DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Our ref: DEV-2026-RIP-5245

30 September 2026

Stockland Development Pty Ltd
c/- Urbis Ltd
Sirena Kwok and William Graham
Email: skwok@urbis.com.au; wgraham@urbis.com.au

Dear Applicant

Changed PDA Decision Notice
Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area (PDA):	**Ripley Valley PDA**
PDA Development Approval:	**Change to Development Permit for Reconfiguring a Lot - One (1) lot into 1907 lots (consisting of 1880 Residential Lots, 1 School Lot, 1 Community Facility Lot, 1 Major Neighbourhood Centre Lot, 1 Local Neighbourhood/Convenience Centre Lot, 2 Management Lots, 1 Major Sportsground Lot, 1 District Recreation Park Lot, 3 Neighbourhood Recreation Park Lots, 9 Drainage Reserve Lots and 7 Linear Open Space Lots); and Material Change of Use - Plan of Development (POD) for a house over 1880 residential lots**
Property Location:	**7005 Grampian Drive, Deebing Heights**
Property Description:	**Lot 999 on SP357035**

On 30 September 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed Decision Notice and approved plans and documents can also be viewed on EDQ's website at Current applications and approvals.

If you require any further information, please contact Nicole Tobias on (07) 3452 6752 or by email at nicole.tobias@edq.qld.gov.au.

Yours sincerely

Jennifer Sneesby
Manager, Partner Growth
Development Services
Economic Development Queensland

1 William Street Brisbane
GPO Box 2202 Brisbane
Queensland 4001 Australia
Telephone +61 7 3452 7880
Email contact@edq.qld.gov.au
Website www.edq.qld.gov.au
ABN 76 590 288 697

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Ripley Valley PDA	
Site address	7005 Grampian Drive, Deebing Heights	
Lot on plan description	Lot number	Plan description
	Lot 999	SP357035

PDA Development Approval details	
DEV Reference No.	DEV-2026-RIP-5245
Original Approval details	PDA Development Approval for Reconfiguring a Lot - One (1) lot into 1907 lots (consisting of 1880 Residential Lots, 1 School Lot, 1 Community Facility Lot, 1 Major Neighbourhood Centre Lot, 1 Local Neighbourhood/Convenience Centre Lot, 2 Management Lots, 1 Major Sportsground Lot, 1 District Recreation Park Lot, 3 Neighbourhood Recreation Park Lots, 9 Drainage Reserve Lots and 7 Linear Open Space Lots); and Material Change of Use - Plan of Development (POD) for a house over 1880 residential lots
Change to Approval Decision	EDQ has decided to grant **all** of the changes to the PDA Development Approval applied for, **subject to** PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: • List of Approved plans and documents including changes to Plan of development, RAL plans; • Conditions 4, 5, 8, 12, 13, 14, 17, 28, 35, and 36 as requested by the applicant; and • Administrative changes required by EDQ as the MEDQ to conditions including 7, 9, 10, 11, 16, 23, 27, 32, 34, 37, 38, 44, 45, 46, 47, 49, 51 and 55.
Original decision date	9 November 2023
Change to Approval decision date	30 September 2026
Currency Period	• 10 years from the Original decision date for the MCU component of the approval • 6 years from the Original decision date for the RAL component of the approval

Approved plans and documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Plan/Document Name		**Reference No.**	**Prepared By**	**Date**
1.	Botanica Precinct B Plan of Subdivision – Overall	134102 – 115 Revision J	RPS	13 May 2026
2.	Botanica Precinct B Plan of Subdivision – Sheet 1	134102 – 116 Revision J	RPS	13 May 2026
3.	Botanica Precinct B Plan of Subdivision – Sheet 2	134102 – 117 Revision J	RPS	13 May 2026
4.	Botanica Precinct B Plan of Subdivision – Sheet 3	134102 – 118 Revision J	RPS	13 May 2026
5.	Botanica Precinct B Plan of Subdivision – Sheet 4	134102 – 119 Revision J	RPS	13 May 2026
6.	Botanica Precinct B Plan of Subdivision – Sheet 5	134102 – 120 Revision J	RPS	13 May 2026
7.	Botanica Precinct B Plan of Subdivision – Sheet 6	134102 – 121 Revision J	RPS	13 May 2026
8.	Botanica Precinct B Plan of Subdivision – Sheet 7	134102 – 122 Revision J	RPS	13 May 2026
9.	Botanica Precinct B Plan of Subdivision – Sheet 8	134102 – 123 Revision J	RPS	13 May 2026
10.	Botanica Precinct B Plan of Subdivision – Sheet 9	134102 – 124 Revision J	RPS	13 May 2026
11.	Botanica Precinct B Plan of Subdivision – Sheet 10	134102 – 125 Revision J	RPS	13 May 2026
12.	Botanica Precinct B Plan of Subdivision – Sheet 11	134102 – 126 Revision J	RPS	13 May 202617 July 2025
13.	Botanica Precinct B Plan of Subdivision – Sheet 12	134102 – 127 Revision J	RPS	13 May 2026
14.	Botanica Precinct B	134102 – 128 Revision J	RPS	13 May 2026

	Plan of Subdivision – Sheet 13			
15.	Botanica Precinct B Plan of Subdivision – Sheet 14	134102 – 129 Revision J	RPS	13 May 2026
16.	Botanica Precinct B Plan of Subdivision – Sheet 15	134102 – 130 Revision J	RPS	13 May 2026
17.	Botanica Precinct B - Plan of Development – Overall	134102 – 131 Revision J	RPS	13 May 2026
18.	Botanica Precinct B - Plan of Development – Sheet 1	134102 – 132 Revision J	RPS	13 May 2026
19.	Botanica Precinct B - Plan of Development – Sheet 2	134102 – 133 Revision J	RPS	13 May 2026
20.	Botanica Precinct B - Plan of Development – Sheet 3	134102 – 134 Revision J	RPS	13 May 2026
21.	Botanica Precinct B - Plan of Development – Sheet 4	134102 – 135 Revision J	RPS	13 May 2026
22.	Botanica Precinct B - Plan of Development – Sheet 5	134102 – 136 Revision J	RPS	13 May 2026
23.	Botanica Precinct B - Plan of Development – Sheet 6	134102 – 137 Revision J	RPS	13 May 2026
24.	Botanica Precinct B - Plan of Development – Sheet 7	134102 – 138 Revision J	RPS	
25.	Botanica Precinct B - Plan of Development – Sheet 8	134102 – 139 Revision J	RPS	13 May 2026
26.	Botanica Precinct B - Plan of Development – Sheet 9	134102 – 140 Revision J	RPS	13 May 2026
27.	Botanica Precinct B - Plan of Development – Sheet 10	134102 – 141 Revision J	RPS	13 May 2026
28.	Botanica Precinct B - Plan of Development – Sheet 11	134102 – 142 Revision J	RPS	13 May 2026
29.	Botanica Precinct B -	134102 – 143 Revision J	RPS	13 May 2026

	Plan of Development – Sheet 12			
30.	Botanica Precinct B - Plan of Development – Sheet 13	134102 – 144 Revision J	RPS	13 May 2026
31.	Botanica Precinct B - Plan of Development – Sheet 14	134102 – 145 Revision J	RPS	13 May 2026
Supporting Plans and Documents				
32.	Botanica Master Active Transport Network Plan		Urbis	16 April 2026
33.	Botanica Precinct B Car Parking Analysis - Overall	134102 – 160 Revision J		13 May 2026
34.	Botanica Precinct B Car Parking Analysis – Sheet 1	134102 – 161 Revision J		13 May 2026
35.	Botanica Precinct B Car Parking Analysis – Sheet 2	134102 – 162 Revision J		13 May 2026
36.	Botanica Precinct B Car Parking Analysis – Sheet 3	134102 – 163 Revision J		13 May 2026
37.	Botanica Precinct B Car Parking Analysis – Sheet 4	134102 – 164 Revision J		13 May 2026
38.	Botanica Precinct B Car Parking Analysis – Sheet 5	134102 – 165 Revision J		13 May 2026
39.	Botanica Precinct B Car Parking Analysis – Sheet 6	134102 – 166 Revision J		13 May 2026
Supporting Plans and Documents previously approved on 30 April 2026				
40.	Botanica: Open Space Infrastructure	Issue F	Vee Design	26 October 2022 and amended in red by MEDQ Delegate
41.	Vegetation Retention Plan	Figure 1B	RPS	22/01/14
42.	Road Hierarchy Layout Plan – Sheet 1 As amended by the MEDQ Delegate	18-238-02 Rev F		Jan 2023

