ULDA Development Approval Package

Site address	207 Grampian Drive, Deebing Creek
Real property description	Lot 207 on CH31135
Urban Development Area (UDA)	Ripley Valley
Type of approval	UDA Development Approval, subject to conditions
Aspects of development	Reconfiguration of a Lot, Plan of Development POD
Description of proposal	Reconfiguration of a Lot (1 Lot and Unconstructed Road into 136 Residential Lots, 4 Balance Lots, Park and New Road) with Plan of Development for Houses (136 Dwellings) & Display Homes, Sales Office and Advertising Devices
Currency period	4 Years from Decision Date
ULDA reference number	DEV2010/094
Decision date	25 May 2012

Approved Drawings	**Number**	**Plan or Document Date**
Proposed Subdivision Plan Precinct A	104527-55 Rev E	11/04/12
Plan of Development - Precinct A	104527-56 Rev D	17/05/2012
Plan of Development – Proposed Display Village	104527-59 Rev D	17/05/2012
Plan of Development – Typical House Plans – 10.5m Frontage Single Storey	104527_42A	15/03/11
Plan of Development – Typical House Plans – 12.5m Frontage Single Storey	104527_43A	15/03/11
Plan of Development – Typical House Plans – 12.5m Frontage Single Storey	104527_44A	15/03/11
Plan of Development – Typical House Plans – 12.5m Frontage Two Storey	104527_45A	15/03/11
Plan of Development – Typical House Plans – 8.5m Frontage Single Storey	104527_51A	15/03/11
Plan of Development – Typical House Plans – 10.5m Frontage Single Storey, Laneway Access	104527_52A	15/03/11
Plan of Development - Parking Management Plan	104527-57 Rev B	11/04/12
Plan of Development – Preliminary Bulk Earthworks & Services	104527-58 Rev C	11/04/12
Overall Landscape Concept Plan – Precinct A and B (Amended in Red)	106228_01 Rev 08	July 2011
Landscape Concept Plan - Precinct A - Road Hierarchy	12003.01 Rev 10	17/05/2012
Roadworks & Drainage Plan Sheet 1	SK3065 Rev E	05/07/11
Roadworks & Drainage Plan Sheet 2	SK3066 Rev E	05/07/11
Roadworks & Drainage Plan Sheet 3	SK3073 Rev E	05/07/11
Paradise Waters Gravity Trunk Sewerage	SK3085 Rev C	07/07/11
Bradlees Consulting – Sewerage Phasing and Water Proposal	10-473	30/06/11
Drawing Index & Locality Plan	10-476 – 01 Rev B	Sep 2011
Overall Layout Plan	10-476 – 02 Rev A	May 2011
Sewerage Reticulation Plan & Longitudinal Section – Sheet 1 of 6	10-476 – 03 Rev A	May 2011
Sewerage Reticulation Plan & Longitudinal Section – Sheet 2 of 6	10-476 – 04 Rev A	May 2011
Sewerage Reticulation Plan & Longitudinal Section – Sheet 3 of	10-476 – 05 Rev A	May 2011

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Sewerage Reticulation Plan & Longitudinal Section – Sheet 4 of 6	10-476 – 06 Rev A	May 2011
Sewerage Reticulation Plan & Longitudinal Section – Sheet 5 of 6	10-476 – 07 Rev A	May 2011
Sewerage Reticulation Plan & Longitudinal Section – Sheet 6 of 6	10-476 – 08 Rev A	May 2011
Proposed Subdivision Plan Precinct A - Bus Stop Plan	104527-24Rev A	11/04/12
Stormwater Management Plan – Paradise Waters - Deebing Creek - Precinct A	Design Flow - Version 2	02/11/10
Flood Management Plan, Paradise Waters - Precinct A	1669-01-A Rev 3	02/11/10
Bradlees Engineering and Infrastructure Reporting	10-473	18/11/10
Traffic Design Note prepared by Cardno Eppell Olsen	CEB06200	30/06/11
Bushfire Risk Assessment & Mitigation Plan		03/11/10
Paradise Waters Development Water Supply Analysis	00-WW-REP-001 Rev2	25 /05/11
Morrison Geotechnical Report 'Broad Geotechnic Appraisal – Site B – South Deebing Creek '	DE10/162-15320B/rh	08/11/10
Preliminary Waterway Stability Assessment Precinct A	Version 1	15/12/10

