Amended Context Plan Conditions

Providence West ROL 2

817-843 RIPLEY ROAD, SOUTH RIPLEY QLD 4306

For: AW BIDCO 6 Pty Limited (Stockland)

Date: 20 March 2026

© THEREFOR GROUP 2025

This document is and shall remain the property of Therefor Group. The document may only be used for the purposes for which it was commissioned and in accordance with the Terms of Engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

The below tables provide an overview of amendments required to the current endorsed Context Plan decision package. Where changes are requested, these are noted in red, with the current text struck through.

Where changes to conditions are limited to timing only, the full condition has not been restated for simplicity.

Plans and Specifications			
The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.			
Approved plans, reports and specifications		**Number (if applicable)**	**Date (if applicable)**
1.	~~Ripley West Master Plan Land Use~~ Ripley West Masterplan Land Use prepared by Therefor Group	~~111179-12 Rev D~~ MP-00 Rev C	~~22 January 2014~~ 18 March 2026
2.	~~Table of approved uses~~ ~~**as amended in red**~~ Table of approved uses prepared by Therefor Group	N/A	~~25 March 2014~~ 31 October 2025
Supporting Documents			
To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.			
Supporting plans, reports and specifications		**Number (if applicable)**	**Date (if applicable)**
3.	Sewer Servicing Report for ARP West at 813-843 Ripley Road, South Ripley 4306 for AMEX corporation Pty Ltd	Issue C	26 July 2013
4.	Water Servicing Report for proposed development at 813- 843 Ripley Road, South Ripley 4306 for AMEX corporation Pty Ltd	Issue B	2 August 2013
5.	AMEX Ripley Valley West Bushfire Hazard Assessment Report	7901-47	2 July 2013
6.	Site Based Stormwater Quality Management Report for proposed development at 813-843 Ripley Road, South Ripley 4306 for AMEX Corporation Pty Ltd	Issue B	28 May 2013
7.	Amex Ripley project (ARP) West Flood Study	7901/47-027	27 June 2013
8.	Technical Memorandum – AMEX Ripley ARP West Traffic Impact Assessment	790147/027	18 March 2014
9.	MCU Open Space Plan	SP114505-03	27 July 2012
10.	Ripley Valley West Ecological Assessment Report prepared for AMEX corporation	7901-47	7 August 2012
11.	Ripley Valley AMEX ARP West Traffic Noise Impact Assessment Report	A038_790147	May 2012
12	Broadscale Geotechnical Investigation	10437gs.12	3 May 2012
13.	Ripley Valley ARP West Visual Assessment	N/A	July 2013
14.	~~Ripley West Context Plan Land Use~~ Ripley West Context Plan Land Use	~~111179-11 Rev F~~ CP-00 Rev C	~~22 January 2014~~ 18 March 2026
15.	~~Ripley West Context Plan Movement Network~~ Ripley West Context Plan Movement Network	~~111179-13 Rev D F~~ MN-00 Rev C	~~24 January 2014~~ ~~28 September 2023~~ 18 March 2026

PDA Development Conditions		
Infrastructure Master Plans		
7.	Energy and communication service infrastructure	Prior to the approval of the 1st subsequent application for the site ~~(beyond proposed stages 1-5)~~(beyond that encompassing land originally forming part of Lot 196 on SP157517)
8.	Movement network (a) Submit for compliance assessment an infrastructure master plan for the movement network. (b) In addition to the requirements set out in PDA condition 3 of this Approval, this infrastructure master plan for the movement network (which includes, but is not limited to the upgrade to Ripley Road south of Barrams Road) must: (i) Be generally consistent with the following supporting documents/plans: a. ARP West Traffic Impact Assessment 790147/027 dated 18/03/14 prepared by Cardno; ~~b. Movement Network Plan 111179-13 Rev DF dated 24/01/14 28 September 2023 prepared by RPS;~~ b. Ripley West Context Plan – Movement Network MN-00 Rev C dated 18 March 2026 prepared by Therefor Group. (ii) the cross sections are to be further amended to refer to the same hierarchical language as the movement network plan and to include an option for parking / cycleway as part of the Neighbourhood Connector Street cross section (or equivalent); (iii) the developer is to nominate to DSDIP PDA Development Assessment the intended cross sections to be used for separated cycleway integration; (iv) address the general compatibility of the proposed traffic network in accordance with the ICOP or other plan approved by the authority that will ultimately be responsible for the asset; (v) address the integration of the off- road shared path network with the overall movement network. (vi) Demonstrate the integration of the internal road network with the Urban Core area to the north. (vii) The road cross sections are to be amended to make allowances for the future provision of bus stops in accordance with Chapter 5 of the Translink Infrastructure Manual 2015. (viii) The design of roads for the possible bus route options must address the following standards for a single unit rigid bus of 14.5m in length: - Department of Transport and Main Roads Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design; - Department of Transport and Main Roads Supplement to Austroads Guide to Road Design (Parts 3,4-4C and 6); - Austroads Guide to Road Design (Parts 3,4-4C and 6);	Prior to the approval of the 1st subsequent application for the site ~~(beyond proposed stages 1-5)~~(beyond that encompassing land originally forming part of Lot 196 on SP157517)