43.	Road Hierarchy Layout Plan – Sheet 2	18-238-03 Rev D		Jan 2023
44.	Road Typical Sections Sheet 1	18-238-04 Rev D		Jan 2023
45.	Road Typical Sections Sheet 2 As amended by the MEDQ Delegate	18-238-04A Rev E		Jan 2023
46.	Bushfire Hazard Assessment and Mitigation Plan	Version 2	Bushland Protection Systems Pty Ltd	16 September 2022
47.	Paradise Waters Master Plan Geomorphic Assessment		DesignFlow and Hydrobiology	23/10/12
48.	Assessment of Soils Sampled in Flow Lines; Paradise Waters		Landloch	29/10/12
49.	Botanica Master Plan Flood Study	Version 3		29/07/22
50.	Broad Geotechnic Appraisal - Paradise Waters	17142B	Morrison	29/10/12
51.	Geotechnical Investigation Proposed Trunk Sewers – Precinct B	021-230B		16/03/22
52.	Botanica Traffic Engineering Response to Information Request	Ltr 20230321 P0033814 - Traffic IR Response		21/03/23
53.	Botanica Traffic Engineering Response to Information Request	Ltr 20230207 P0033814 - Traffic IR Response		13/02/23
54.	Botanica Traffic Engineering Response to Information Request	QTT17034:AJ		08/08/22
55.	Botanica Master Plan – Stormwater Quality Management Plan	Version 5	DesignFlow	26 May 2022
56.	Technical Memorandum Condition 35 & 36 Traffic Assessment	P0033814	Urbis	4 March 2026
57.	14040/2021/MAPDA/D Stockland Botanica – RFI Response Update			4 March 2026
58.	Botanica Condition 35 &	LTR_P003381_Botanica	Urbis	20 March 2026

	36 Amendment - Response to Information Request – Traffic and Transport	Traffic IR Response_V3_260320		

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

a) The Applicant must:

i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Services Fees and Charges Schedule[1] (as amended from time to time).

ii) submit to EDQ a duly completed Compliance Assessment form[2].

iii) submit to EDQ the documentation as required under the relevant condition.

b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.

c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.

d) The process and timeframes that apply to Compliance Assessment are as follows:

i) the Applicant submits items required under a) above to EDQ for Compliance Assessment.

ii) **within 20 business days** – EDQ assesses the documentation and:
1. if satisfied, endorses the documentation; or
2. if not satisfied, notifies the Applicant accordingly.

iii) if the Applicant is notified under ii) above, revised documentation must be submitted **within 20 business days** from the date of notification.

iv) **within 20 business days** – EDQ assesses the revised documentation and:
1. if satisfied, endorses the revised documentation; or
2. if not satisfied, notifies the Applicant accordingly.

v) where MEDQ notifies the Applicant as stated under iv) above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

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

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

Submitting documentation to EDQ
Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways: a) For conditions requiring Compliance Assessment via the EDQ Customer Portal or via developmentservices@edq.qld.gov.au. b) For conditions requiring the submission of material related to the Certification Procedures Manual (CPM) process via the CPM Digital Submission system.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
1.	**Carry out the approved development** Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for each stage.
2.	**Restrictions on commencing development** a) Unless otherwise approved in writing by MEDQ Delegate, prior to any development of the site, all works associated with 9904/2017/MAPDA/B (including any lawful amendments) reference must be completed in accordance with the conditions of that approval. b) Prior to any development on the site, submit to MEDQ Delegate for compliance endorsement, a revised Reconfiguration Plan and Plan of Development (POD) addressing the following requirements: ▪ Incorporate findings/recommendations of the Noise Management Plan required by Condition 23 'Noise Management'. c) Submit a report to MEDQ Delegate demonstrating that all compliance assessment requirements in respect to 7436/2020/MAPDA (including any lawful amendments) have been completed and, where necessary, recommendations incorporated into the final design. d) Submit a report to MEDQ Delegate demonstrating that all technical material has been updated to reflect the amended approved reconfiguration plan.	Prior to pre-construction certification and commencement of site works

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
3.	**Complete all Operational Work and Building Works** Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement for each stage
4.	**Certification of Operational Work** Carry out all Operational Work under this approval in accordance with the *Certification Procedures Manual.*	At all times
5.	**Plan of Subdivision** a) The applicant must submit to the MEDQ Delegate a subdivision plan (and any associated easement documents) generally in accordance with the approved plans and documents (including any amendments required). *Note: In the instance where Council is party to an easement, the documentation associated with that easement may be prepared by Council at the applicant's expense.* b) Dedicate drainage easements in favour of Council. The stormwater drainage easements must be provided as follows: i. Easements over future municipal stormwater drainage must be centrally located and: • Minimum 3m wide where 375mm to 525mm in diameter • Minimum 4m wide where greater than 525mm diameter and less than 1,050mm in diameter • Extend 1m past the outside of the stormwater pipe where greater than 1,050mm diameter ii. A minimum 2m wide and centrally located easement must be provided over privately maintained roof and allotment drainage where 375mm diameter or larger. c) The applicant must grant, free of cost or compensation payable by Council, an easement over all land (excluding that contained within approved open space or drainage land) that is below the storm event with an AEP of 1%. d) The land required for detention basins and bioretention basins, or equivalent must be dedicated as drainage reserve in favour of Council and not included within any other lot under separate ownership. e) The applicant must dedicate land for Linear Parks in accordance with the endorsed compliance assessment as	a) In conjunction with the lodgement of the application to sign the relevant subdivision plan. b) In conjunction with the lodgement of the application to sign the relevant subdivision plan. c) In conjunction with the lodgement of the application to sign the relevant subdivision plan. d) In conjunction with the lodgement of the application to sign the relevant subdivision plan. e) In conjunction with the lodgement of the

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	required by Condition 10 'Open Space Planning and Sequencing - Compliance Assessment'.	relevant application to sign the subdivision plan.
	f) An adequate number of permanent survey marks must be installed to ensure clear definition of the development. The developer must submit a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position in accordance with the plan of subdivision.	f) Prior to survey plan endorsement for each stage.
	g) The applicant must grant, free of cost to or compensation payable by Council, easements over overland flow paths, where located within private property. Easements over the alignment of stormwater paths must be of sufficient width to encompass the overland flow (including freeboard) from a storm event with an AEP of 1%.	g) Prior to the MEDQ Delegate signing the relevant subdivision plan.
	h) The applicant must grant, free of cost to or compensation payable by Council, easements over waterways. Easements are to be of sufficient width to contain the inundation resulting from the 1% AEP at 2100 Flood Event.	h) Prior to the MEDQ Delegate signing the relevant subdivision plan.
	i) The land required for all detention basins, bioretention basins, drainage corridors or equivalent must be dedicated as drainage reserve in favour of Council and not included within any other lot under separate ownership.	i) Prior to the MEDQ Delegate signing the relevant subdivision plan.
6.	**Electricity Easement**	
	a) The existing electricity easement is to be realigned in accordance with the endorsed Plan of development and Reconfiguration Plan.	a) Prior to site works commencing for each relevant stage
	b) An amended easement document must be agreed to in writing by Energex (or equivalent) prior to site works commencing.	b) Prior to survey plan endorsement for each relevant stage
	c) The realignment of the electricity infrastructure is to be in accordance with Energex (or equivalent) Standards.	c) Prior to survey plan endorsement for each relevant stage
	d) The realignment of the electricity infrastructure must occur as part of the development of the adjoining stage unless otherwise approved in writing by MEDQ Delegate.	d) Prior to survey plan endorsement for each relevant stage

