Economic Development Queensland

Our ref: DEV-2026-RIP-5488

17 November 2026

Nick Christofis
KDL Dev 3 Pty Ltd c/- Saunders Havill
Suite 1B, Level 1, 6 Yoga Way
Springfield Central
QLD 4300

Email: nickchristofis@saundershavill.com

Dear Nick,

**Information Request and Public Notice of development application**
*Notice given under section 83(1) of the Economic Development Act 2012*

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|---|---|
| **Priority Development Area (PDA):** | **Ripley Valley PDA** |
| **PDA Development Type:** | **s.99 Change to Development Approval (7193/2017/MAPDA/A) for Reconfiguration of a Lot (1 lot into 339 residential lots, three (3) detention lots and one (1) local neighbourhood recreation park lot) and Material change of use (Endorsement of a plan of development)** |
| **Property Location:** | **7-101 Bayliss Road, South Ripley, QLD 4306** |
| **Property Description:** | **Lot 80 on SP162940** |

An initial review of the above PDA Development Application has been undertaken, and the following additional information is required.

**Emergency access**

1. Provide amended plans that show interim emergency access tracks from each stage of the development to Ripley Road, as required by the conditions of approval. Alternatively, propose a change to Condition 25 requiring the emergency access to be provided by Stage 3 and the plan sealing associated with the creation of the 100th lot, in accordance with advice previously provided in the Ipswich City Council Outstanding Matters correspondence on Compliance Assessment Reference 7193/2017/PDACA/A.

**Stormwater**

2. Provide amended plans that remove the stormwater outlet from the Bayliss Road extension which directs flows across the gravel access track. Stormwater must instead be directed to the existing table drain along Ripley Road.

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3. Provide further justification for the proposed sequencing of Basin 2. The Stormwater Management Plan indicates the proposed interim stormwater arrangement results in a 40mm increase in 1% AEP depth at Lawful Point of Discharge (LPoD) 2, which exceeds the maximum 10mm limit.

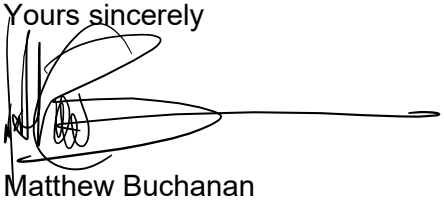
4. Demonstrate that each proposed stage can be independently serviced by the required stormwater infrastructure in that stage. In particular, the gully pit adjacent to Lot 302 within Stage 3 appears to rely on downstream stormwater pipe infrastructure currently shown running within Stage 4.

The due date for providing the requested information is 17 May 2027. The PDA Development Application will lapse if a response to this information request is not received by this date, in accordance with section 83A of the *Economic Development Act 2012* (Act).

**Public Notice of Application**
This application is not required to be publicly notified in accordance with section 84 of the Act.

If you require any further information, please contact Stephanie Honeysett on 07 3214 9555 or by email at Stephanie.Honeysett@edq.qld.gov.au.

Yours sincerely



Matthew Buchanan
**A/ Manager**
**Development Services**
**Economic Development Queensland**