

DEV2011/118

11 April 2013

Mr Shane Smith
LandPartners Limited
PO Box 3916
SOUTH BRISBANE QLD 4101

Dear Mr Smith

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURATION OF LOT FOR ROAD WIDENING AT RIPLEY ROAD, RIPLEY
DESCRIBED AS LOT 179 ON SP143798, LOT 180 ON RP910173 AND LOT 182
ON S151860**

On 10 April 2013 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ
<http://edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-applications.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Patrick Atkinson on 30244178.

Yours Sincerely



Patrick Atkinson
Manager – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Ripley	
Site address	Ripley Road	
Lot on plan description	Lot number	Lot description
	Lot 179	SP143798
	Lot 180	RP910173
	Lot 182	S151860
PDA development application details		
MEDQ reference number	DEV2011/118	
Lodgement date	12 March 2013	
Type of application	☒ New development involving:- ☐ Reconfiguring a lot ☐ Development permit	
Description of proposal applied for	Reconfiguring a Lot – road widening	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.	
Decision date	10 April 2013	
Currency period	4 years	
Plans and specification		
The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.		
Approved plans, reports and specifications	Number (if applicable)	Date (if applicable)
1. Proposed Reconfiguration Lot 179 on SP143798 – Rev C	BRSS3649.001-009	06/03/13
2. Proposed Reconfiguration Lot 180 on RP910173 – Rev D	BRSS3649.001-010	06/03/13
3. Plan of Development 1 of 7 Roadworks – Overall Layout Plan – Rev A	DA.1.00	30/01/13 (Amended in Red 27 MAR 2013)
4. Plan of Development 2 of 7	DA.1.01	30/01/13 (Amended in Red

	Roadworks – Plan and Long. Section – Ch2440 to Ch2700 – Rev A		27 MAR 2013)
5.	Plan of Development 3 of 7 Roadworks – Plan and Long. Section – Ch2700 to Ch2960 – Rev A	DA.1.02	30/01/13 (Amended in Red 27 MAR 2013)
6.	Plan of Development 4 of 7 Roadworks – Plan and Long. Section – Ch2960 to Ch3150 – Rev A	DA.1.03	30/01/13 (Amended in Red 27 MAR 2013)
7.	Plan of Development 5 of 7 Roadworks Typical Details Sheet 1 – Rev A	DA.2.01	30/01/13 (Amended in Red 27 MAR 2013)
8.	Plan of Development 6 of 7 Roadworks Typical Details Sheet 2 – Rev A	DA.2.02	30/01/13 (Amended in Red 27 MAR 2013)
9.	Plan of Development 7 of 7 Roadworks Typical Details Sheet 3 – Rev A	DA.2.03	30/01/13 (Amended in Red 27 MAR 2013)

PDA Development Conditions

1	Carry out the Approved Development Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use
2	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from Economic Development Queensland (EDQ), in accordance with the relevant approval(s).	Prior to commencement of use
3	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in Economic Development Queensland (EDQ) Self Certification Procedure Manual. <i>Note: No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by the EDQ.</i>	Prior to commencement of site works
4	Pre-Construction Self Certification No work shall commence until Economic Development Queensland (EDQ) acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with EDQ Certification Procedures Manual.	Prior to commencement of site works
5	Post-Construction Self Certification	

	Submit Post-Construction (Practical Completion) Certification, approved forms and "As Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans.	Prior to survey plan endorsement
6	Construction Management Plan a) Prepare and submit to Economic Development Queensland (EDQ) a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to: • A construction monitoring programme for the construction work. • 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. • Management of dust generated from the site during and outside construction work hours. • Management of sedimentation and erosion. • Management of groundwater and surface water collection, treatment and disposal. • Management of acid sulphate soils (if required) to include removal, treatment and replacement in accordance with site remediation plans prepared by a Registered Professional Engineer Queensland specialising in geotechnical engineering. b) The construction management plan shall be prepared in consultation with the 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. c) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) As indicated c) While site works / operational works are occurring
7	Land Dedication Dedicate land from the Ripley Road frontage of the lots as road reserve generally in accordance with the approved Proposed Reconfiguration of Lot 179 on SP143798 – Rev C number BRSS3649.001-009 dated 06/03/13 and Proposed Reconfiguration of Lot 180 on RP910173 – Rev D number BRSS3649.001-010 dated 06/03/13.	Prior to survey plan endorsement

	Note: in the absence of an Infrastructure Agreement offsets may be available under the Infrastructure Charging and Offset Plan – Ripley Valley.	
8	Easements a) Easements required for discharge of stormwater over adjacent land must be agreed to in writing by the owner of the subject land prior to construction work commencing. b) Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to the relevant service provider entities. The terms of the easements must be to the satisfaction of the Chief Executive Officers of the entities.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
9	Filling and Excavation a) Submit to Economic Development Queensland (EDQ) detailed engineering earthworks drawings and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ). The earthworks drawings shall: • Link and support the Erosion and Sediment Control drawings • Detail areas where dispersive soils will be disturbed, treatment and rehabilitation of dispersive soils. • Detail areas where surplus soils are to be stockpiled b) Undertake all works in accordance with the drawings required in part (a) and submit certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to commencement of site works b) Prior to survey plan endorsement
10	Erosion and Sediment Management a) Submit to Economic Development Queensland (EDQ) detailed Erosion and Sediment Control (ESC) drawings for the site, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) in accordance with: • State Planning Policy for Healthy Waters, • Urban Stormwater Quality Planning Guidelines (DERM) • Best Practice Erosion and Sediment Control (IECA).	a) Prior to commencement of site works