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
7.	**Stages for Reconfiguration** a) Unless otherwise approved in writing by MEDQ Delegate, each stage must be independently serviced by roads, water, sewer, stormwater, and any other relevant utilities; and b) Unless otherwise approved in writing by the MEDQ Delegate, the applicant must construct the stages of the development generally in accordance with the approved plans and documents, however stages do not need to be undertaken sequentially unless required for infrastructure delivery.	Prior to survey plan endorsement for each stage.
8.	**Road Naming and/or Parks Naming** Submit to EDQ a schedule of street and/or park names approved by Council. *Note: Ipswich City Council (ICC) requires a list of three (3) proposed road and/or park names and the corresponding name meanings for any new roads and/or parks to be opened. If a theme is considered appropriate, an explanation of the theme is to be submitted at the same time. Council reserves the right to accept any or none of the proposed names.*	Prior to survey plan endorsement for the relevant stage
Compliance Assessment		
9.	**Condition deleted**	
10.	**Open Space Planning and Sequencing – Compliance Assessment** a) Open Space is to be provided generally in accordance with approved plans and documents including the approved 'Open Space Infrastructure' plan. b) A staging plan of the proposed open space must be submitted to MEDQ Delegate for compliance assessment demonstrating that the proposed open space: i. Meets the desired standards of service required by 7436/2020/MAPDA (including any lawful amendments), the Ripley Valley Development Scheme (with specific reference to flood immunity), EDQ Guideline 12 – Park Planning and Design, and Ipswich City Council's Desired Standards of Service (Planning Scheme Policy 3), for each stage; ii. can be embellished such that the ultimate desired standard of service can be achieved, and iii. must be delivered in a sequence of staging to align with the development of allotments.	Prior to Survey Pan endorsement for the first stage pursuant to this development permit.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
11.	**Open Space Works – Compliance Assessment** a) Submit to the MEDQ Delegate for compliance endorsement a detailed landscape plan certified by an AILA qualified Registered Landscape Architect (RLA) for improvement works within the proposed parkland in accordance with the approved plans and documents including approved 'Open Space Infrastructure' plan, the Ripley Valley Development Scheme (with specific reference to flood immunity), EDQ Guideline 12 – Park Planning and Design, and Ipswich City Council's Desired Standards of Service (Planning Scheme Policy 3), and documenting the following; • Existing contours or site levels. • Location of existing under- and above-ground services within the proposed parkland (eg drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.). • Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. • Location and description of existing fencing and retaining walls within and abutting the park. **Site Preparation** • Proposed finished levels, including sections across and through the parkland at critical points (eg Interface with roads or water bodies, retaining walls or batters). **New Works** • Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. • Provision of electricity and water connections to the park. • Construction of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access. • Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland that includes fencing and gates to limit unauthorised vehicular access. • Details and locations of any proposed building works or planting, including bridges, park furniture, picnic facilities and play equipment. • Surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is	a) Prior to commencement of site works for each relevant stage.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	to achieve 80% coverage at the time of On Maintenance inspection. • Provision of a sub-tropical plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Submit to the MEDQ Delegate certification from an AILA qualified landscape architect that the works have been constructed in accordance with the endorsed landscape plan required by part a) of this condition. c) Submit to MEDQ Delegate "as constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), in a format acceptable to the Ipswich City Council certifying that the works have been completed in accordance with part b) of this condition. d) Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the MEDQ Delegate that the works are satisfactory. e) On completion of the minimum 12 months maintenance period, contact MEDQ Delegate to arrange an Off Maintenance inspection.	b) Prior to survey plan endorsement for each relevant stage. c) Prior to survey plan endorsement for each relevant stage. d) As indicated. e) As indicated.
12.	**Streetscape Works** Comply with a) to c) below (submit only) or comply with d) to g) below (Compliance Assessment): a) Submit to EDQ detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA qualified RLA, with regard to the relevant Ipswich City Council Guidelines. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ 'As Constructed' plans and asset register in a format acceptable to Council. Or: d) Where the streetscape works do not comply with relevant Ipswich City Council Guidelines, submit to EDQ for Compliance Assessment functional streetscape layout plans, including a schedule of proposed standard and non-standard assets to be transferred to Council certified by an AILA.	a) Prior to commencement of streetscape works b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage d) Prior to commencement of streetscape works

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	The detailed functional layout plans are to include where applicable: i) location and type of street lighting, ii) footpath treatments, including footpaths access for Terrace Lots (rear loaded), iii) location and types of streetscape furniture, iv) location and size of stormwater treatment devices, and v) street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines.	
	e) Submit to EDQ detailed streetscape works certified by an AILA qualified RLA generally in accordance with the endorsed plans required under part a) of this condition.	e) Prior to commencement of site works for each sub-stage
	f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition.	f) Prior to survey plan endorsement for each sub-stage
	g) Submit to EDQ 'As Constructed' plans and asset register in a format acceptable to Council.	g) Prior to survey plan endorsement for each sub-stage
13.	**Retaining Wall Finishes, Landscaping and Fencing** a) Construct retaining walls and fencing works in accordance with the following: i. Retaining walls adjoining/facing road reserve/other public spaces that are visible from public right of way must incorporate material/finish/painting and low-maintenance landscape treatment to add contrast, minimise repetition and to improve the overall visual appearance of the retaining wall; ii. Retaining walls associated with a residential lot must be located entirely within the relevant lot; iii. Where retaining walls are stepped/benched and are adjoining/facing road reserve/other public spaces that are visible from public right of way, the applicant must provide low maintenance landscaping within the step/bench; iv. Unless otherwise indicated on the approved plans or approved in writing by the MEDQ Delegate, along the common boundary of linear park/drainage reserve/pedestrian linkage and proposed residential lot, fences are to be: - Maximum 1.2m high if not transparent; or	a) Prior to survey plan endorsement for each stage.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	- Maximum 1.8m high, if not transparent at ground level to a height of 1.2m and a minimum 50% visually transparent 600mm element atop the solid fence. The fence must incorporate CPTED principles and utilises high-quality design, finishes and low-maintenance materials to provide visual interest and low-maintenance. b) Submit to the MEDQ Delegate certification from an AILA qualified RLA that retaining walls, landscaping and fencing works have been constructed in accordance with part a) of this condition.	b) Prior to survey plan endorsement for each stage.
14.	**Condition deleted**	
15.	**Ecological Report – Compliance Assessment** a) Submit to MEDQ Delegate for compliance assessment the following documentation: • Landscape and Fauna Management Plan • Fauna Management Plan • Vegetation Management Plan • Rehabilitation Management Plan • Weed / Pest Management Plan • Stormwater Management Plan (or as covered in the endorsed stormwater Infrastructure Management Plan) • Dispersive Soil Management • Management of difficult topography including areas at risk of landslip and requirements for the construction of houses on lots affected by difficult topography. The documentation must have regard to: – measures to conserve the ecological and scenic value of the proposed open space and/or balance land; – buffering between the edge of the development works and proposed open space or balance land; – fencing standards for the interface between open space, balance land, road reserve and private lots (or a combination thereof) to be constructed prior to the survey plan endorsement for the relevant stages; – the terms and requirements of any bushfire management covenant or building exclusion zone covenant to be instituted over allotments;	a) Prior to the issue of preconstruction certification for the first stage of the development.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	– bushfire protection measures including management requirements for the extent of the development site and balance lots/stages including building exclusion zones and the requirements of the covenant Note: The documentation will be assessed against the endorsed ecological innovation strategy and the technical reports submitted in support of this application to ensure consistency and compliance with endorsed approvals. b) The requirements of each of the above technical reports must be complied with. *Note: MEDQ Delegate reserves the right to obtain a third party review of the submitted management plans.*	b) At all times and prior to survey plan endorsement for each stage.
16.	**Bushfire Management – Compliance Assessment** a) The applicant must submit for compliance assessment a Construction Ratings report for each stage containing bushfire affected lots (bushfire affected lots as identified in the approved Bushfire Hazard Assessment and Mitigation Plan). The Construction Ratings report must ensure that mitigation measures do not rely on and/or require the removal of/or impacts to vegetation that is not identified for removal as part of this Development Approval or located on land not subject to Precinct B. The report must have regard to: – measures to conserve the ecological and scenic value of the proposed open space and/or balance land; – buffering between the edge of the development works and proposed open space or balance land; – fencing standards for the interface between open space, balance land, road reserve and private lots (or a combination thereof) to be constructed prior to the survey plan endorsement for the relevant stages; – the terms and requirements of any bushfire management covenant or building exclusion zone covenant to be instituted over allotments; – bushfire protection measures including management requirements for the extent of the development site and balance lots/stages including building exclusion zones and the requirements of the covenant b) As part of any contract of sale for any lot identified as bushfire affected lot (bushfire affected lots as identified in the approved Bushfire Hazard Assessment and Mitigation Plan), the applicant must provide a copy of the endorsed/approved	a) Prior to the MEDQ Delegate signing the relevant subdivision plan. b) In conjunction with the signing of a contract of sale for any lot identified as bushfire affected lot

