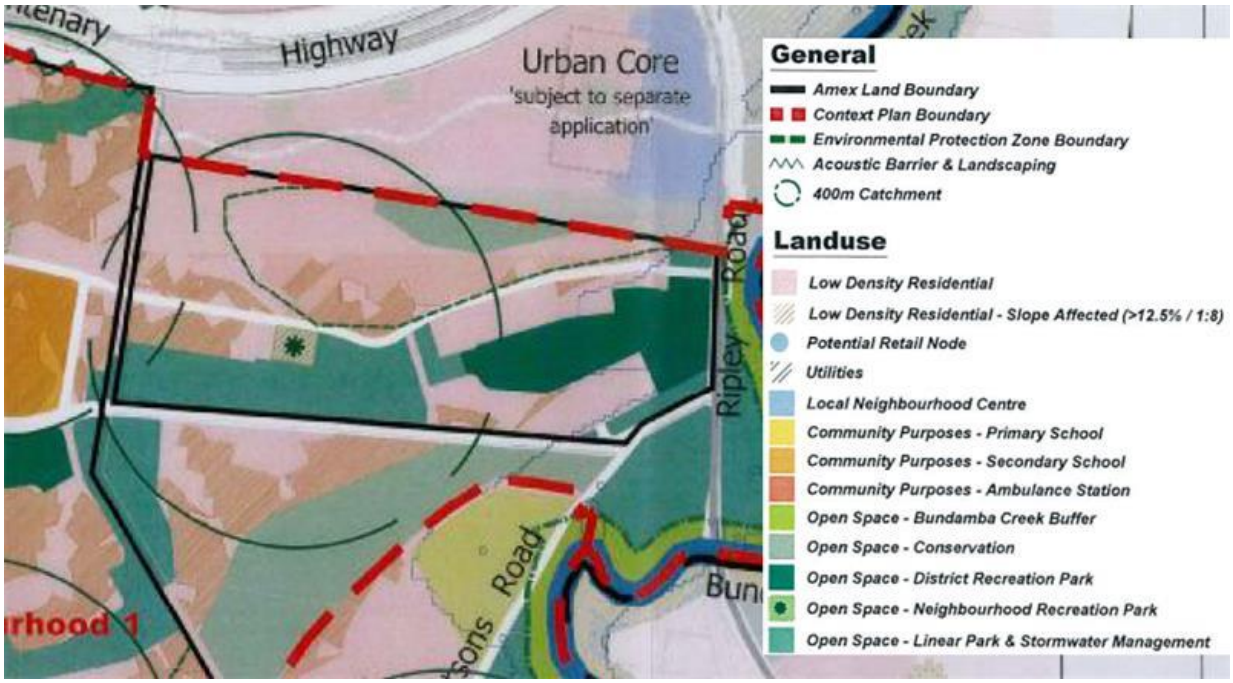


Figure 5: Endorsed Movement Network Plan

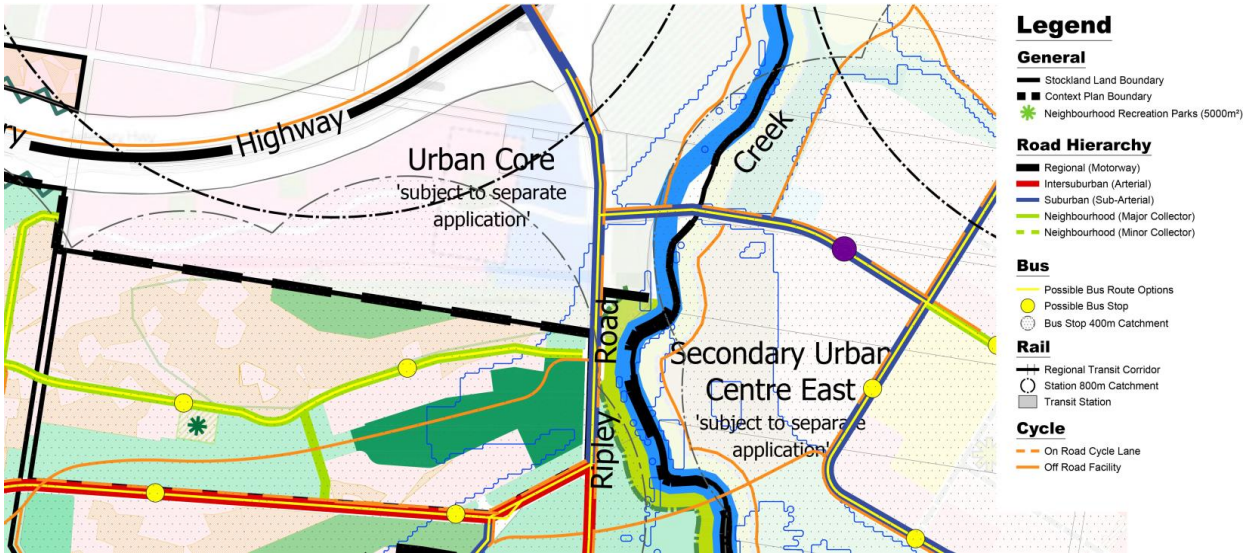


Figure 6: Proposed Context Plan

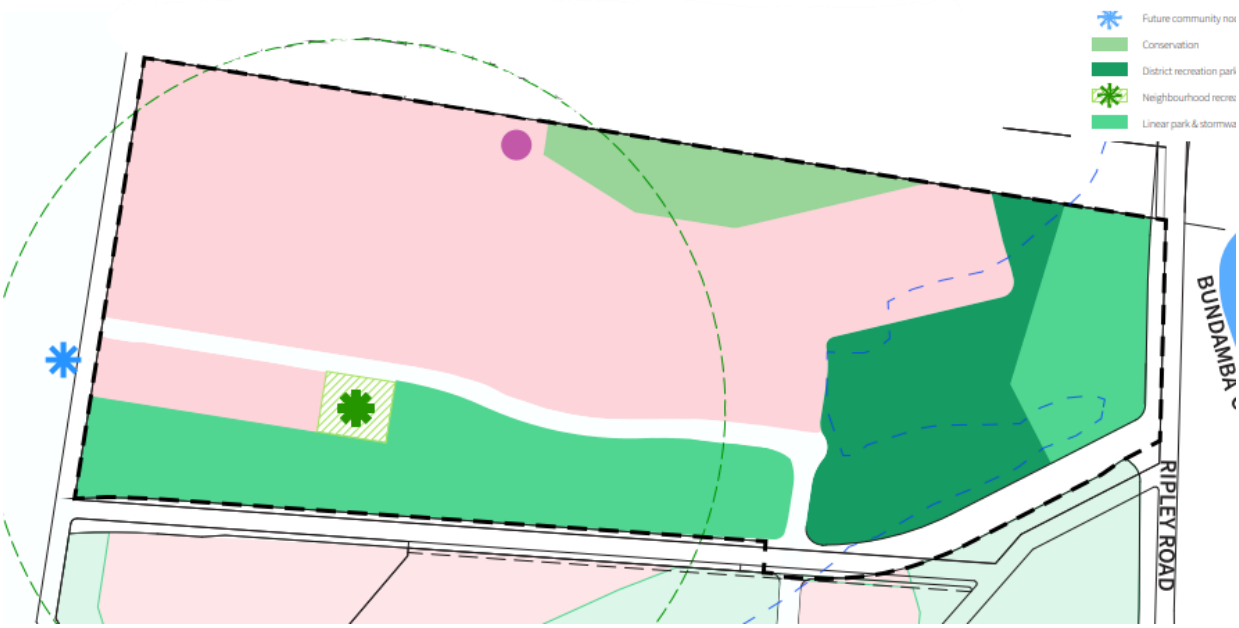
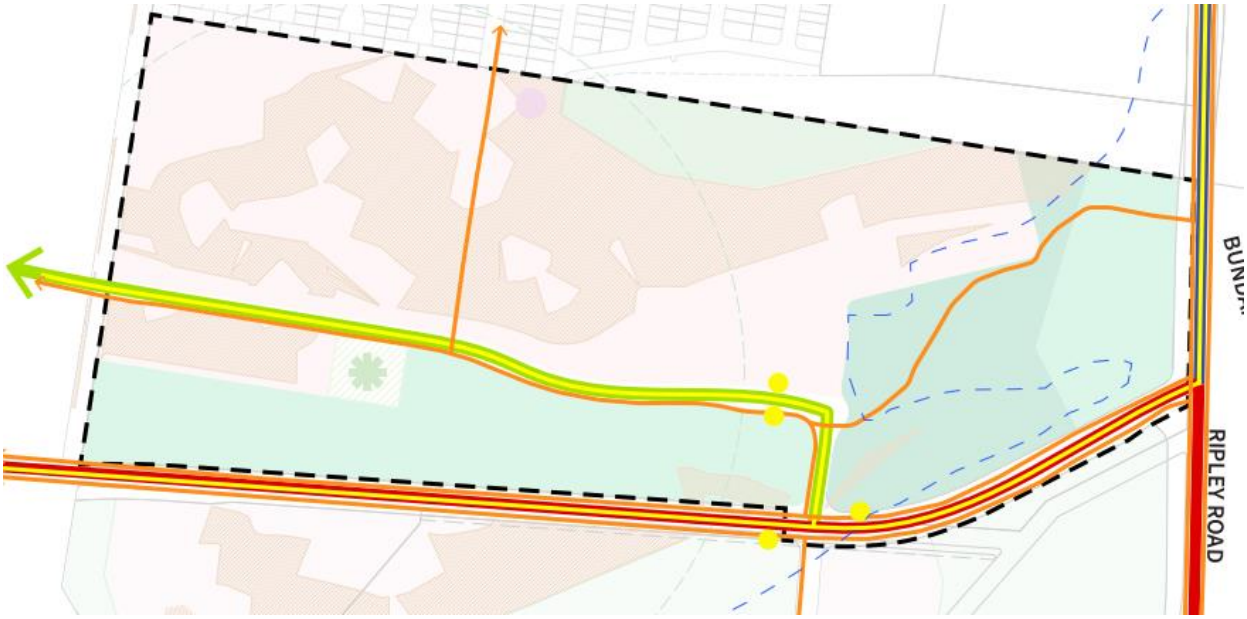


Figure 7: Proposed Movement Network Plan



A summary of the key development aspects has been described in Sections 3.3, 3.4 and 3.5 of this report below, providing a consolidated point of reference to the critical aspects of the proposed reconfiguration of a lot, plan of development and context plan.

3.3 Key Development Aspects – Reconfiguration of a Lot

Table D below provides a summary of the key aspects forming part of the Reconfiguration of a Lot. A comprehensive overview of lot sizes, dimensions, lot typologies, etc. can be found on the Reconfiguration of a Lot – Overall plan prepared by Therefor Group.

3.3.1 Summary

Table D – Key Aspects of the Proposed ROL Plan

Component	Development Detail
Number of Lots	302 residential lots (intended for residential freehold) 1 Multiple Residential / Apartment Lot 1 balance parcel (intended for future retirement living) Open space (combined local rec, district rec and linear park) Open space – conservation area
