# Prelodgement Advice

☒ Meeting Advice ☐ Written Advice ☐ Phone Advice

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| Date of Advice | 17 September 2026 |
| Meeting Dates | 15 September 2026, 10am |
| Meeting Location | 1 William Street, Brisbane and MS Teams |
| EDQ PRE Ref. No. | PRE-2026-RIP-5324 |
| EDQ Contact Officer | Andrew Edwards<br>andrew.edwards@edq.qld.gov.au |

## Site Details / Proposal

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| Priority Development Area (PDA) | Ipswich City Council |
| Proposal | PDA Development Permit/Preliminary Approval for RAL for 1 into 162. |
| Site Address | Jackson Road, Ripley |
| Real Property Description | Lot 359 on S3173 |

## Meeting Attendance

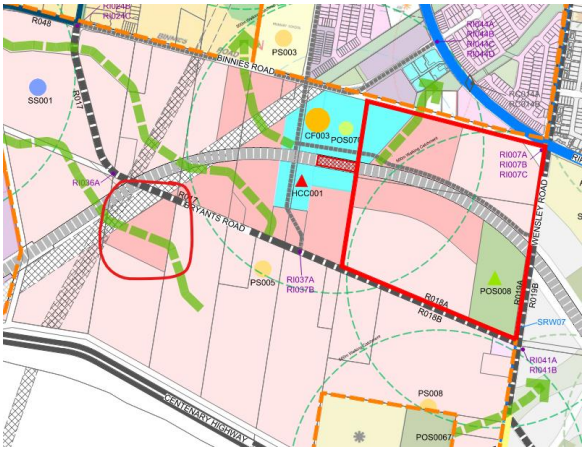
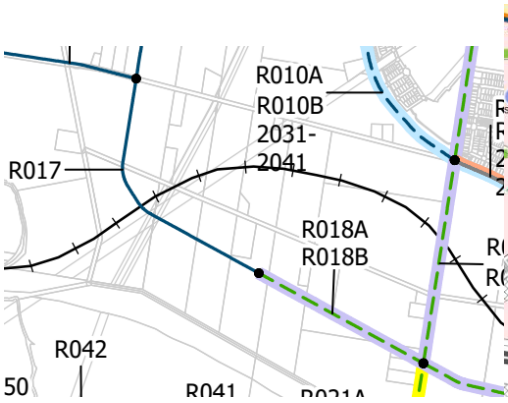
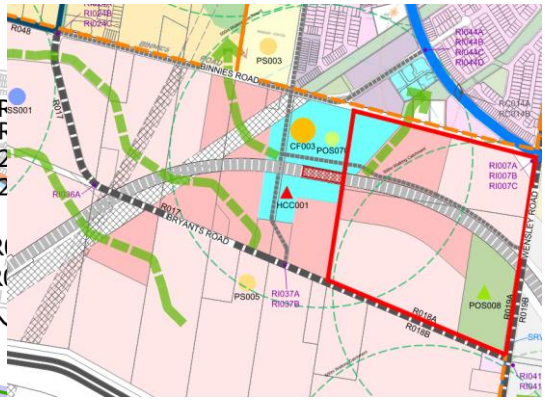
| Name | Role | Organisation |
|---|---|---|
| Boris Lambert | A/Director | EDQ |
| Matt Bucanan | A/Manager | EDQ |
| Andrew Edwards | A/Senior Planner | EDQ |
| Jack Landsberg | Manager Engineer | EDQ |
| Chanelle Wallerstein | Principal Engineer | EDQ |
| Nick Christofis | Regional Manager / Associate Partner | Saunders Havill |
| Rachael Caton | Senior Planner | Saunders Havill |

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| Barton Keenan | Development Director | KDL |
| Archie Venitis | Senior Development Manager | KDL |
| Nic Mullis | Acquisitions Manager | KDL |

## Site Background / Development History

No relevant development history on site.