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	Construction Ratings report required by part a) of this condition.	(bushfire affected lots as identified in the approved Bushfire Hazard Assessment and Mitigation Plan).
17.	**Condition deleted**	
Land		
18.	**Land Dedications** Any land dedicated to Ipswich City Council must be free of contaminants and not registered on either the Environmental Management Register or Contaminated Land Register. The developer must demonstrate to the assessing authority that the past uses of the land did not include a notifiable activity i.e. livestock dip as listed in Schedule 3 of the *Environmental Protection Act 1994*. In this regard the applicant is responsible for all works associated with the removal of any land to be dedicated to Ipswich City Council from these registers. The applicant must provide details to Council demonstrating that the requirements of this condition have been met.	Prior to dedication of land.
19.	**Grampian Drive** The applicant must dedicate as road or transfer to Ipswich City Council the land required to facilitate the ultimate construction of Grampian Drive within the development site (as shown on the DCOP or as otherwise approved in writing by a relevant authority) in accordance with ICC requirements.	Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.
20.	**Drainage Reserve** a) Land required for permanent detention basins, constructed wetlands and bio-retention basins or equivalent is to be dedicated as drainage reserve to Council in fee simple as trustee. b) Unless otherwise approved in writing by MEDQ Delegate, land required primarily for drainage purposes must be dedicated on a separate lot to land required for open space purposes.	At the time of registration of the relevant stage.
21.	**Entry Walls or Features** The provision of entry walls or features is prohibited on road reserves or in drainage reserve or on proposed parkland. Entry walls or features must be fully contained on private property. *Note: Entry walls may require development approval pursuant to the Ripley Valley Development Scheme.*	At all times.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
Environment and Heritage		
22.	**Cultural Heritage** Submit to MEDQ Delegate confirmation that prior to the commencement of construction the developer has complied with the duty of care obligations under the *Aboriginal Cultural Heritage Act 2003 (Qld).*	Prior to the commencement of construction.
23.	**Noise Management** a) Submit to MEDQ Delegate a Noise Mitigation Report, certified by an Acoustic Consultant, for lots affected by elevated road traffic noise levels from Grampian Drive and the proposed extension to Grampian Drive. The report shall include the final lot layout, terrain elevation and traffic counts. The report shall outline assessment and mitigation strategies to be considered in construction of dwellings to meet the appropriate acoustic attenuation standards. The report shall be to the following standards: i. The calculation and prediction of traffic noise levels is to be in accordance with the Road Traffic Noise Management Code of Practice, published by the Queensland Department of Main Roads and in accordance with Australian Standard 2702-1984: Acoustics – Methods for the measurement of road traffic noise. Alternative road traffic noise prediction models may be used where they can be justified as being appropriate to the circumstances of the particular situation and location. ii. An assessment of road traffic noise is to be based on the ultimate traffic flow for the road. If such data does not exist a 10-year planning projection is to be used. iii. The determination of building construction, siting and design measures required to achieve internal noise levels shall be in accordance with Australian Standard 2107: Acoustics-Recommended design sound levels and reverberation times for building interiors and Australian Standard 3671- 1989: Acoustics – Road traffic noise intrusion – Building siting and construction. Alternative methods may be used where they can be justified as being appropriate to the circumstances of the particular situation and location. b) The noise report required by part a) of this condition must include recommendations for the communication of noise mitigation requirements to prospective owners, and the regulation of these requirements. This must include certification requirements in respect to the construction of buildings.	a) Prior to the issue of preconstruction certification for the first stage of the development. b) At all times.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	c) The developer is required to notify all prospective buyers of any lots that are affected by noise and the findings/recommendations of the Noise Mitigation Report required by part a) of this condition for the construction of dwellings on those lots. *Note: The use of acoustic barriers is the least preferred method of acoustic attenuation in the urban environment. Each subsequent application must specifically address acoustic requirements with preferential consideration to the avoidance of acoustic barriers in all instances.* d) The applicant must submit for compliance assessment an amended Plan of Development that demonstrates the incorporation of recommendations of the Noise Management Plan required by part a) of this condition.	c) Prior to entering into a contract of sale d) Prior to the issue of pre-construction certification for the first stage of the development.
24.	**Clearing of Vegetation** Vegetation clearing must be in accordance with the relevant management plans required/approved under Condition 15 'Ecological Report – Compliance Assessment'.	At all times.
25.	**Disposal of Cleared Vegetation** The following means of disposal are to be used, though the MEDQ Delegate may consider other means on written request: a) Processing through a wood-chipper; b) Disposal for firewood; c) Disposal for landscaping purposes; or d) Transport to alternative site for chipping. *Please Note: Burning off is not an acceptable means of disposal*	Prior to commencement of works & then to be maintained.
Open Space, Reserves and Community Facilities		
26.	**Controlling Vehicle/Motorcycle Access to Drainage Reserves** Barrier kerbs, bollards or equivalent must be installed to the satisfaction of the assessing authority along any shared boundary between road reserve and drainage reserves, with the intent of preventing unauthorised access by motor vehicles. All bollards or equivalent must be installed and consist of materials in accordance with Ipswich City Council's Standard Details. If utilised, bollards or equivalent must be installed within garden beds only. Access points for maintenance vehicles must be incorporated at appropriate locations to the satisfaction of the assessing	Prior to survey plan endorsement for the relevant stage.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	authority; and must be installed and consist of materials in accordance with Ipswich City Council's Standard Drawings.	
27.	**Fencing** Unless otherwise approved in writing by MEDQ Delegate or otherwise indicated on the approved plans and documents , any fencing proposed along public thoroughfares and drainage reserves must: a) Be maximum 1.2m high if not transparent; b) Be maximum 1.8m high, if not transparent at ground level to a height of 1.2m and a minimum 50% visually transparent 600mm fencing element atop the solid fence to enable both privacy to the dwelling units on proposed lots and passive surveillance of any parks, public thoroughfares and detention basins; and c) Incorporate CPTED principles and utilise high quality design, finishes and low-maintenance materials to provide visual interest and low-maintenance.	Prior to survey plan endorsement for the relevant stage.
28.	**Open Space, Education and Community Infrastructure** a) Unless otherwise approved in an Infrastructure Agreement, Open space must be provided for each stage of the development in accordance with the approved open space staging plan pursuant to Condition 10 'Open Space Planning and Sequencing – Compliance Assessment'. b) Unless otherwise approved in writing by MEDQ Delegate, the future primary school site is to be dedicated for education purposes to the Department of Education. The applicant must demonstrate that this land meets the desired standard of service pursuant to the Ripley Valley Development scheme and the Ripley Valley Priority Development Area Development Charges and Offset Plan - July 2022. c) Unless otherwise approved in writing by MEDQ Delegate, land identified for Community Infrastructure is to be dedicated to Ipswich City Council. The applicant must demonstrate that this land meets the desired standard of service pursuant to the Ripley Valley Development Scheme and the Ripley Valley	a) At all times. b) Prior to survey plan endorsement for Stage 83 of the development or the 1000th lot created pursuant to this approval, and DEV2010/094 (including subsequent lawful amendments), whichever is earlier, unless otherwise agreed to in writing by MEDQ Delegate. c) Prior to survey plan endorsement of the 1000th lot created pursuant to this approval, and