Number of Dwellings	Maximum of 321 including Multiple Residential sites (4x duplex sites, 3 x fonzie flat sites and Multiple Residential for up to 12 dwellings)
Dwelling Density	22.56 dwellings per hectare
Lot Typologies	Urban Loft Rear Loaded Terraces Front Loaded Terraces Detached End Terrace Villa Premium Villa Courtyard Traditional Allotment
Lot Size Range	90 – 480m^2 Multiple Residential Balance Parcel – 10ha
Typical Lot Depths	20-25m 28m 30m 32m
Lot Frontage Widths	4.6m – 16m
Total Area of Open Space	Neighbourhood Park - 5,000m^2 District Recreation Park – 5.5ha Linear Park – 10.9ha Conservation Area – 2.35ha
Staging	5 stages (and sub-staging)
Temporary Sales Office and Display Village	Proposed to the southeast corner of the site over lots which are ultimately intended to be delivered as residential lots.

3.3.2 Residential Layout and Design

The proposed layout has been designed with consideration of the following:

- Ripley Valley Priority Development Area Development Scheme
- EDQ development guidelines and practice notes
- The existing approval encompassing the subject site
- The need to deliver a balance parcel for a future retirement facility
- Anticipated connectivity to be established to the north through Providence Lacebark
- The existing context plan and general interface anticipated with adjoining properties.