PROJECT TEAM

Mark Clayton Assistant Manager Development Assessment Urban Land Development Authority	**David Elliott** Principal Engineer Development Assessment Urban Land Development Authority

CONDITIONS – RECONFIGURATION OF A LOT		**TIMING**
Planning and General Conditions		
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.	**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
3.	**Certification Agreement** In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the ULDA Self Certification Procedure Manual. *Note: Under the ULDA Self Certification Procedure Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by the ULDA.*	Prior to commencement of site works

CONDITIONS – RECONFIGURATION OF A LOT		TIMING
4.	**Survey Marks** 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.	Prior to survey plan endorsement for each stage
5.	**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) Easements must be centrally located over the alignment of stormwater paths and of sufficient width to encompass at minimum the overland flow from a storm event with an ARI of 100 years. (c) Easements must be of sufficient width to contain any fitting, access chamber etc located on stormwater drains, water mains, and sewerage rising mains. (d) All pre-existing easements crossing the site must be pegged where they cross each property boundary and at every change of direction. (e) All land (excluding that contained within approved parkland) below the design flood level from a storm event with an ARI of 100 years must be subject to an easement for drainage purposes to be granted in favour of, and at no cost to the assessing authority.	At survey plan endorsement
6.	**Stages for Reconfiguration** (a) The staging of the reconfiguration to be generally in accordance with the approved reconfiguration plan however stages do not need to be undertaken sequentially unless required for infrastructure delivery. (b) Drainage reserves may be required to be dedicated as part of the relevant stormwater catchment. Where necessary, the staging must be modified to be consistent with the stormwater management plan for the dedication of drainage reserves. (c) Unless otherwise approved in writing by the assessing authority, each stage must be independently serviced by roads, water, sewer, stormwater, and any other relevant utilities.	Prior to survey plan endorsement for each stage
7.	**Road Naming** The developer must submit to Ipswich City Council for approval, a list of three (3) proposed street names and the corresponding name meanings for each new road to be opened. If a theme is considered appropriate, an explanation of the theme is to be submitted at the same time. Ipswich City Council reserves the right to accept any or none of the proposed names.	Prior to survey plan endorsement for each stage
8.	**Locality References** (a) Any place name or estate name used by the developer (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development) must specify the relevant, approved place name under the *Place*	At all times

CONDITIONS – RECONFIGURATION OF A LOT		TIMING
	Names Act 1994 and must comply with the following: (i) Be in the same colour and background colour as the estate name (ii) Be in lettering no less than 50% of the estate name (iii) Be in the same orientation as the estate name (iv) Be in either title case or all in upper case (b) Any reference to the regional location of the site or the development must not refer to the place or estate as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Ipswich City Council in writing from time to time).	
9.	**Plans of Development (POD) Residential** The design of dwellings on lots less than 250sqm in area are to be generally in accordance with the approved POD (Typical House Plans) as required under ULDA Guideline No1. – Residential 30. Note: In appropriate circumstances the ULDA may consider a variations to the approved individual house designs to be "Generally in Accordance" with the POD.	Prior to lodging an application to carry out building work
10.	**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.*	Prior to dedication of land
11.	**Drainage Reserve** 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.	Prior to dedication of land
12.	**Parkland Dedication** Land required for parkland must be dedicated to Ipswich City Council free of cost to and compensation payable by Ipswich City Council in fee simple as nominated trustee. The Local Park is to be dedicated and shall generally be in accordance with RPS Plan No. 104527-55 Rev E dated 11/04/2012.	At the time of Registration of survey plan with DERM Prior to endorsement of survey plan
13.	**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. Entry walls must be designed in accordance with *Implementation Guideline No. 18 - Estate and Directional Signage* of Ipswich Planning Scheme 2006.	At all times
14.	**Cultural Heritage** Submit to the ULDA 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