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	Priority Development Area Development Charges and Offset Plan - July 2022. *Note: In the event that the future primary school is not required on this site, and this is approved in writing by* MEDQ Delegate*, it is considered that the identified land for the future primary school may be suitable for urban living purposes.*	9904/2017/MAPDA/D (including subsequent lawful amendments).
Engineering		
29.	**Pre-Construction Certification** 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 preconstruction certification lodgement.
30.	**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.
31.	**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. vi. Management of Ecology (Condition 15 'Ecological Report – Compliance Assessment') and Bushfire (Condition 16 'Bushfire Management – Compliance Assessment'); and vii. Unless otherwise approved - Hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction	a) Prior to the commencement of any works on the site.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays. viii. The construction management plan shall be prepared in consultation with the civil contractor and professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. 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.	b) At all times during construction of the development.
32.	**Street lighting** a) The applicant must submit to the MEDQ Delegate the detailed design for Rate 3 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 and AS/NZS 1158 series.* b) The applicant must provide the street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with the approved design as required by part a) of this condition.	a) In conjunction with the pre-construction certification for relevant stages of the development. b) Prior to the MEDQ Delegate signing the relevant subdivision plan.
33.	**Traffic Management Plan** a) Submit to the MEDQ Delegate a traffic management plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. A permit will need to be sought from Ipswich City Council prior to any temporary road closure. The TMP must ensure traffic impacts are minimised where possible during construction. The TMP plan must include but not be limited to:- • provision for the management of traffic around and through the site during and outside of construction work hours; • provision for parking and materials delivery during and outside of construction hours of work; • Planning including risk identification and assessment, staging, etc. • Implementation • Monitoring and measurement	a) Prior to commencement of site works.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	• Management review Traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council road(s) b) All work shall be undertaken in accordance with the traffic management plan which must be current and available on site at all times during the construction period.	b) As indicated.
34.	**Roads – Internal** a) Submit to the MEDQ Delegate engineering design and construction drawings certified by a Registered Professional Engineer of Queensland (RPEQ) for internal roads, including footpaths, generally in accordance with the following: • Drawing number 18-238-02, titled 'Road Hierarchy Layout Plan – Sheet 1', revision F, prepared by KN Group, dated Jan 2023 as amended in red by the MEDQ Delegate • Drawing number 18-238-03, titled 'Road Hierarchy Layout Plan – Sheet 2', revision D, prepared by KN Group, dated Jan 2023 • Drawing number 18-238-04, titled 'Road Typical Sections Sheet 1', revision D, prepared by KN Group, dated Jan 2023 • Drawing number 18-238-04A, titled 'Road Typical Sections Sheet 2', revision E, prepared by KN Group, dated Jan 2023 as amended in red by the MEDQ Delegate • Provision must be made for all lots to be safely serviced by a Council waste collection vehicle. *Note: Turn around areas must be provided for all dead end streets (e.g., Stage 22).* b) Submit to the MEDQ Delegate for compliance assessment engineering design and construction drawings certified by a Registered Professional Engineer of Queensland (RPEQ) for the trunk connector road (as shown in purple on drawing number 18-238-02, titled 'Road Hierarchy Layout Plan – Sheet 1', Revision F, prepared by KN Group, dated Jan 2023). c) Construct the road works generally in accordance with the endorsed plans required by parts a) and b) of this condition to Ipswich City Council construction standards.	a) In conjunction with the lodgement of preconstruction certification for the relevant stage. b) Prior to the lodgement of pre-construction certification for the relevant stage. c) Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	d) Submit to MEDQ Delegate 'as-constructed' drawings and an asset register, certified by an RPEQ, in a format acceptable to the Ipswich City Council of all road works constructed in accordance with this condition.	d) Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.
35. A	**Roads – External – Grampian Drive** a) Unless completed by others or otherwise agreed to in writing by the MEDQ Delegate (following submission of adequate justification by the applicant) or via an Infrastructure Agreement, submit to the MEDQ Delegate for compliance assessment engineering design and construction drawings certified by a Registered Professional Engineer of Queensland (RPEQ) for the upgrade of the section of Grampian Drive between the development site boundary and the Centenary Highway including shared pathway, in accordance with the requirements of the DCOP. b) Unless completed by others or otherwise agreed to via an Infrastructure Agreement, Construct the road works generally in accordance with the endorsed plans required by part a) of this condition to Ipswich City Council standards. c) Unless completed by others or otherwise agreed to via an Infrastructure Agreement, Submit to MEDQ Delegate 'as-constructed' drawings and an asset register, certified by an RPEQ, in a format acceptable to the Ipswich City Council of all road works constructed in accordance with this condition. *Note: in the event that Grampian Drive is partially constructed by others, the applicant should specifically address the extent of existing construction as part of any compliance assessment process. Furthermore, it is understood that other development approvals have been issued pursuant to the Ipswich Planning Scheme, Sustainable Planning Act 2009 and the Economic Development Act 2012 have been issued requiring construction of the same section of Grampian Drive. It is therefore recommended that the applicant review the approvals in the area and consider the opportunity for sharing the cost of these works with others.*	a) Prior to the lodgement of pre-construction certification for the first stage, unless an alternative timing is otherwise agreed in writing by the MEDQ Delegate. b) Prior to MEDQ Delegate signing the subdivision plan for the fifth stage. c) Prior to MEDQ Delegate signing the subdivision plan for the fifth stage.
35.B	**Grampian Drive/Winland Drive Intersection** a) Submit RPEQ certification that the proposed Winland Drive intersection improvement works will sufficiently mitigate safety risks without the need for any turn warrant treatment upgrade. Undertake the Winland Drive/Grampian Drive intersection improvement works outlined in the Traffic Engineering	a) Within 6 months of the date of this decision notice and maintain thereafter.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	Response Letter dated 20th March 2026, and maintain the improvement works until the time of the ultimate intersection upgrade.	
	b) Unless completed by others or otherwise agreed to in writing by the MEDQ Delegate (following submission of adequate justification by the applicant) or via an Infrastructure Agreement, the applicant must submit to the MEDQ Delegate for compliance assessment, the detailed design for the upgrade of the Grampian Drive / Winland Drive intersection to the ultimate signalised intersection generally in accordance with Grampian Drive Ultimate Layout (Drawing No. 20-132-SK001, Revision C) prepared by KN Group.	b) Prior to the lodgement of pre-construction certification for the stage containing the 604th lot associated with the Botanica development (i.e. including the development of Precinct A), unless otherwise approved in writing by the MEDQ Delegate subject to the completion of the Grampian drive extension to the east.
	c) Unless completed by others, the applicant must construct the ultimate upgrade of Grampian Drive/Winland Drive in accordance with the approved design required by part b) of this condition.	c) Prior to the MEDQ Delegate signing the subdivision plan for the stage containing the 604th lot associated with the Botanica development (i.e. including the development of Precinct A), unless otherwise approved in writing by the MEDQ Delegate subject to the completion of the Grampian drive extension to the east.
35.C	**Grampian Drive/ Maddison Road Intersection**	
	a) Unless completed by others or otherwise agreed to in writing by the MEDQ Delegate (following submission of adequate justification by the applicant) or via an Infrastructure Agreement, the applicant must submit to the MEDQ Delegate for compliance assessment, the detailed design for the upgrade of the Grampian Drive / Maddison Road intersection to a signalised intersection generally in accordance with Grampian Drive Ultimate Layout (Drawing No. 20-132-SK001, Revision C) prepared by KN Group.	a) Prior to the lodgement of pre-construction certification for the stage containing the 604th lot associated with the Botanica development (i.e. including the