An assessment of the relevant sections of the PDA Development Scheme and associated guidelines and practice notes is provided in a separate document identified as Development Provisions Assessment.

In summary, the proposed layout and design results in the following:

- A range of lot sizes and typologies to establish housing diversity and contribute to housing affordability
- Predominately regular shaped lots which consider the slope of the site and are fit for purpose
- Groupings of smaller lots, establishing a higher density where close to parkland and bus routes
- Nomination of Multiple Residential / secondary dwelling lots (duplexes and Fonzie flats) on strategically located corner lots

- Nomination of a Multiple Residential lot intended for a small apartment building or townhouses of no more than 12 dwellings to manage the most slope affected portions of the site
- A permeable neighbourhood with a grid like pattern including roads which run predominately north-south towards open space along the southern extent of the development parcel
- Block lengths and positioning of driveways that maximise walkability along frequented pedestrian routes
- Rear laneway access for groupings of lots addressing the higher order roads intended to support a bus route and overlooking of open space
- Roads and cleared areas which establish a buffer for residential uses from potential bushfire sources

3.3.3 Movement Network

The development has been designed with consideration of the Neighbourhood Street Network standards outlined within PDA Guideline no.06 – Street and Movement Network as well as Ipswich City Council standards and best practice to maximise landscape outcomes. The specific details of the road network are to be outlined within accompanying engineering documentation however a summary is included below.

The development incorporates the following street types and characteristics:

Table E – Proposed Street and Movement Network

Street Type	Width	Orientation / Location
Collector	19.3m	North-south connecting into Lacebark to the north
Major Collector 1 – Parking one side	19.9m	East-west extending from collector to the western boundary
Major Connector 2 – Parking one side	19.5m	East-west extending from Major Collector to entry road
Neighbourhood Access Street 1	16.0m	Throughout
Neighbourhood Access Street 2	18.7m	North-south along western side boundary
Neighbourhood Access Street 3	17.9m	North-south located south of Major Collector
Neighbourhood Access Esplanade 1	14.4m	East-west running along the westernmost and easternmost portions of the linear park
Driveway with Parking	13.0m	North-south servicing no through road in the northeast corner of the site
Neighbourhood Lane with parking	10.5m	East-west servicing a number of lots fronting onto the Major connector
Neighbourhood Lane	8.0m	East-west servicing a number of lots fronting onto Neighbourhood Access Esplanade

In addition to formal roads, pathways for the use of pedestrians and cyclists are to be established through the linear park, providing safe and direct routes for users separate from higher order roads.

The Major Collector roads are also identified as a bus route, with bus stop locations nominated on the attached Context Plan – Movement Network.

The proposed movement network shall be functional for both vehicle users, cyclists and pedestrians and establish attractive and well landscaped streetscape outcomes.

Car parking analysis plans also form part of the ROL & POD Package.

3.3.4 Open Space Plan

The open space network has been designed with consideration PDA Guideline no.12 – Park and Planning Design and aims to establish a District Recreation Park, Neighbourhood Recreation Park and Linear Park co-located with a waterway corridor.

A concept plan is in the process of being prepared and shall be provided as part of this application. In addition, the planning and design principles outlined within the PDA Guideline have been addressed in the attached Development Provisions Assessment.

The outcomes for each of the park type is summarised below.

Table F – Overview of open space provision

Open Space Type	Characteristics
District Recreation	5.5 hectares Provided with compliant car parking To be suitably embellished
Neighbourhood Recreation Park	5,000m^2 25% of perimeter with road frontage with the remainder adjoining linear park and a pedestrian pathway To be appropriately embellished
Linear Park	10.9ha
Conservation Area	2.35ha Located to the northern boundary and co-located with conservation area within Lacebark. Generally consistent with the area nominated within current approved ROL Buffer provided between the conservation area and residential lots to manage bushfire risk

The District Recreation Park is required to be provided with a minimum area of 5ha to align with the current Development Charges and Offset Plan and the endorsed Context Plan. It is acknowledged that whilst an area of 5.5 hectare is nominated, some of this area does not achieve the minimum flood requirements.

Notwithstanding, the development achieves high quality open space outcomes and a superior outcome from what is currently approved, where there were very minimal areas which achieved flood immunity.

Extracts of the open space plan and flood study prepared by Cardno and accompanying the endorsed context plan have been provided below. These images demonstrate the previous extent of flooding through the park. The flood mapping is noted to show the developed case flood level at 1 year average recurrence interval (ARI).

Figure 8: Open Space Plan accompanying endorsed context plan



Figure 9: Extract of Flood Study accompanying endorsed context plan



3.3.5 Waterways

The Ripley Valley PDA Development Scheme and current approvals benefiting the site, identify a single waterway corridor traversing the site. It is acknowledged that the State Government's Development Assessment Mapping System identifies several tributaries branching off from the main waterway corridor alignment, with preliminary discussions having occurred with the Department of Fisheries to remap this area.

Ground truthing has been undertaken with engineers and ecologists (including a specialist fish ecologist) to identifying areas that genuinely function as a waterway and areas with biodiversity value.

Noting the degraded nature of the site and its use as farmland, a decision has been made to realign the waterway corridor to more appropriately manage flooding and stormwater and revegetate this area to establish a natural and attractive system.

3.3.6 Provision of Infrastructure

Connectivity to water, sewer, stormwater, electricity, gas and telecommunications shall be demonstrated through subsequent engineering documentation.

3.3.7 Development Charges and Offset Plan (DCOP) and associated mapping

The development has given considered to DCOP items impacting the subject site, including:

- Urban Arterial Road running along the southern boundary
- Future intersections off the Catalyst Road
- Future culverts to be constructed as part of the Catalyst Road
- District recreation park
- Linear park
- Water supply and sewerage infrastructure

Notably, the development intends to deliver a District Recreation Park of no less than 5ha as identified under DCOP ID POS006.

There is also an intent to deliver a portion of the Urban Arterial Road to provide access into the development site. The ultimate delivery of this road shall form a separate operational works application.

3.3.8 Staging

The delivery of the development is intended to be staged closely in alignment with that identified as part of the current approval and as referenced as part of the endorsed context plan.

The development nominates 5 stages and a range of sub-staging to appropriately manage the delivery of lots and associated infrastructure.

Stage 1 is intended to include the entry road and the first portion of the Catalyst Road as well as areas of the site adjoining the entry road to establish a temporary Sales Office and associated car parking. This stage is then intended to be followed by an area of the site nominated for a Display Village.