	b) Implement and maintain the ESC measures on-site required in part (a) for the duration of the operational works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC drawings must be available on-site during these works.	b) While site works/operational works are occurring
11	Road Works a) Submit to Economic Development Queensland (EDQ) detailed engineering design and construction drawings checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for the widening of Ripley Road generally in accordance with Ipswich City Council's Standards and EDQ <i>Guideline No. 19 – Ripley Road Design Guideline</i> the approved: • Plan of Development 1 of 7 Roadworks – Overall Layout Plan – Rev A number DA.1.00 dated 30/01/13 (Amended in Red 27 MAR 2013); • Plan of Development 2 of 7 Roadworks – Plan and Long. Section – Ch2440 to Ch2700 – Rev A number DA.1.01 dated 30/01/13 (Amended in Red 27 MAR 2013); • Plan of Development 3 of 7 Roadworks – Plan and Long. Section – Ch2700 to Ch2960 – Rev A number DA.1.02 dated 30/01/13 (Amended in Red 27 MAR 2013); • Plan of Development 4 of 7 Roadworks – Plan and Long. Section – Ch2960 to Ch3150 – Rev A number DA1.03 dated 30/01/13 (Amended in Red 27 MAR 2013); • Plan of Development 5 of 7 Roadworks Typical Details Sheet 1 – Rev A number DA2.01 dated 30/01/13 (Amended in Red 27 MAR 2013); • Plan of Development 6 of 7 Roadworks Typical Details Sheet 2 – Rev A number DA2.02 dated 30/01/13 (Amended in Red 27 MAR 2013); and • Plan of Development 7 of 7 Roadworks Typical Details Sheet 3 – Rev A number DA2.03 dated 30/01/13 (Amended in Red 27 MAR 2013). The road widening shall be designed and constructed initially in an interim arrangement which is to form part of the ultimate design of Ripley Road. b) Construct the road works in accordance with the detailed engineering drawings required in part (a) of this condition. c) Submit to the EDQ ‘As-constructed’ drawings and asset register, checked and certified by a RPEQ, in a format acceptable to the Ipswich City Council confirming all road works have been constructed in accordance with this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
12	Protecting Existing Infrastructure	

	a) Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, services or installations, then the developer is required to meet the costs of the alteration/s. b) Submit and obtain approval from relevant service provider entities as the nominated assessing authorities for a building over sewer (BOS) and a building over/near stormwater (BONSW) to ensure no loading is transferred to the trunk main during construction and no diversion for the trunk main over site is required.	a) While site works are occurring, then to be maintained b) Prior to commencement of site works
13	Stormwater Drainage a) Submit to Economic Development Queensland (EDQ) engineering design drawings and hydraulic calculations detailing stormwater drainage including any relocation of existing stormwater infrastructure required to service the road widening, checked and certified by a Registered Professional Engineer of Queensland (RPEQ). Cross road drainage shall be designed for 1 in 50 year storm events and longitudinal drainage shall be designed for 1 in 10 year storm events. The stormwater drainage design must incorporate the following: • Rock lining is to be constructed downstream of the proposed outlet culverts sufficient to protect the land surface from erosion during flood events. • Open drains/swales – All open drainage systems must be designed to minimise the contact of stormwater with the dispersive soils and minimise the risk of erosion. This will require dispersive soils to be covered with compacted clay, topsoil and vegetation as a minimum with rock protection as required. • No ponding, concentration or redirection of stormwater may occur onto adjoining land. b) Demonstrate that the stormwater design and hydraulic calculations for the road widening does not adversely impact on flooding or drainage of properties that are upstream, downstream or adjacent to the site. c) Construct the stormwater drainage in accordance with the submitted stormwater drainage drawings required in part (a) of this condition. Submit to the EDQ 'As-Constructed' drawings and asset register verified and signed by a RPEQ confirming all works have been	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to survey plan endorsement

	Queensland (EDQ) Streetscape Plans, prepared by a registered landscape architect of the Australian Institute of Landscape Architects (AILA) in accordance with the following standards and guidelines: • EDQ Guideline No. 19 – Ripley Road Design Guideline • Ipswich City Council's Street Tree Strategy and Ipswich City Council's Standard Drawings • AS1428.1 Design of Access and Mobility • AS1428.4 Tactile Ground Surface Indicators • Best Trade Practice (Part B of the Compliance Certificate – Landscape Works) • AS/NZS 1158.3.1, 1999 pedestrian Area Lighting The streetscape plans shall detail the proposed works: • Appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades • Appropriate footpath location • Street tree location and species, the ground preparation works and monthly maintenance plan • Road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc). • Identify all new and existing trees within the dedicated road, including those to be retained and those to be removed • Identify the location/ proximity of services within the road reserve • Provide details of proposed planting including common and botanical names and height and spread at maturity b) Undertake the works in accordance with the submitted streetscape works required under part (a) of this condition. c) On completion of the works submit to the EDQ written certification and "As Constructed" plans from a registered AILA landscape architect/ qualified urban designer demonstrating compliance with this condition in accordance with the EDQ Certification Procedures Manual. d) The developer must maintain street trees for a period of twelve (12) months after an 'On-Maintenance' inspection.	commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) As indicated
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ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic*

Development Queensland Act 2012 as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work:

- a) on a Sunday or public holiday, at any time, or
- b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

**** End of Package ****