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
		development of Precinct A).
	b) Unless completed by others or otherwise agreed to via an Infrastructure Agreement, the applicant must construct the Grampian Drive/Maddison Road intersection upgrade in accordance with the approved design required by part (a) of this condition..	b) Prior to the MEDQ Delegate signing the subdivision plan for the stage containing the 604th lot associated with the Botanica development (i.e. including the development of Precinct A).
35.D	**Grampian Drive/ Soho Drive Intersection**	
	a) Unless completed by others or otherwise agreed to in writing by the MEDQ Delegate (following submission of adequate justification by the applicant) or via an Infrastructure Agreement, the applicant must submit to the MEDQ Delegate for compliance assessment, the detailed design for the upgrade of the intersection of Grampian Drive/Soho Drive to a roundabout configuration (unless otherwise approved in writing by the MEDQ Delegate).	a) Prior to the lodgement of pre-construction certification for the stage containing the 333rd lot associated with the Botanica development (i.e. including the development of Precinct A).
	b) Unless completed by others or otherwise agreed to via an Infrastructure Agreement, the applicant must construct the Grampian Drive/Soho Drive intersection upgrade in accordance with the approved design required by part (a) of this condition.	b) Prior to the MEDQ Delegate signing the subdivision plan for the stage containing the 333rd lot associated with the Botanica development (i.e. including the development of Precinct A).
36. A	**Secondary Road Access - Emergency Access:**	
	a) Submit to the MEDQ Delegate, certified by a Registered Professional Engineer Queensland (RPEQ), the following: i. Detailed engineering plans for the emergency access works recommended in the above Flood Emergency Management Plan and the Traffic Engineering Response Letter dated 20th March 2026. ii. A Flood Emergency Management Plan demonstrating	a) within 6 months of the date of this decision notice.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	how the secondary access route will be maintained and made available for use by Council and emergency service providers during flood and emergency events. b) Construct the interim emergency access strategy works referenced in part a) of this condition.	b) within 6 months of the date of this decision notice.
36.B	**Secondary Road Access - Formal Secondary Access** a) Unless completed by others (or unless appropriately facilitated through an infrastructure agreement or similar), the applicant must submit to the MEDQ Delegate for compliance assessment, detailed design for a formal secondary access which connects the development to the wider transport network to the east via the Grampian Drive extension to Wensley Road or Ripley Road. b) Unless completed by others (or unless appropriately facilitated through an infrastructure agreement or similar), the applicant must provide a formal secondary access to the development in accordance with the approved design required by part c) of this condition.	a) Unless otherwise approved in writing by the MEDQ Delegate, prior to the lodgement of pre-construction certification for the stage that contains the 915th lot. b) Unless otherwise approved in writing by the MEDQ Delegate, prior to the MEDQ Delegate signing the subdivision plan for the stage that contains the 915th lot.
37.	**Active Transport Network** a) Submit to MEDQ Delegate engineering design and construction drawings certified by a Registered Professional Engineer of Queensland (RPEQ) for the active transport network for the development site and including Grampian Drive generally in accordance with: • Botanica Master Active Transport Network Plan, prepared by Urbis and dated 16 April 2026; • Figure 17 of the endorsed Traffic and Movement Network Infrastructure Master Plan (6227/2022/PDACA); and • DCOP Map 5: Transport (off-road pathways) – Trunk Infrastructure. b) The applicant must construct the Active Transport Network in accordance with the design required by part a) of this	a) Prior to **or in conjunction with** the lodgement of pre-construction certification for the relevant stage. b) Prior to the MEDQ Delegate signing the

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	condition.	subdivision plan for the relevant stage.
38.	**Water – Internal** a) Submit to the MEDQ Delegate a water network analysis prepared by a Registered Professional Engineer Queensland (RPEQ) and endorsed by Urban Utilities (UU). b) Submit to the MEDQ Delegate detailed engineering design and construction plans certified by a Registered Professional Engineer Queensland (RPEQ) for a water supply reticulation system providing a water service to each lot in accordance with the current SEQ Water Supply and Sewerage Design & Construction Code. c) Construct the works in accordance with the certified plans and the current SEQ Water Supply and Sewerage Design & Construction Code. d) Submit to the MEDQ Delegate 'as-constructed' plans, asset register and test results required by UU with RPEQ certification that all works have been completed in accordance with part c) of this condition.	a) Prior to commencement of works for each stage. b) Prior to commencement of works for each stage. c) Prior to survey plan endorsement for each stage. d) Prior to survey plan endorsement for each stage.
39.	**Water – Trunk** a) Submit to the MEDQ Delegate a water network analysis prepared by a Registered Professional Engineer Queensland (RPEQ) and endorsed by Urban Utilities (UU) confirming or otherwise the sizing and alignment of the trunk infrastructure network shown on the following plans prepared by KN Group: • Water reticulation layout plan - Sheet 1, 18-238-21, revision D, dated 10.2022 • Water reticulation layout plan - Sheet 2, 18-238-22, revision C, dated 10.2022 b) Submit to the MEDQ Delegate detailed design and construction plans certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed QUU endorsed trunk water reticulation works in accordance with the SEQ Water Supply and Sewerage Design & Construction Code. c) Construct the works in accordance with the certified plans and the SEQ Water Supply and Sewerage Design & Construction Code.	a) Prior to commencement of works for the relevant stage. b) Prior to commencement of works for the relevant stage c) Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	d) Submit to the MEDQ Delegate 'as-constructed' plans, asset register and test results required by QUU with RPEQ certification that all works have been completed in accordance with part c) of this condition.	d) Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.
40.	**Sewerage Internal**	
	a) Submit to the MEDQ Delegate a sewerage network analysis prepared by a Registered Professional Engineer Queensland (RPEQ) and endorsed by Urban Utilities (UU).	a) Prior to commencement of works for each stage.
	b) Submit to the MEDQ Delegate detailed design plans certified by a Registered Professional Engineer Queensland (RPEQ-Civil)) for a sewerage reticulation system providing a separate sewerage connection to each lot in accordance with the SEQ Water Supply and Sewerage Design & Construction Code.	b) Prior to commencement of works for each stage.
	c) Construct the works in accordance with the certified plans required by part a) of this condition and the SEQ Water Supply and Sewerage Design & Construction Code.	c) Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.
	d) Submit to PDA Development Assessment DSDIP 'as-constructed' plans, asset register and test results required by QUU with RPEQ certification that all works have been completed in accordance with part c) of this condition.	d) Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.
41.	**Sewer –Trunk**	
	a) Submit to the MEDQ Delegate a sewer network analysis prepared by a Registered Professional Engineer Queensland (RPEQ) and endorsed by Queensland Urban Utilities (QUU) confirming or otherwise the sizing and alignment of the trunk infrastructure network shown on the following plans prepared by KN Group; • Trunk sewer layout plan – sheet 1, 18-238-19, revision D, dated 10.2022 • Trunk sewer layout plan – sheet 2, 18-238-20, revision B, dated 05.2022	a) Prior to commencement of works for the relevant stage.
	b) Submit to the MEDQ Delegate detailed design and construction plans certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed QUU endorsed trunk water reticulation works in accordance with the SEQ Water Supply and Sewerage Design & Construction Code.	b) Prior to commencement of works for the relevant stage.
	c) Construct the works in accordance with the certified plans required by part a) of this condition and the SEQ Water	c) Prior to the MEDQ Delegate signing the