The delivery of other stages is intended to be flexible and dependent on the establishment of relevant infrastructure.

3.3.9 Temporary Sales Office and Display Village

A temporary Sales Office and Display Village are nominated over a grouping of lots to the southwest of the development. Details are provided in the attached Display Village Plan (Indicative) prepared by Therefor Group.

3.4 Key Development Aspects – Plan of Development

This application includes a Material Change of Use to facilitate a Plan of Development (POD) to ensure that future intended uses over the site form exempt development and require no further development approval under the PDA Development Scheme.

The Plan of Development and accompanying Development Controls are included within the package of supporting documents for this application.

Table G below provides a summary of the key aspects forming part of the proposed Plan of Development

3.4.1 Summary

Table G – Key Aspects of the Proposed Plan of Development

Component	Development Detail
Setbacks	Setbacks are nominated for each lot type resulting in the following: - 1.5 - 2.4m to front wall - 5m front setback to garage where applicable - 0.5 - 1.5m to secondary frontage - 0 – 1.5m to rear - 0 – 1.5m to side
Site Cover	Maximum of 70-95% depending on lot type
Built to Boundary Walls	Nominated over the majority of lots, being mandatory for smaller lots and optional for larger lots
Parking	1 space for smaller lots, 2 spaces for larger lots
Site Cover and Amenity	As defined in the Ripley Valley PDA Development Scheme

3.5 Key Development Aspects – Context Plan

A new context plan (including an amended Movement Network Plan) accompanies this application and is intended to supersede the existing endorsed context plan to the extent that it is inconsistent. The endorsed context plan and associated conditions are attached to approval reference 10397/2023/MAPDA.

Table F below provides a summary of the key aspects forming part of the new context plan in comparison to what is currently included within the endorsed context plan.

3.5.1 Summary

Table H – Key Aspects of the Endorsed vs. Proposed Context Plan

Component	Current Endorsed Context Plan	Proposed Context Plan
Land uses	Low Density Residential (109.2ha – 27.5ha within subject site)	Change to reflect realignment of waterway and open space and reduction to 25.06ha
	Potential Retail Node	No change
	Utilities	No change
	Local Neighbourhood Centre	No change
	Community Purposes – Primary School	No change
	Community Purposes – Secondary School	No change
	Community Purposes – Ambulance Station	No change
	Open Space – Bundamba Creek Buffer	No change
	Open Space - Conservation area (22.8ha)	No change
	Open Space – District Recreation Park (10ha)	Change – location and minor increase in area to reflect ROL layout changes
	Open Space – Neighbourhood Recreation Park (1.5ha)	Change – minor shift in location only to deliver 5,000m^2 within subject site
	Open Space – Linear Park & Stormwater Management (28.7ha)	Change – to reflect ROL layout changes
	Other	Nomination of community hub/node to the immediate west of the subject site intended for a Child Care Centre and Shop/Food Premises no more than 250m2 gross floor area. Nomination of potential Medium Density Residential site (density of approx.. 65dw/ha)
Residential Densities	Low Density Residential (inc. local roads & neighbourhood recreation parks): 15 dwellings / hectare	Low-medium density residential zone (inc. local roads & neighbourhood recreation parks: 15-25 dwellings / hectare
	Low Density Residential (inc. local roads & neighbourhood recreation parks) – slope constrained (>12.5% / 1:8): 8 dwellings / hectare	Low - mensity Residential (inc. local roads & neighbourhood recreation parks) – slope constrained (>12.5% / 1:8): minimum 8-18 dwellings / hectare
Movement Network	Intersuburban (Arterial) ▪ Running east-west south of the southern boundary of the subject site	Minor realignment to better manage flood impacts
	Neighbourhood Major Collector ▪ Running east-west from Ripley Rd through to the western boundary of the site and a branching off to the south towards the Intersuburban (Arterial)	Realignment to remove connection to Ripley Road
	Possible Bus Route Option inclusive of bus stops ▪ Aligning with Intersuburban (Arterial) and east-west major collector	Change – realigned with Neighbourhood Major Collector
	On Road Cycle Lane ▪ Aligned with Intersuburban (Arterial)	Remove – all cycle paths are off road
	Off Road Cycle Facility ▪ Aligned with district and linear park	Change – realigned with district and linear park changes and road details including shared paths to allow for off road cycle paths
	Other	A new intersection is now shown to the Intersuburban (Arterial) road and shall require the realignment of Watsons Road to the south.

3.5.2 Table of Approved Land Uses

The endorsed context plan identifies a set of approved land uses over the context plan area. A new Approved Land Uses table forms part of the key lodgement material and intends to replace the endorsed Table of Approved Land Uses to the extent it encompasses the subject site. A summary of the changes is included in the table below