CONDITIONS – RECONFIGURATION OF A LOT		TIMING
15.	**Noise Management**	
	(a) Submit to the ULDA a Noise Mitigation Report, certified by an Acoustic Consultant, for lots affected by elevated road traffic noise levels from 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.*	Prior to survey plan endorsement
	(b) A request in writing shall be submitted to the Ipswich City Council that written advice be included on rates notices/property notes, that advise all owners of noise affected lots that the construction of dwellings is to be in accordance with the Noise Mitigation Report findings/recommendations construction standards.	Prior to endorsement of survey plan
	(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 for the construction of dwellings on those lots.	Prior to entering into a contract of sale
	(d) Certification that the constructed dwellings achieve compliance with the findings/recommendations of the Noise Mitigation Report is to be undertaken by a qualified Building Certifier at the completion of construction.	
16.	**Construction Management Plan**	
	a) Submit to the ULDA a Site Based Construction Management Plan that includes but is not 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; - management of dust generated from the site during and outside construction work hours;	Prior to commencement of site works

CONDITIONS – RECONFIGURATION OF A LOT		TIMING
	- management of sedimentation and erosion in accordance with Condition 40; - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; and - Unless otherwise approved - Hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays. 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 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.	During site works and prior to survey plan endorsement
Ecology		
17.	**Clearing of Vegetation** (a) Submit a Flora and Fauna Management Plan to the ULDA for approval, by the Environmental Officer, prior to any clearing over the subject site. (b) For all clearing that is to be undertaken within the development, a certified Spotter Catcher is to be present at all times.	Prior to any site works commencing/clearing of vegetation At all times
18.	**Disposal of Cleared Vegetation** The following means of disposal are to be used, though the ULDA may consider other means on 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 use & then to be maintained
Landscaping/Streetscape		
19.	**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.	Prior to survey plan endorsement

CONDITIONS – RECONFIGURATION OF A LOT		TIMING
	Access points for maintenance vehicles must be incorporated at appropriate locations to the satisfaction of the assessing authority, and must be installed and consist of materials in accordance with Ipswich City Council's Standard Details.	
20.	**Streetscape Works**	
	a) Prepare and submit to the ULDA for approval Streetscape Works Plan detailing proposed works, generally in accordance with Landscape Concept Plan – Precinct A Road Hierarchy Plan No. 12003.01 Rev 10 and dated 17 May 2012, and in accordance with the following: - 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; and - Provide details of proposed planting including common and botanical names, height and spread at maturity. The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect.	Prior to commencement of works on site
	b) Undertake the works in accordance with the approved streetscape works required under part (a) of this condition. Works are to be carried out in accordance with the following standards: - AS1428.1 Design of Access and Mobility - AS1428.4 Tactile Ground Surface Indicators - AS/NZA 1158.3.1, 1999 pedestrian Area Lighting	Prior to survey plan endorsement for each stage
	This work is to be certified by a suitably qualified urban design/landscape architect or registered Practicing Engineer – Queensland RPEQ professional in accordance with the ULDA Certification Procedures Manual and to the satisfaction of the ULDA.	Prior to commencement of use
	c) On completion of this work submit written certification and "as constructed" plans to the ULDA demonstrating compliance with this condition.	
	d) The developer must maintain street trees for a period of twelve (12) months after an	As indicated

CONDITIONS – RECONFIGURATION OF A LOT		TIMING
	'On-Maintenance' (landscape) inspection.	
21.	**Detailed Landscape Plan** a) Submit to the ULDA for approval a detailed landscape plan generally in accordance with the approved landscape concept plans and in accordance with the applicable ULDA Guideline No.12 Park Planning and Design. The plans are to be prepared by an Australian Institute of Landscape Architects registered landscape architect. Landscaping plans shall address the following: All parkland areas and associated embellishments must be designed and constructed with consideration to adherence with the universal principals of *Crime Prevention through Environmental Design (CPTED).* All parkland areas and associated embellishments must be designed and constructed with strong consideration to long term sustainable asset management practices. Any retaining structures constructed for the intended purpose of retaining land uses other than parkland, must not be constructed within the boundary of any land areas intended to be dedicated for parkland. All parkland related signage must be designed, fabricated and installed in accordance with Ipswich City Council's Parks and Reserves Signage Manual. All land areas intended to be dedicated for parkland must be interconnected with the broader Ripley Valley pedestrian and cycle network. All primary shared pathways running through both Citywide and Local Linear Parkland must be a minimum 3.0m wide. Existing contours and levels and any alteration of the ground levels this should include plans, sections and elevations. Hard surfaces details including locations, materials and finishes. The location of, details of materials and finishes of, all proposed street furniture, storage facilities, signage and lighting. Proposed boundary treatments including screening, walls and fencing, indicating materials and dimensions. All planting including location, species, common name, size, density and number. Play equipment including details of types of equipment to be installed. All surfaces including details of materials and finishes. Bollards must be installed along any shared boundary between road reserve and park, with the intent of preventing unauthorised access by motor vehicles. All bollards must be installed and consist of materials in accordance with Ipswich City Council's Standard Details. Access points for maintenance vehicles must be incorporated at appropriate locations to the satisfaction of the assessing authority and must be installed and consist of materials in accordance with Ipswich City Council's Standard	Prior to commencement of works on site