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	Supply and Sewerage Design & Construction Code.	subdivision plan for the relevant stage.
	d) Submit to MEDQ Delegate 'as-constructed' plans, asset register and test results required by QUU together with RPEQ certification that all works have been completed in accordance with part c) of this condition.	d) Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.
42.	**Flooding** The proposal must not increase flood levels on private property without the express and written permission of the owners of that property at any stage of the development. All development lots must have a minimum 300mm freeboard above the 1% AEP flood level as set by the Botanica Master Plan Flood Study, Version 3, prepared by Design Flow, dated 29/07/22. The applicant must ensure all roads have flood immunity for all flood events up to and including the 1% AEP.	At all times.
43.	**Waterbody** No permanent water bodies are approved as part of this development permit.	At all times.
44.	**Stormwater Management (Quality)** a) Submit to the MEDQ Delegate for compliance assessment engineering designs, calculations and construction drawings for the proposed stormwater quality treatment system certified by a Registered Professional Engineer Queensland (RPEQ), showing the final locations and cross-sections of stormwater infrastructure, and addressing/incorporating the below: i) Section 2.3.5 of Planning Scheme Policy 3 General Works of the Ipswich Planning Scheme; ii) Botanica Master Plan – Stormwater Quality Management Plan Version 5 dated 26 May 2022 prepared by DesignFlow; iii) All permanent water bodies removed from the final stormwater management solution; and iv) Stormwater management details updated to reflect the amended approval plan/s. b) The drawings required by part a) of this condition must be certified by a RPEQ-Civil and incorporate: i) Bio-retention basin, wetland and outlet works, and stabilisation downstream of outlets along the adjacent constructed channel design for the drainage	a) Prior to the issue of pre-construction certification for the first stage of the development. b) Prior to the issue of pre-construction certification for the relevant stage.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	corridor, in accordance with the earthworks plans and requirements of this development approval; ii) Detailed staging plans for the delivery of the bio-retention basins, wetland and recreated waterway consistent with part a) of this condition; iii) Consistency with Condition 45 'Stormwater Management (Quantity)'; and iv) Outfall design and velocities are to be consistent with the local environment conditions to minimise hardening of the waterway corridor and the downstream receiving environment be no more than 1.5m/s for all storm events, unless otherwise approved by the MEDQ delegate in writing.	
	c) All permanent water bodies must be removed from the final stormwater management solution.	c) At all times.
	d) The stormwater management details must be updated to reflect the amended approved plan of development.	d) Prior to the issue of pre-construction certification for the relevant stage.
	e) Construct the works in accordance with the certified plans required by part a) of this condition to Ipswich City Council standards.	e) Prior to the MEDQ delegate signing the relevant subdivision plan.
	f) Submit to MEDQ Delegate "as constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), in a format acceptable to the Ipswich City Council certifying that the works have been completed in accordance with part b) of this condition.	f) Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.
	g) The maintenance period for all stormwater infrastructure (including bioretention basins, vegetated stormwater outlet areas, and works to the drainage corridor) must be a minimum period of 24 months post establishment. *Note: Vegetation requires a minimum 12 weeks establishment period prior to acceptance on-maintenance.*	g) Prior to a request for acceptance of the works off-maintenance
45.	**Stormwater Management (Quantity) - Compliance Assessment**	
	a) Submit to the MEDQ Delegate for compliance assessment engineering designs and hydraulic calculations for the proposed stormwater quantity management system certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the following: • Botanica Master Plan Flood Study, Version 3,	a) Prior to the lodgement of pre-construction certification for each stage.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	prepared by Design Flow, dated 29/07/22 (ultimate development); • Botanica Development – Waterway Stability Assessment, Version 2, prepared by DesignFlow & Hydrobiology, dated 22 July 2021; The applicant must also provide a stage-based assessment for each stage of the development. The stormwater design and hydraulic calculations for each stage must show that ‘‘non-worsening’ occurs to upstream or downstream properties for a range of storm events, except where written approval has been obtained from the affected owner. Non-worsening shall mean no actionable nuisance from changes to flood levels, velocities or flows or rate of floodwater rise or time of inundation. Interim off-line detention for each stage may be required to ensure no worsening in accordance with the above requirements.	
	b) All permanent water bodies must be removed from the final stormwater management solution.	b) At all times
	c) Construct the works in accordance with the approved reports and plans required by part a) of this condition to Ipswich City Council standards.	c) Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.
	d) Submit to MEDQ Delegate "as constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), in a format acceptable to the Ipswich City Council certifying that the works have been completed in accordance with part b) of this condition.	d) Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.
46.	**Creek Rehabilitation** a) Submit to the MEDQ Delegate for compliance assessment engineering design and construction plans for the proposed creek rehabilitation works certified by a Registered Professional Engineer Queensland (RPEQ) addressing/incorporating the below: i) Be generally in accordance Botanica Development – Waterway Stability Assessment Version 2 dated 22 July 2021 prepared by DesignFlow & Hydrobiology; ii) Be generally in accordance with Ipswich City Council’s “Riparian Corridor Revegetation Guideline” and “Waterway and Channel Rehabilitation Guideline”; iii) A planting schedule including full structural diversity of species, size and location generally in accordance	a) Prior to the issue of pre-construction certification for the first stage of the development.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	with the local regional ecosystem and local environment; iv) Weed management, regeneration, planting, soil improvement and mulching works; v) All declared weeds, environmental weeds, exotic pests and rubbish must be removed from the site; vi) Include reuse of site cleared logs and rocks; vii) Include measurable targets and milestones and how they will be monitored (inclusive of photo points) and stage the delivery in conjunction with the stages of development; and viii) The area must be maintained for a minimum period of 24 months post establishment and achieve the targets outlined above prior to acceptance off maintenance by the MEDQ Delegate.	
	b) The applicant must carry out Creek Rehabilitation works in accordance with the certified plans required by part a) of this condition and to Ipswich City Council standards.	b) Prior to survey plan endorsement for the relevant stage.
	c) Submit to MEDQ Delegate "as constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), in a format acceptable to the Ipswich City Council certifying that the works have been completed in accordance with parts a) and b) of this condition.	c) Prior to survey plan endorsement for the relevant stage.
	d) 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 part a) of this condition.	d) Prior to survey plan endorsement for the relevant stage.
47.	**Filling and Excavation**	
	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* and the 'Geotechnical Investigation proposed Trunk Sewers – Precinct B', prepared by Butler Partners, dated 06/03/22. *Note: unless approved in writing by the MEDQ Delegate, no retaining walls shall be located within road reserve, drainage reserve or any other area to be maintained by Council.*	a) Prior to the lodgement of a Pre-Construction application for the relevant stage.
	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;	b) Prior to the lodgement of a Pre-Construction application for the

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	ii. Design flood inundation levels; and iii. Malfunction of the stormwater drainage or subsoil drainage systems.	relevant stage.
	c) 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.	c) In conjunction with the lodgement of pre-construction certification for the relevant stage.
	d) The applicant must implement all dispersive soil management devices generally in accordance with recommendations of the 'Dispersive Soil Management Plan (DSMP): Botanica - Precinct B, Deebing Heights' prepared by Gallagher Environmental, dated 22/01/2020.	d) From the commencement of work until completion.
	e) The applicant must construct all earthworks (including earth retaining structures) in accordance with approved design in accordance with parts a) to d) of this condition and Planning Scheme Policy 3 – General Works, Part 4 of the Ipswich Planning Scheme.	e) Prior to the MEDQ Delegate signing the relevant subdivision plan.
48.	**Early Bulk Earthworks** a) Undertake Operational Works for Early Bulk Earthworks associated with the PDA Permit for Reconfiguring a Lot in accordance with the processes and responsibilities set out in Economic Development Queensland's Certifications Procedures Manual (CPM). Early Bulk Earthworks may only comprise of the following: • Contractor site office and laydown area establishment • Vegetation clearing • Demolition of existing structures • Installation of required Erosion & Sediment Control Management Plan (E&SC) devices • Removal or relocation of existing services • Change of ground level (site cut/fill) within Pre-developed and Post-developed 1% AEP in accordance with the Technical Memorandum required in part b) of this condition • Import or export of site material if required, subject to relevant approvals being obtained Note: Early Bulk Earthworks is a concept to be trialed to the satisfaction of the MEDQ Delegate and is not to be deemed accepted normal practice within the Ripley PDA.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for any stage.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	b) Engage relevant Certifier/s to prepare and certify the following detailed design documentation for the Early Bulk Earthworks: • Vegetation Assessment Plan • Vegetation Clearing and Fauna Management Plan • Bulk Earthworks Plans • Technical Memorandum provided by an RPEQ which certifies the proposed works are generally in accordance with the Botanica Master Plan Flood Study listed under Supporting Documents, plans, reports and specifications, and will not result in material worsening to upstream, downstream or adjacent properties under separate private ownership • Geotechnical Investigation • Site Survey • Dispersive Soil Management Plan • Construction Management Plan • Traffic Management Plan • Erosion and Sediment Control Plan (by CPESC) that incorporates high efficiency sediment basins and auto-flocculating devices	b) Prior to the lodgement of a Pre-Construction application for Early Bulk Earthworks.
	c) Undertake all works in accordance with the certified detailed design documentation.	c) At all times during construction.
	d) Submit to the MEDQ Delegate duly completed and executed Post-Construction Certification Form and all mandatory supporting documents and test results by the Project Coordinator and relevant Certifier/s	d) Upon completion of works
49.	**Erosion and Sediment Management** a) The applicant must provide sufficient grass (or equivalent) cover to prevent both rill and sheet erosion for all unpaved and disturbed areas.	a) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage
	b) The applicant must submit a construction phase Erosion and Sediment Control Plan (ESCP) 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.	b) In conjunction with the lodgement of a Pre-Construction application for the relevant stage.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	The ESCP must be prepared in accordance with the recommendations of the 'Dispersive Soil Management Plan (DSMP): 131 Binnies Rd, Ripley' prepared by Gallagher Environmental, dated 22/01/2020. c) The applicant must implement the E&SC measures in accordance with the plan required by part b) of this condition.	c) At all times.
50.	**Utility Services** a) The applicant must connect the development to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication utilities. b) The applicant must provide written evidence (e.g., connection certificates) from each service provider stating either that the development has been connected to applicable utility service or has a current supply agreement.	a) Prior to the MEDQ Delegate signing the relevant subdivision plan. b) Prior to the MEDQ Delegate signing the relevant subdivision plan.
Infrastructure		
51.	**Infrastructure Charges** Unless a relevant infrastructure agreement provides to the contrary, the applicant must pay the MEDQ 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.	As required by the DCOP or the equivalent legislative infrastructure charging framework, as applicable at the time of payment.
52.	**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*.	From the commencement of the construction of the development and at all times thereafter.
53.	**Condition deleted**	
54.	**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