Table I – Key Changes to the Table of Approved Land Uses

Approved Land Use	Proposed Change
Where within the Low Density Residential Use Area	Insert reference to Low-Medium Density Residential in use area column to reflect the densities intended to be achieved over the site
Display Home or House (including secondary dwelling)	No change
Multiple Residential where: ▪ Involving a site density not exceeding 1 dwelling per 150m2 ▪ Involving no more than 5 dwellings	Amend to read as follows: Multiple Residential (excluding secondary dwelling) where: ▪ Involving a site density not exceeding 1 dwelling per 150m2 ▪ Involving no more than 5 dwellings unless otherwise identified on the context plan. ▪ Involving no more than 12 dwellings where positioned within 200m of a possible medium residential site* **as shown on the new Context Plan*
Other Residential where: ▪ Involving a site density not exceeding 1 dwelling per 150m2 ▪ Within 400m walking distance of a public transport stop	No change
Shop where: ▪ Up to a maximum aggregate of 250m2 at a single location ▪ Positioned within 200m of a Potential Retail Node* *as shown on the approved Ripley West Master Plan Land Use Plan	Amend to read as follows: Shop where: ▪ Up to a maximum aggregate of 250m2 at a single location ▪ Positioned within 200m of a Potential Retail Node* *as shown on the approved Ripley West Master Plan Land Use Plan OR ▪ Up to a maximum aggregate of 250m2 at a single location ▪ Positioned within 200m of a Potential Community Node* *as shown on the new Context Plan
Food Premises where: ▪ Up to a maximum aggregate of 250m2 GFA at a single location ▪ Positioned within 100m of a Potential Retail Node* *as shown on the approved Ripley West Master Plan Land Use Plan	Amend to read as follows: Food Premises where: ▪ Up to a maximum aggregate of 250m2 GFA at a single location ▪ Positioned within 100m of a Potential Retail Node* *as shown on the approved Ripley West Master Plan Land Use Plan OR ▪ Up to a maximum aggregate of 250m2 at a single location ▪ Positioned within 200m of a Potential Community Node* *as shown on the new Context Plan
Child Care Centre where: ▪ Located within 200m of a Potential Retail Node*, Community Facility or Educational Establishment AND ▪ Located on a sub arterial or major collector road *as shown on the approved Ripley West Master Plan Land Use Plan	Child Care Centre where: ▪ Located within 200m of a Potential Retail Node*, Community Facility or Educational Establishment AND ▪ Located on a sub arterial or major collector road *as shown on the approved Ripley West Master Plan Land Use Plan OR ▪ Positioned within 200m of a Potential Community Node* ▪ Located on a sub arterial or major collector road *as shown on the new Context Plan
Community Facility where: ▪ Located within 200m of a Potential Retail Node* or Educational Establishment. **as shown on the approved Ripley West Master Plan Land Use Plan.*	No change
Where within the Community Purposes Use Area	
Educational Establishment where: ▪ For a State High School ▪ Located generally in accordance with the approved Ripley West Master Plan Land Use Plan	No change

Indoor Sport and Recreation and Outdoor Sport and Recreation where associated with the Educational Establishment (State High School)	No change
Emergency Services where: ▪ For an Ambulance Station ▪ Located generally in accordance with the approved Ripley West Master Plan Land Use Plan	No change
Community Facility	No change
Child Care Centre	No change
Utility Installation where: ▪ Integrated within a building; and ▪ Not located adjoining a residential or sensitive land use as defined in the Ripley Valley PDA Development Scheme	No change
Place of Assembly where: ▪ No greater than 500m2 GFA	No change
Where in the Open Space Use Area	
Outdoor Sport and Recreation where: ▪ Excluding a Golf Course	No change
Utility Installation where: ▪ Integrated within a building; and ▪ Not located adjoining a residential or sensitive land use as defined in the Ripley Valley PDA Development Scheme	No change

3.5.3 Approved and Proposed Documents Supporting Context Plan

The endorsed context plan identifies a set of approved and supporting documents. Noting that the new Context Plan is not intended to replace the current endorsed Context Plan where there are no inconsistences, these documents are considered to remain current.

An overview of the documentation relevant to the site and context area is provided in the table below, with confirmation on its status in relation to the subject development.

Table J – Approved and Proposed Documents Supporting Context Plan

Approved and Supporting Documentation	Status
Ripley West Master Plan Land Use, 111179-12 Rev D, dated 22 January 2014	Current approved document, with an addendum accompanying this application.
Table of approved uses as amended in red, dated 25 March 2014	Current approved document, with an addendum accompanying this application.
Sewer Servicing Report for ARP West at 813-843 Ripley Road, South Ripley 4306 for AMEX Corporation Pty Ltd, Issue C, dated 26 July 2013	Current supporting document
Water Servicing Report for proposed development at 813-843 Ripley Road, South Ripley 4306 for AMEX Corporation Pty Ltd, Issue B, dated 2 August 2013	Current supporting document
AMEX Ripley Valley West Bushfire Hazard Assessment Report, 7901-47, dated 2 July 2013	Current supporting document
Site Based Stormwater Quality Management Report for proposed development at 813-843 Ripley Road, South Ripley, Issue B, dated 28 May 2013	Current supporting document
AMEX Ripley Project (ARP) West Flood Study, 7901/47-027, dated 27 June 2013	Current supporting document
Technical Memorandum – AMEX Ripley ARP West Traffic Impact Assessment, 790147/027, dated 18 March 2014	Current supporting document
MCU Open Space Plan, SP114505-03, dated 27 July 2012	Current supporting document
Ripley Valley West Ecological Assessment Report prepared for AMEX Corporation, 7901-47, dated 7 August 2012	Current supporting document
Ripley Valley AMEX ARP West Traffic Noise Impact Assessment Report, A038_790147, dated May 2012	Current supporting document
Broadscale Geotechnical Investigation, 10437gs.12, dated 3 May 2012	Current supporting document

Ripley Valley ARP West Visual Assessment, dated July 2013	Current supporting document
Ripley West Context Plan Land Use, 111179-11 Rev F, dated 22 January 2014	Current supporting document with the new Context Movement Plan to be provided as an addendum
Context Plan Movement Network, 111179-13 Rev F, dated 28 September 2023	Current supporting document with the new Context Movement Plan to be provided as an addendum

It is acknowledged that infrastructure master plans (IMPs) and overarching site strategies (OSSs) are typically submitted with context plans, however the conditions tied to the endorsed context plan requires these documents to be provided *Prior to the approval of the 1st subsequent application for the site (beyond the proposed stages 1-5).*

This application is revisiting stages 1-5 and is considered orderly development as can demonstrate immediate connectivity to essential infrastructure. It has therefore been concluded that these documents should not be required as part of this application.

It has also been determined that due to the age of the current endorsed Context Plan and associated conditions, that IMPs and OSSs documents for the broader locality should be prepared with the reinterrogation of the broader context plan area. This has not occurred to date.

Notwithstanding, the development is considered orderly and is able to demonstrate connectivity and appropriate interfaces with surrounding properties.

3.5.4 Residential Areas

The context plan has been amended to show the realignment of residential land to the north of the open space network. This outcome was driven by engineering matters, including managing site slope, flooding and stormwater.

This change does not significantly alter the overall residential land to be delivered.

Housing needs have also been revisited since the time of the initial endorsed context plan, resulting in the identification of land for higher density uses, including future retirement living.

The subdivision layout has also identified an opportunity to better manage slope through the nomination of a Multiple Residential site.

3.5.5 Movement Network

The movement network has been amended to remove direct road connectivity to Ripley Road and instead direct traffic flows further south to the future Catalyst Road which is intended to be the main connector for the area from east to west. This outcome results in a number of benefits from a traffic and flood management perspective, but also assist in establishing a village feel for the new community.