## Issues/Matters for Discussion

| Matters Discussed | Notes |
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| Proposed Context Plan | • Further justification is required for EDQ to consider the relocation of the higher density area (highlighted below) from the western end of 1-63 Bryants Road. In particular, is this outcome appropriate given the intent to include higher densities within walking distance (400m) to a future train station as well as in proximity to the future centre.<br><br>• The proposed context plan shows that DCOP road items RO17 and R018A & B have been relocated north to follow the Bryants Road alignment requiring a dog leg along Wensley Road. Further detailed information is required to demonstrate that this realigned road is an appropriate outcome for the surrounding area in relation to functionality including but not limited to the introduction of an additional intersection.<br><br><br> |



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| | • Further justification should be provided to support the proposed relocation of part of the neighbourhood centre onto Lot 359 S3173.<br>**Public notification will be required due to the changes outlined below, as the proposed outcomes alter the development opportunities available to sites within the context plan area that are under separate ownership.** |
| Wensley Road / Ultimate Wensley Road Design / Wensley Road Upgrade | • The future upgrade of Wensley Road to ultimate requires land dedication from the western properties to avoid existing water infrastructure and to align with the existing land secured on Fischer Road to the north.<br>• The Wensley Road upgrade is a DCOP items that is expected to be delivered by landowners along Wensley Road.<br>• A Traffic Impact Assessment is required to determine the ultimate development yield that can be supported by Jackson Court before a connection to Wensley Road is required. Where lots are created fronting Wensley Road, the road must be delivered to an interim standard as part of that stage/s of development. |
| Rail Corridor | • EDQ has sought comment as apart of this prelodgement process and will be forwarding on any comments once received. |
| Ripley Road / Wensley Road Intersection | • The Ripley Road / Wensley Road intersection will be upgraded by Ipswich City Council as a part of the upcoming Ripley Road Stage 2 upgrades. |
| Notes From EDQ Planning | **Dwelling density:**<br>• EDQ is satisfied with the proposed plans dwelling density.<br>**Jackson Court Access:**<br>• Demonstrate that Jackson Court has capacity to accommodate the anticipated vehicle movements associated with Stages 1-4.<br>**Connectivity**<br>• EDQ has concerns that the proposed layout does not integrate with the surrounding road network and future development in relation to the provision of pedestrian connections. Improved walkability and/or vehicle access between development stages, to enhance permeability should be demonstrated.<br>**Driveways:**<br>• Demonstrate that driveways across the site are appropriately located to ensure functionality and supports sufficient on-street parking.<br>**Greenspace:**<br>• EDQ is comfortable with the proposed layout's access to greenspace. |
| Notes from EDQ Engineering | The following items are required to be provided with any future applications:<br>• RPEQ certified civil engineering report (including details for sewer, water, stormwater, earthworks and services) and the following:<br>  ○ All retaining walls will be required to be a maximum height of 2.5m. Concept earthworks plans should be provided as a part of |



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| | any future applications to address levels including interaction with the rail corridor land.<br>○ Maximum road grades of 12% as per ICC requirements (Table 6.4.4.3) are required.<br>○ Road reserve widths are required to be as per EDQ Guideline 6, with 22m reserves for Neighbourhood Connector Streets. Neighbourhood Access Streets require <3000 vpd for the 15.5m width.<br>○ Upgrade of Jackson Ct, including ultimate road reserve width & kerb and channel.<br>• RPEQ certified Traffic report including of all plans and assessment of intersection (confirm if any upgrades required to Binnies Rd, Jackson Ct priority intersection)<br>• RPEQ certified stormwater management report (address overland flow paths through the site, and quantity and quality treatment).<br>• Acoustic Report considering the rail and road corridors. |

## Lodgement Material

1. A PDA development application can be lodged with EDQ via:

   The Customer Portal https://portal.edq.qld.gov.au/ or **email the team** developmentservices@edq.qld.gov.au

2. If you intend to lodge a PDA Development Application in the future, please include a copy of this advice with your application.

Should you require further information regarding this matter, please contact Andrew Edwards, Established Growth, Development Services.

**Disclaimer:** This prelodgement process provides initial advice relevant to a development proposal to assist in streamlining the formal development assessment process. The initial advice provided is based on the relevant Development Scheme in effect on the date the advice is provided. The advice given by EDQ officers does not constitute a formal response or decision by MEDQ and in no way fetters a future decision by MEDQ. Please note that MEDQ may provide to third parties or publish this document if required or authorised by the Information Privacy Act 2009, Right to Information Act 2009, Economic Development Act 2012, other legislation or by law.



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