	- Austroads Design Vehicles and Turning Path Templates; - Queensland Manual of Uniform Traffic Control Devices, Part 13: Local Area Traffic Management and AS1742.13 Manual of Uniform Traffic Control Devices – Local Area Traffic Management; - Chapter 2 – Planning and Design, Section 2.3.2 Bus Route Infrastructure of the Department of Transport and Main Roads Public Transport Infrastructure Manual 2015.	
9.	Sewer	Prior to the approval of the 1st subsequent application for the site ~~(beyond proposed stages 1-5)~~(beyond that encompassing land originally forming part of Lot 196 on SP157517)
10.	Water supply	Prior to the approval of the 1st subsequent application for the site ~~(beyond proposed stages 1-5)~~(beyond that encompassing land originally forming part of Lot 196 on SP157517)
11.	Stormwater	Prior to the approval of the 1st subsequent application for the site ~~(beyond proposed stages 1-5)~~(beyond that encompassing land originally forming part of Lot 196 on SP157517)
12.	Earthworks strategy	Prior to the approval of the 1st subsequent application for the site ~~(beyond proposed stages 1-5)~~(beyond that encompassing land originally forming part of Lot 196 on SP157517)
13.	Community greenspace	Prior to the approval of the 1st subsequent application for the site ~~(beyond proposed stages 1-5)~~(beyond that encompassing land originally forming part of Lot 196 on SP157517)
14.	Community facilities	Prior to the approval of the 1st subsequent application for the site ~~(beyond proposed stages 1-5)~~(beyond that encompassing land originally forming part of Lot 196 on SP157517)
Overarching Site Strategies		
15.	Total water cycle management (TWCM)	Prior to the approval of the 1st subsequent application for the site ~~(beyond proposed stages 1-5)~~(beyond that

		encompassing land originally forming part of Lot 196 on SP157517)
16.	Natural environment	Prior to the approval of the 1st subsequent application for the site ~~(beyond proposed stages 1-5)~~(beyond that encompassing land originally forming part of Lot 196 on SP157517)
17.	Ecological sustainability and innovation	Prior to the approval of the 1st subsequent application for the site ~~(beyond proposed stages 1-5)~~(beyond that encompassing land originally forming part of Lot 196 on SP157517)
18.	Community development	Prior to the approval of the 1st subsequent application for the site ~~(beyond proposed stages 1-5)~~(beyond that encompassing land originally forming part of Lot 196 on SP157517)
19.	Housing diversity and affordability	Prior to the approval of the 1st subsequent application for the site ~~(beyond proposed stages 1-5)~~(beyond that encompassing land originally forming part of Lot 196 on SP157517)
20.	Employment and economic development	Prior to the approval of the 1st subsequent application for the site ~~(beyond proposed stages 1-5)~~(beyond that encompassing land originally forming part of Lot 196 on SP157517)
General		
21.	Ripley Road Upgrade (a) Unless a relevant infrastructure agreement provides to the contrary, upgrade Ripley Road between: (i) Barrams Road and the neighbourhood (Major Collector) intersection initially; and (ii) From the Neighbourhood (Major Collector) intersection to the Watsons road intersection; (b) The works are to be generally in accordance with the following documentation: (i) ~~Ripley West Context Plan Movement Network 111179-13 Rev D~~ **F** ~~and dated 24 January 2014~~ ~~**28 September 2023** prepared by RPS~~ Ripley West Context Plan – Movement Network MN-00 Rev C dated 18 March 2026 prepared by Therefor Group. (ii) Ripley West Typical Cross Sections Sheet 3 7901.47.027-SK005 Rev 3 dated 18/03/14 and sheet 4 7901.47.027-SK006 Rev 1 dated 18/03/14 prepared by Cardno noting the amendments required by	(a) Prior to the signing of the plan of subdivision for the first allotment created pursuant to this approval (b) Prior to the signing of the plan of subdivision for the stage containing the 625th lot created pursuant to this approval.

	Condition 8 (as contained within the Technical Memorandum – AMEX Ripley ARP West Traffic Impact Assessment Reference 790147/027 dated 18/3/14)	
22.	Noise All subsequent development applications for reconfiguring a lot or material change of use for sensitive uses within 100m of Ripley Road, the Centenary Highway or roads identified as major road linkages on ~~Ripley West Context Plan Movement Network 111179-13 Rev D F and dated 24 January 2014 28 September 2023 prepared by RPS~~ Ripley West Context Plan – Movement Network MN-00 Rev C dated 18 March 2026 prepared by Therefor Group and must include an updated Road Traffic Noise Assessment. The above Noise Assessment Reports must be prepared by a suitably qualified acoustic consultant and demonstrate that all lots which may accommodate sensitive uses include necessary noise attenuation treatments that achieves criteria within the relevant Australian Standards and the Queensland Development Code. Unless otherwise approved in writing by DSDIP PDA Development Assessment, the means of attenuation must not include the use of acoustic barriers. Note: The use of acoustic barriers are the least preferential method of acoustic attenuation in the urban environment. Each subsequent application must specifically address acoustic requirements with consideration to the avoidance of acoustic barriers in all instances.	To be submitted with subsequent ROL applications

therefor GROUP

The Change Leaders

Therefor Group is dedicated to enhancing the potential of place by understanding who it's for.

When you need that broader perspective;

When you need more than a bottom line;

When you need a commitment to leading positive change;

We're there.

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 Land

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