An entry point from the Catalyst Road leading north into the development area has then been nominated as the primary entry point, with an intent that it ultimately forms a four way intersection with a realigned Watsons Road to the south.

Potential bus and cycle routes have been realigned to reflect changes to the road and open space network.

3.5.6 Open Space

The open space network has been amended to more appropriately incorporate a waterway through the site and reduce the extent of flooding within the District Recreation Park.

3.5.7 Infrastructure

Connectivity to water, sewer, stormwater, electricity, gas and telecommunications shall be demonstrated through subsequent engineering documentation.

4. Site Analysis

4.1 Overview

The site, identified as 817-843 Ripley Road, South Ripley QLD 4306, formally described as Lot 196 on SP157517 spans a total of 48.53 hectares of land in the Ipswich City Council Government area. Additionally, the site is contained within the declared Ripley Valley PDA, and forms part of an endorsed context plan area. Although the site itself remains unimproved, historically operating

low-scale residential and agricultural uses, the surrounding area and remaining parts of the Ripley Valley PDA have been under significant development since the PDAs declaration.

Importantly, the site is earmarked for urban development, anticipated to form part of a broader masterplanned community referred to as Providence. Stockland have undertaken significant development for the Providence Masterplanned Community and are now undertaking works for further urban development in and around the site, commonly known as Providence West.

Figure 10: Snippet of Providence Masterplan – site identified in red dashed line (Source: Stockland, 2025)



4.2 Site Characteristics and Servicing

Table K below provides an overview of the key site characteristics and servicing information.

Table K – Site Characteristics and Servicing Information

Site Characteristics	
Existing Use / Improvements	Historically, the site has support small-scale residential and agricultural uses. No urban development has been undertaken.
Topography	The topography of the site is complex and challenging. Of note, there are areas across the site that experience a slope greater than 15%.
Vegetation	The site supports significant vegetation at the north which is to be retained.
Waterways and Waterbodies	The site contains a State mapped waterway running linear along the southern boundary. Regard has been given to the waterway in the development layout.
Contaminated Land / Environmental Management	The site is/is not identified on the contaminated land or environmental management register/s (see attached **Site Searches**).
Infrastructure and Servicing	The site is to be suitably serviced.

4.3 Development Application and Approval History

4.3.1 817 West ROL

As has been previously identified, an approval was granted by EDQ over land at 817 west on 26 March 2014 (EDQ reference: DEV2012/409). This approval was granted concurrent to an endorsement of the context plan (EDQ reference: DEV2012/283), facilitating the following:

- PDA Development Application for a PDA Development Permit for Reconfiguring a Lot (with Plan of Development) for 296 Lots Including 295 Residentials Lots, 1 Balance Lot, New Road and Open Space.

This approval applied over 817-843 Ripley Road and 113-183 Watson Road, South Ripley QLD 4306 in part. This approval has since been superseded, with an amendment application later lodged and approved by Council as the MEDQ Delegate on 26 July 2021 (Council reference: 9820/2019/MAPDA/A). The amendments were minor, being administrative in nature. A separate extension application was also lodged and approved by Council on 23 July 2021 (Council reference: 9820/2019/MAEXT), extending the currency period of the application to 26 March 2026.

The approval granted on 26 July 2021 is the most current ROL approval applying to the land. This proposed development seek to override this current ROL approval.

4.3.2 Endorsed Context Plan

As has been previously identified, the site is subject to an endorsed context plan. This context plan was initially endorsed by EDQ on 26 March 2014 (EDQ reference: DEV2012/283). The description of the proposed approved was as follows:

- PDA Development Application for a PDA Development Permit for a whole of site Material Change of Use for the uses set out in the table of approved uses with a context plan.

This approval applied over the whole of 817-843 Ripley Road and 113-183 Watson Road, South Ripley QLD 4306, informing any subsequent applications lodged over the land.

Notwithstanding, the original approval was superseded on 14 November 2023, following the approval of an amendment to the context plan application granted by Council as the MEDQ Delegate (Council reference: 10397/2023/MAPDA). The amendments approved by Council included changes to approved plans and conditions, largely related to changes to the Table of Approved Uses.

This approval, granted on 14 November 2023, is the endorsed context plan at current.

4.3.3 Management Subdivision – Future Retirement Living

The site is subject to a separate ongoing development application for reconfiguring a lot, of which is currently being assessed by Council, properly made on 26 February 2024 (Council reference: 882/2024/PDA). Specifically, the application seeks to subdivide the land to enable the establishment of a future retirement living land use in the north-western corner of 817 west, and seeks the following:

- PDA Development Permit for Reconfiguring a Lot - One (1) Lot into Two (2) Management Lots and New Road.

On 13 February 2025 the applicant for this application, AW Bidco 6 Pty Limited, issued a notice of change to the PDA development application, seeking an adjustment to the eastern and southern boundaries of the proposed retirement living lot (referred to as Lot 1) to align appropriately with the road connection located directly north of the lot on an adjoining property.

This application is currently under assessment. Consistency between the ongoing management subdivision, proposed development, and other associated applications will be facilitated, avoiding potential misalignment.

4.4 Prelodgement Engagement

Prelodgement discussions were held with Council as the Delegate for MEDQ on 25 February 2025 to discuss changes and amendments to the existing development approvals applying to the land. The meeting agenda presented a suite of changes intended to form part of subsequent applications over the land, the desired outcomes for future development of the area, and application strategy to implement the suite of amendments. The key matters and outcomes of this prelodgement meeting has been indicated below.