CONDITIONS – RECONFIGURATION OF A LOT		TIMING
	Details. Unless otherwise approved in writing by the assessing authority, fencing along residential allotments adjoining park boundaries, public thoroughfares and drainage reserves must have a maximum height of: I. 1.2m high if not transparent; and II. 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. b) Undertake the works in accordance with the approved detailed landscape plan specified in part (a) of this condition and provide written confirmation to the ULDA from an Australian Institute of Landscape Architects registered landscape architect or a BSA, QLD licensed and experienced landscape contractor that the works comply with the submitted landscape plan.	Prior to endorsement of survey plan for each stage
22.	**Standard for Parkland Dedication** Submit to the ULDA certification from a suitable qualified professional that the parkland to be dedicated to ICC fulfils the following criteria: ▪ Declared plants, environmental weeds and rubbish must be removed – 100% kill rate ▪ Dead trees must be removed and dangerous trees made safe within 10.0m of proposed allotments or proposed pathways or playgrounds ▪ Open areas must be grassed and left in mowable condition ▪ Grassed areas must be free of rocks, stumps, humps and hollows with a maximum gradient of 1:6. Areas in excess of 1in 6 shall be fully planting in accordance with a approved landscaping plan. ▪ Disturbed areas must be revegetated using native plant species ▪ All rubbish must be removed from parkland ▪ Parkland must be freely and safely drained ▪ No overburden or spoil must be pushed or deposited into parkland ▪ Water / power service must be provided to the proposed park	Prior to survey plan endorsement for relevant stage.
23.	**Open Space Maintenance** Submit to the ULDA certification from a suitably qualified professional that the following criteria has been met:- (a) Any areas within open space areas which are disturbed as a result of civil works and which are not already detailed on the approved plans must be rehabilitated consistent with the adjacent landscaping. (b) As per Appendix 3 of Ipswich Planning Scheme Policy 3 - General Works,	Prior to survey plan endorsement for each stage

CONDITIONS – RECONFIGURATION OF A LOT		TIMING
	landscaping works are to be completed in accordance with the approved landscape plans and conditions of approval and maintained by the developer for at least eighteen (18) months from the date that works are accepted 'on-maintenance'.	
24.	**Street lighting** Design and install a street lighting system (including connections and energising) to all roads within the subdivision and to all footpaths/bikeways within road reserves and parks associated with the subdivision at no cost to Council The design and construction of the street lighting system must: i. be in accordance with Ipswich City Council's Planning Scheme Engineering Design Guidelines. ii. meet the relevant requirements of the electricity supplier iii. be acceptable to the electricity supplier as 'Rate 2 Public Lighting'	Prior to survey plan endorsement for each stage
Engineering Conditions		
25.	**Pre-Construction Certification** No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of construction for each stage
26.	**Post-Construction 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.	At survey plan endorsement for each stage
27.	**Approval from Affected Property Owner-(Roadworks)** Where encroachment of earthworks for road construction onto adjacent properties is likely to occur, the developer shall submit written authorisation to the ULDA from the affected landowner, or amend the design so that all roadworks are fully contained within the road reserve.	Prior to commencement of site works
28.	**Access and Parking** (a) In accordance with *Standard Drawing SR.02*, no vehicular access must be permitted along the common boundary of any proposed allotments and proposed arterial or non-access trunk collector roads. (b) Every allotment must be accessible by vehicle from a roadway. (c) All access and parking must be designed and constructed in accordance with the provisions of the *Ipswich Planning Scheme Parking Code* and *Australian Standards (2890 Series).*	(a) At all times (b) At all times (c) Prior to survey plan endorsement