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
55.	**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 *Queensland Urban Drainage Manual* (QUDM), Councils' Planning Scheme Policy 3 and Implementation Guideline 24, unless otherwise agreed by MEDQ Delegate.	a) Prior to the MEDQ Delegate signing the relevant subdivision plan.
	b) The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level III.	b) 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 Ipswich Planning Scheme Policy 3.	c) In conjunction with pre-construction certification lodgement.
	d) The applicant must provide inter-allotment drainage (where required) in accordance with the design required by part c) of this condition.	d) 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 Council in consultation with external land owners.	e) 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 Stormwater Management Plan as required by Condition 45 'Stormwater Management (Quantity) - Compliance Assessment' of this development approval.	f) 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 **part b) of** Condition 56 'Design Standards'.	g) Prior to the MEDQ Delegate signing the relevant subdivision plan.
56.	**Design Standards**	
	a) The applicant must design all municipal works in accordance with Planning Scheme Policy 3 – General Works and Implementation Guidelines 24 and 28 of the Ipswich Planning Scheme.	a) Prior to the issue of pre-construction certification for relevant stage.

PDA Development Conditions – ROL		
No.	**Condition**	**Timing**
	b) The applicant must submit a safety audit to the assessment manager for the drainage infrastructure (inlet and outlet structures, retention or detention basin) for approval. The safety audit must be certified by an RPEQ, provide recommendations on the need for safety fencing and inlet and outlet screens and be prepared in accordance with AS/NZS ISO 31000:2009 'Risk Management – Principles and Guidelines' and QUDM.	b) Prior to the issue of pre-construction certification for relevant stage.
57.	**Further Works** a) The applicant must take due regard of all existing services when undertaking works associated with this development. b) The applicant must alter any services when the relevant authority or assessment manager determines that works associated with this development has an impact upon any existing services. c) The applicant must reinstate all disturbed verge and open space areas with turf (including provision of topsoil to minimum depth of 50mm).	a) During the construction of the development and prior to commencement of use. b) During the construction of the development and prior to commencement of use. c) Prior to commencement of use.

PDA Development Conditions – MCU for the POD		
No.	**Condition**	**Timing**
1.	**Basis of Approval** This approval incorporates as a condition, the applicant's common material (as defined in Schedule 24 – Dictionary of the *Planning Regulation 2017*) for the application and adherence to all relevant Council Local Laws and/or the Ipswich Planning Scheme (including Planning Scheme Policies) 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.*	From the commencement of the construction of dwellings on the respective lots and at all times thereafter.
2.	**Minor Alterations** Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the MEDQ Delegate	At all times after the approval is granted.

PDA Development Conditions – MCU for the POD		
No.	**Condition**	**Timing**
	will suffice.	
3.	**Plan of Development (POD)** The applicant must undertake all future development on the approved residential lots generally in accordance with the approved POD documents (including any amendments required).	From the commencement of the construction of the development and at all times thereafter.
4.	**Bushfire Management** All residential uses on proposed Lots must be constructed to achieve bushfire management and mitigation measures/practices (asset protection zones, landscaping, fencing, building construction) in accordance with recommendations of the approved Bushfire Construction Ratings report.	Prior to issuing of a Form 21 – final inspection certificate, or commencement of use, whichever is the earlier.
5.	**Noise Management** All residential uses on proposed Lots must be constructed to achieve noise management and mitigation measures (fencing, building construction) in accordance with recommendations of the approved noise mitigation report 'Noise Management' o.	Prior to issuing of a Form 21 – final inspection certificate, or commencement of use, whichever is the earlier.
6.	**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.
7.	**Further Works** a) The applicant must take due regard of all existing services when undertaking works associated with this development. 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. c) The applicant must reinstate all disturbed verge areas with turf.	a) During the construction of the development and prior to the commencement of the use. b) During the construction of the development and prior to the commencement of the use. c) Prior to the commencement of the use.

Development Permit for Reconfiguring a Lot		
State Controlled Roads		
1.	Road works must be provided as identified in Figure 1-2 – Interim Upgrade Grampian Drive/Centenary Highway SIDRA Layout of the Traffic Engineering Response, prepared by Stantec, dated 16/08/22, reference QTT17034:AJ. *Advice Note: Should a second road connection to / from Botanica be implemented prior to submitting the Plan of Survey for the 915th lot, further traffic engineering assessments should be undertaken by the applicant to establish if these works are still required.* *Furthermore, should the Department of Transport and Main Roads upgrade the intersection of Grampian Drive/Centenary Highway prior to submitting the plan of survey of the 915th, this is also considered to satisfy the requirements of Condition 1.* *Finally, Should Department of Transport and Main Roads (DTMR) obtain the necessary funding via the QTRIP road planning process to undertake either an interim or ultimate upgrade to the Grampian Drive/Centenary Highway, it is acknowledged that DTMR would be responsible for funding any future upgrades.*	Prior to submitting the Plan of Survey for the 915th lot.
Public Passenger Transport		
2.	a) The 'potential future bus route' shown on the Plan of Subdivision – Overall, prepared by RPS, dated 18/10/2022, drawing number 134102-115, revision E, as amended in red, must be designed and constructed to be in accordance with the following to accommodate 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); • *Austroads Design Vehicles and Turning Path Templates;* • Queensland Manual of Uniform Traffic Control Devices, Part 13: *Local Area Traffic Management* and AS 1742.13-2009 Manual of Uniform Traffic Control Devices – *Local Area Traffic Management*; • Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure (page 6) of the Department of Transport and Main Roads *Public Transport Infrastructure Manual 2015.* b) The 'potential future bus route' must comprise 'neighbourhood connector – median divided (major active	Prior to survey plan endorsement for the relevant stage

	transport link)', 'neighbourhood connector (major active transport link)' and 'neighbourhood connector' roads with 3.5m wide traffic lanes and 2.5m wide road shoulders for parking (including parking associated with potential future bus zones for urban and school bus stops) on each side of the carriageway generally in accordance with the following: • Road Hierarchy Layout Plan – Sheet 1, prepared by KN Group, dated 01/2023, drawing number 18-238-02, sheet 02 of 22, revision F; • Road Hierarchy Layout Plan – Sheet 2, prepared by KN Group, dated 01/2023, drawing number 18-238-03, sheet 03 of 22, revision D; • Road Typical Section – Sheet 1, prepared by KN group, dated 01/2023, drawing number 18-23804, sheet 4 of 22, revision D; and • Road Typical Section – Sheet 2, prepared by KN group, dated 01/2023, drawing number 18-238-04A, sheet 4 of 22, revision E. c) Submit to EDQ, RPEQ certification, with supporting documentation, confirming that the development has been designed and constructed in accordance with parts a) and b) of this condition.	
3.	**Bus Indent Bays** a) The development must provide a pair of bus indent bays on the 'trunk connector' road generally in accordance with the location shown on the Plan of Subdivision – Overall, prepared by RPS, dated 18/10/2022, drawing number 134102-115, revision E, as amended in red, and the *Transport Operations (Road Use Management – Road Rules) Regulation 2009.* b) Each indented bus bay must be able to accommodate a single unit rigid bus of 12.5m in length in accordance with Chapter 5 – 'Bus stop infrastructure' of the Department of Transport and Main Roads' TransLink *Public Transport Infrastructure Manual 2015.* In particular, Section 5.6.3.1 – 'Bus stop length requirements', 'Table 5.7: Minimum bus stop length requirements', and Table 5.4: 'Bus stop arrangements – indented bus bay' (a minimum width of 3m excluding cycle lanes). c) The development must provide safe, direct and convenient pedestrian pathway access to each future bus stop, including crossing arrangements, between each future bus stop, where required. d) Submit to EDQ, RPEQ certification with supporting documentation confirming that the development has been designed and constructed in accordance with parts a) - c) of this condition.	a)– d) Prior to survey plan endorsement for the relevant stage

4.	**Condition deleted**	
5.	**Condition deleted**	

STANDARD ADVICE

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

Please note that land is to be appropriately treated for Fire Ants in accordance with Queensland biosecurity requirements.

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.

Please note: The above information has been provided to the applicant as advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****