Table L – Prelodgement Matters

Discussion Point	Feedback
Planning Matters	
Application Strategy	Confirmation was sought from Council with regard to the preferred application strategy for the proposed ROL. Consistent with the feedback from the meeting, a new development application for the ROL has been sought in lieu of an amendment to the existing ROL approval (Council reference: 9820/2019/MAPDA/A). This will be lodged to Council concurrently with a context plan application.
State Interests	Council confirmed that advice would be sought from the State regarding State Interests associated with the site and development application.
Draft Ipswich Plan 2024	Council have confirmed that regard is to be given to the Draft Ipswich Plan 2024 now that the State has approved it for adoption. This has been considered.
Traffic & Transport	
Site Access	Council have confirmed that they support the removal of the access point in 817-843 Ripley Road connecting directly east to Ripley Road.
Public Transport	Council recommended that the bus route for the context plan area should be revisited, and advice should be sought from Translink. This is occurring separately.
Traffic Impact Assessment	Should a Child care Centre use be proposed, Council confirmed that a traffic impact assessment would need to be understand to demonstrate operational efficiency. It is not intended that a child care centre be

	established over the subject site, with it now intended to be delivered as part of future stages. A location as been nominated on the context plan.
Acoustics	
Acoustic Barrier	Agreement with Council was reached that an acoustic barrier along the northern boundary of site 817-843 Ripley Road is not required.
Waterways & Flooding	
Draft Ipswich Plan 2024 Standards	Council raised that waterway and flooding aspects will need to have regard to the requirements of the Draft Ipswich Plan.
Detention Basins	Council requested that in-line detention basins not be utilised.
Waterways	Council has confirmed that they want to see a 'natural' and rehabilitated outcome for the waterway.
Open Space	
Park	Council have confirmed that a consolidated park outcome for the District Park is preferred, and they desire strong connectivity for the linear park.
Ecology & Bushfire	
Bushfire	Council would like to understand the bushfire interface outcomes through section plans.
Ecology	Council have confirmed that rehabilitation of the waterway is a key component and that PMAV should be utilised in any assessment.
Other Matters	
Child Care Centre Nomination	Council have confirmed they are accepting of a Child Care Centre lot nomination within the site at 817-843 Ripley Road. It has however been determined that this shall not be shown at this time.

Importantly, the key matters and outcomes from the meeting held with Council have informed the application strategy and have influenced the suite of proposed amendments, with regard to the existing approvals applying over the site. It is considered that the proposal is generally consistent with matters raised by Council in relation to its preparation, and supports improved outcomes for future development over the site.

5. Technical Analysis

Technical reports are currently being prepared to support this application.

6. State Planning Framework

6.1 Economic Development Act 2012

The *Economic Development Act 2012* (**the Act**) and its subordinate legislation is the legislative framework for Economic Development Queensland to streamline planning and development assessment applying to land declared as a PDA.

PDAs, being land within Queensland identified for development to deliver significant benefits for community and economic development purposes, require a declaration by the MEDQ. Unlike local planning instruments made under the *Planning Act 2016* (**Planning Act**), a Development Scheme is prepared under the Economic Development Act 2012 (**ED Act**) for a declared area in accordance with Part 3, Division 1. The Ripley Valley PDA was declared on 8 October 2010, and the Development Scheme subsequently commenced on 8 October 2011. The ED Act sets forth the legislative framework to streamline planning and development assessment applying to land declared as a PDA.

Under the ED Act, the powers of assessing authorities can be delegated outside of the EDQ. In this case, the assessing powers were delegated to Council as the MEDQ Delegate.

Division 3, Subdivision 1 of the ED Act sets forth the process for making a PDA development application. This application has been prepared in accordance with the requirements set out in this section.

6.2 Ripley Valley Priority Development Area Development Scheme

Development is generally regulated through a local instrument, commonly referred to as a Planning Scheme, enforced by the local government in which the land is located. When a site is located in a declared PDA however, development is instead regulated by a Development Scheme (in this case the Ripley Valley PDA Development Scheme) which is prepared specifically to regulate development outcomes contained in the PDA. Development under the Development Scheme is regulated by the MEDQ, or a Delegate of MEDQ. In this case, responsibility for the Ripley Valley PDA has been granted to Ipswich City Council, being the Delegate for MEDQ.

The Ripley Valley PDA Development Scheme prescribes that Reconfiguring a Lot is permissible development and therefore requires an application to the delegate for MEDQ. Furthermore, the proposal includes a Material Change of Use to establish a plan of Development for future dwellings on a range of lot sizes, including lots less than 400m^2. Similarly, this outcome is considered permissible development and included as part of this application. Section 3.2.8 of PDA Development Scheme also outlines when a context plan is required to be prepared, including to accompany a development application, where the permissible development is inconsistent with an existing endorsed context plan.

The proposed application has been prepared in accordance with the relevant land use intent and criteria set by the Ripley Valley PDA Development Scheme.

6.3 Local Planning Instrument – Draft Ipswich Plan 2024

As advised by Council in preliminary discussions, the proposed development must give regard to the Draft Ipswich Plan 2024.

Generally, a Development Scheme prepared for a PDA replaces the local planning scheme instrument as the assessment framework within its designated boundaries. Specifically, Section 3.2.12 of the Ripley Valley PDA states the following regarding the relationship with the local planning scheme and Development Scheme:

This scheme may apply a provision of a planning instrument, or a plan, policy or code made under the Sustainable Planning Act 2009 (SPA) or another Act. However, the scheme prevails to the extent of any inconsistency with those instruments.

Notwithstanding, it is acknowledged that the Ripley Valley PDA was declared in 2010, and that matters identified in the Draft Ipswich Plan 2024 offer important considerations for development moving forward.

While no formal assessment of the Draft Ipswich Plan 2024 has been provided in this report, technical matters have considered both the existing approval in place, and the Draft Ipswich Plan 2024.

6.3.1 Category of Assessment

Table 2 – Levels of Assessment, contained in the Ripley Valley PDA Development Scheme prescribes the level of assessment relating to aspects of development. Specifically, the site is contained within the following zones:

- Urban Living Zone
- Environmental Protection Zone

Reconfiguring a Lot in the Urban Living Zone is permissible development in accordance with Column 3A of Table 2 contained within the Ripley Valley Development Scheme. Applications for Reconfiguring a Lot over land in the Environmental Protection Zone triggers Prohibited Development pursuant to Column 3B. Importantly, land being subdivided does not intrude on the Environmental Protection Zone area. We therefore do not consider the prohibition of the application applicable in this case.

A Material Change of Use in the Urban Living and Urban Core Zones trigger permissible development in accordance with Column 3A of Table 2 contained within the Ripley Valley Development Scheme. Material Change of Use applications over land in the Environmental Protection Zone trigger Prohibited Development pursuant to Column 3B. Importantly, all land uses proposed over the site will not encroach into this Environmental Protection Zone area.