CONDITIONS – RECONFIGURATION OF A LOT		TIMING
	(d) Parking and manoeuvring areas must accommodate the largest anticipated vehicle to use the site. (e) All parking, access and manoeuvring areas must be constructed of concrete, bitumen or equivalent materials approved by the assessing authority, and must be line-marked in accordance with the relevant Australian Standard.	(d) At all times (e) Prior to survey plan endorsement
29.	**Roads - Internal** a) Submit to the ULDA Principal Engineer engineering design and construction drawings checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for internal roads excluding Grampian Drive in accordance with Ipswich City Council standards. b) Submit to the ULDA Principal Engineer for approval engineering design and construction drawings checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for the proposed interim configuration of Grampian Drive comprising 2 vehicle lanes plus cycle lanes in accordance with Ipswich City Council standards c) Submit to the ULDA Principal Engineer for approval a Management Plan for the construction of the balance works required on Grampian Drive to bring it to its ultimate configuration of 4 lanes. The Management Plan shall provide details on but not be limited to the following: • Public consultation; • Pre- and post-construction building structural audits; and • Liability for damage • Timing d) Construct the road works generally in accordance with the approved plans. ~~e)~~ Submit to the ULDA 'as-constructed' drawings, certified by an RPEQ, in a format acceptable to the Ipswich City Council of all road works constructed in accordance with this condition. ***Advice:*** *i. It is planned to condition the upgrade of Grampian Drive within Precinct A to its full 4 lanes configuration in the Precinct B application.*	Prior to commencement of work for each stage Prior to commencement of work for stage 1 Prior to commencement of work for stage 1 Prior to endorsement of survey plan for each stage Prior to endorsement of survey plan for each stage
30.	**Roads – External** a) Submit to the ULDA Principal Engineer engineering design and construction drawings checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for the external section of Grampian Drive between Winland Drive and the development site boundary generally as shown on *Bradlees Civil Consulting Roadworks & Drainage Plan 10-473 SK3065 Sheet 1 of 3* in accordance with Ipswich City Council standards. b) Construct the road works generally in accordance with the approved plans. c) Submit to the ULDA 'as-constructed' drawings, certified by an RPEQ, in a format acceptable to the Ipswich City Council of all road works constructed in accordance	Prior to commencement of works Prior to Survey Plan endorsement for Stage 1 Prior to Survey Plan endorsement for Stage 1

CONDITIONS – RECONFIGURATION OF A LOT		TIMING
	with this condition.	
31.	**Road Closures and Openings** In accordance with the provisions of Ipswich City Council Local Law 12, in situations where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with an approved traffic management plan, until the roadworks are accepted "on-maintenance", or unless otherwise directed by the assessing authority.	Prior to endorsement of survey plan
32.	**Bus Stops** The developer shall provide bus stops and associated infrastructure on Grampian Drive generally in accordance with the RPS Marked Plan (Proposed Subdivision Plan Precinct A – Bus Stop Plan 104527 – 24 Rev A dated 11 April 2012. Each bus stop must be positioned, designed and constructed in accordance with Translink specifications and standards as published in the *Translink Public Transport Infrastructure Manual Version 1 June 2007 Section 2.4.1 Bus Stop Layout and Construction Details,* Drawing No's TL-R02, TL-I02, TL-P01, TL-S01 for the applicable standard of bus stop required (Regular, Intermediate, Premium or Signature stop), and *Disability Standards for Accessible Public Transport 2004*	Prior to the survey plan endorsement for each stage
33.	**Water** **Queensland Urban Utilities (QUU) – Nominated Assessing Authority** a) Submit for approval by Queensland Urban Utilities (QUU) detailed design plans (prepared by a Registered Professional Engineer Queensland (RPEQ-Civil)) for a water supply reticulation system providing a water service to each lot and generally in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards. b) Construct the works in accordance with the approved plans. c) Upon completion of the works, submit to QUU and the Urban Land Development Authority 'as-constructed' plans verified by a RPEQ-Civil and confirming all works have been completed in accordance with the approved plans. ***Advice:*** *i. Wherever possible, water mains must be constructed on the opposite side of the road to any concrete footpath.* *ii. All works on live water mains must be carried out by Queensland Urban Utilities at the developer's expense.* *iii. A private works request must be lodged with Queensland Urban Utilities to:* • *supply and install a suitable metered water connection for each proposed allotment;* • *amend the existing connection if necessary* • *seal off any existing water connections if necessary.*	Prior to site works commencing Prior to endorsement of survey plan for each stage As indicated