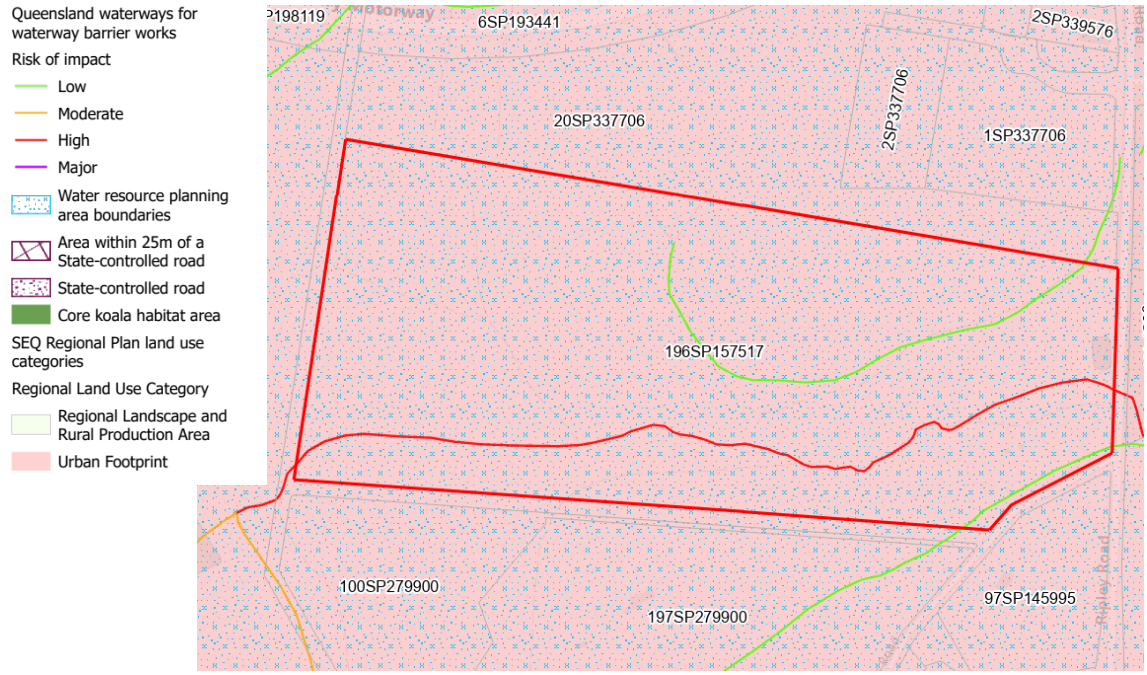
Furthermore, Section 3.2.10 of the PDA Development Scheme outlines that applications accompanied by a context plan required under section 3.2.8 shall require public notification.

6.4 State Interests and Referral Agencies

As prescribed by Section 58(3)(a) of the Act, the preparation of a Development Scheme must consider any relevant State interests. As such, any state interests relevant to the Ripley Valley PDA have been previously considered. Notwithstanding, we understand that pursuant to Section 87(1)(b) of the Act, Council as the delegate for MEDQ, will collaborate with State agencies to resolve any matters relating to relevant State interests.

Ipswich City Council have confirmed that advice relating to State interests shall be obtained from EDQ with respect to matters associated with State transport thresholds and waterways.

Figure 11: State Interest Mapping (Source: DAMS, 2025)



7. Assessment Against Planning Benchmarks

7.1 Applicable Assessment Benchmarks

In demonstrating that the development can deliver a comprehensive and integrated land use pattern and infrastructure network for the site and Ripley Valley area, assessment against the relevant provisions has been undertaken. The following sections outline the relevant provisions applying to the proposed development. Importantly, assessment against the relevant provisions can be found separately within the Development Provisions Assessment.

PDA Vision

Section 2.2 of the Ripley Valley PDA Development Scheme sets out the vision for the Ripley Valley to the year 2030. The Ripley Valley vision statement is supported by the identification of themes which are designed to guide the development and staging of an effective action framework according to the values and evolving needs of the community. These development themes have been summarised below:

- A Living Valley – This theme emphasises the importance of establishing a strong community and unique lifestyle.
- An Accessible Valley – This theme emphasises travel around the valley which is convenient, safe and equitable for all.
- A Designed Valley – This theme emphasises the creation of a unique living environment that is inspired by its natural surrounds whilst meeting the diverse needs of all residents.
- A Prosperous Valley – This theme emphasises creating employment and investment opportunities for the community the strength the economy.
- A Functional Valley – This theme emphasises achieving sustainability and energy efficiency through maximising self-sufficiency for residents of the community, and promoting implementation of the best global sustainability practices and technologies.
- A Natural Valley – This theme emphasises protection and preservation of environmental and natural assets.

A response to the vision statement has been provided in the Development Provisions Assessment.

PDA-Wide Criteria

Section 3.3 of the Ripley Valley Development Scheme steps out the PDA-Wide Criteria which seeks to balance a range of key matters applicable to the broader Ripley Valley area. A response to these criteria has been provided in the Development Provisions Assessment.

PDA Zone Intents

The PDA zone intents are designed to provide a more targeted set of provision applying to particular areas across the Ripley Valley PDA. These provisions are stepped out in Section 3.4 of the Ripley Valley Development Scheme. A response to the relevant zone criteria has been provided in the Development Provisions Assessment.

PDA Guidelines

The PDA guidelines provide guidance on how to achieve the PDA-wide criteria, providing an additional level of detail for complying with the relevant matters. Where relevant, responses to the guidelines have been provided in the Development Provisions Assessment.

8. Other Planning Matters

8.1 Community Engagement – Public Notification

Section 3.2.10 of the Ripley Valley Development Scheme prescribes situations where public notification is required for a development application. As the proposed development relates to a context plan, public notification is required. Notice of the application will be in accordance with the requirements prescribed by Section 84(2) of the ED Act.

9. Conclusion

In summary, this report, and the supporting material, has provided a comprehensive assessment of the proposed development in accordance with requirements and framework of the ED Act and Ripley Valley PDA Development Scheme.

The proposal ultimately seeks to establish an attractive and well designed master planned community, which appropriately considers site constraints and opportunities and meets current housing needs.

On a balanced assessment, it is considered the facts and circumstances outlined within this report and the supporting material are overall favourable to the approval of the proposed development. As such, it is recommended the proposed development be approved, subject to reasonable and relevant conditions.

It is expected that reasonable and relevant conditions will be imposed on the development approval in accordance with section 88 of the *Economic Development Act 2012*.

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