CONDITIONS – RECONFIGURATION OF A LOT		TIMING
	iv. All water infrastructure must be supplied and installed in accordance with Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards.	
34.	**Water – External** **Queensland Urban Utilities (QUU) – Nominated Assessing Authority** a) Submit for compliance assessment by Queensland Urban Utilities (QUU) detailed design plans (prepared by a Registered Professional Engineer Queensland (RPEQ-Civil)) for the proposed new 6ML high level reservoir 9 to replace the existing IDR85 0.12ML reservoir) and associated pipework to generally in accordance with the Worley Parsons Paradise Waters Development, Deebing Heights Water Supply Analysis Report – 25 May 2011. b) Construct the works in accordance with the approved plans. c) Upon completion of the works, submit to QUU and the Urban Land Development Authority 'as-constructed' plans verified by a RPEQ-Civil and confirming all works have been completed in accordance with the approved plans. ***Advice:*** *i. All works on live water mains must be carried out by Queensland Urban Utilities at the developer's expense.* *ii. All water infrastructure must be supplied and installed in accordance with Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards.* *iii. The staging and triggers for the work and future upgrades (including a secondary 300mm Ripley high level trunk feed connected to the existing 250mm main required for Precinct B) is to be in accordance with the Worley Parsons Paradise Waters Development, Deebing Heights Water Supply Analysis Report – 25 May 2011. However it is recognised that the final application of this strategy may be dependant on the completion of additional studies to determine the capacity of existing infrastructure. These studies are to be completed to the satisfaction of the ULDA prior to commencing design and construction. The Operational Works drawings associated with the infrastructure works are to be designed based on the outcomes of the studies.*	Prior to site works commencing Prior to endorsement of survey plan for each stage As indicated

35.	**Sewerage Internal** **Queensland Urban Utilities (QUU) – Nominated Assessing Authority**	
	a) Submit for compliance assessment by Queensland Urban Utilities (QUU) detailed design plans (prepared by a Registered Professional Engineer Queensland (RPEQ-Civil)) for a sewerage reticulation system providing a separate sewerage connection to each lot and generally in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards.	Prior to commencement of work for each stage
	b) Construct the works in accordance with the approved plans.	Prior to survey plan endorsement for each stage
	c) Upon completion of the works, submit to QUU and the Urban Land Development Authority 'as-constructed' plans verified by a RPEQ-Civil and confirming all works have been completed in accordance with the approved plans.	As indicated
	Advice: *i. All works on live sewer mains must be carried out by Queensland Urban Utilities (QUU) at the Developer's expense.* *ii. Any existing sewerage or sanitary drainage that crosses proposed lot boundaries must be located, disconnected and removed.* *iii. Inspection of any sewer lines must use a CCTV as part of the "On-Maintenance" inspection. A digital record of this inspection, including an accompanying summary report compiled and signed by a RPEQ, must be submitted to Queensland Urban Utilities as part of the "On Maintenance" application.* *iv. Consent of all properties owned by parties other than the developer must be provided to Queensland Urban Utilities as part of the application for the proposed sewerage infrastructure.*	
36.	**Sewerage – External** **Queensland Urban Utilities (QUU) – Nominated Assessing Authority**	
	a) Submit for compliance assessment to Queensland Urban Utilities (QUU) detailed engineering drawings (certified by a Registered Professional Engineer Queensland (RPEQ)) for the trunk gravity sewer generally in accordance with the conceptual design and alignment prepared by Bradlees Civil Consulting Job No 10-476 Drawings 1 to 8.	Prior to commencement of works
	b) Construct and commission the works in accordance with the approved plans.	Prior to survey plan endorsement for Stage 1
	c) Upon completion of the works, submit to QUU and the Urban Land Development Authority 'as-constructed' plans verified by a RPEQ-Civil and confirming all works have been completed in accordance with the approved plans.	As indicated
	Advice: *i) All works on live sewer mains must be carried out by Queensland Urban Utilities (QUU) at the Developer's expense.* *ii) Any existing sewerage or sanitary drainage that crosses proposed lot boundaries must be located, disconnected and removed.* *iii) Inspection of any sewer lines must use a CCTV as part of the "On-Maintenance" inspection. A digital record of this inspection, including an accompanying summary report compiled and signed by a RPEQ, must be submitted to Queensland Urban Utilities as part of the "On Maintenance" application.* *iv) Consent of all properties owned by parties other than the developer must be provided to Queensland Urban Utilities as part of the application for the proposed sewerage infrastructure.*	

37.	**Water and Sewer Works Guarantees** Where an interim sewerage and/or water solution is to be provided until a connection to the regional system is available and/or the external sewerage or water systems from the site to an approved connection point, which service this stage of development, are not complete prior to the endorsement of the survey plans, submit to the ULDA a guarantee for an amount equivalent to the cost of providing the interim solution(s) and for the cost of construction of the connection to the regional system that is not constructed at the time of survey plan endorsement. The guarantee shall remain in place until such time as the approved lots are connected to the regional sewerage and/or regional water in a form satisfactory to the ULDA.	Prior to survey plan endorsement for each stage
38.	**Flooding** The proposal must not increase flood levels on private property without the express and written permission of the owners of that property. All development lots must have a minimum 300mm freeboard above the Q100 inundation line as set by the Water Technology Flood Management Plan Paradise Waters Precinct A (November 2010).	Prior to the commencement of site works
39.	**Stormwater Management - Bioretention Basins** a) Submit to the ULDA engineering design and construction drawings for the proposed Bioretention Basins, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), generally in accordance with the following:- 1. Design: - Music Modelling Guidelines (Water by Design) - WSUD Technical Design Guidelines (Water by Design) - Construction and Establishment Guidelines (Water by Design) - Detailed design shall give consideration WSUD Technical Design Guidelines (Water by Design) - The bio-retention basins must integrate with and contribute to the visual amenity of the open space network - The stormwater outfalls from the bioretention basins to Deebing Creek must be carefully designed to avoid erosion of the creek bed and banks. - All in-situ dispersive soils must not come into contact with stormwater flowing into, through and out of the bioretention basins. This will require impervious lining to the bioretention basin and appropriate compacting, clay sealing and topsoiling to all bioretention batters, bunds and flow channels. - If acceptable to Ipswich City Council at the time of detailed design, the bioretention basins shall be saturated zone systems to ensure plant health in the Ipswich climate. - Provision of sealed access for maintenance purposes 2. Outlets from Bioretention Basins: - The stormwater outlets (pipe and weir) from the bioretention basins are to discharge to the floodplain of Deebing Creek generally in accordance with the	Prior to commencement of site works Prior to survey plan endorsement

	approaches outlined in *Brisbane City Council's Stormwater Outlets in Parks and Waterways (Version 2).*	
	3. Trunk Sewer - Bioretention Basin B: - Bioretention Basin B shall be located so as not to conflict with the trunk sewer shown on the Bradlees Civil Consulting Paradise Waters Gravity Trunk Sewerage Plan SK3085 RevC or vice-versa.	Prior to survey plan endorsement
	b) Construct the bioretention basins generally in accordance with the approved plans.	Prior to survey plan endorsement,
	c) Submit to the ULDA as constructed drawings and certification from an RPEQ (Civil) in a format acceptable to the Ipswich City Council that the bioretention basins have been constructed and established in accordance with part a) and Ipswich City Council requirements.	Prior to survey plan endorsement.
40.	**Stormwater Management – Detention Basin** Detention or retention basins must generally be designed and constructed in accordance with QUDM 2007 excepting: (a) Batters must not exceed 1 in 6 other than where localised around an inlet or outlet structure in which case maximum 1 in 4 is accepted (b) Minimise the use of retaining walls where possible to preserve existing vegetation and/or reduce potential impacts of the development. (c) Incorporate 3.0m wide concrete maintenance access strip extending between road pavement and for either the trash rack/inlet sediment forebay or a screened outlet structure (d) Basin floor must have minimum 1.5% fall from inlet to outlet or include the provision of low flow capture system such as invert sub-drainage infiltration coupled with collection pipes. Notwithstanding floor grade, the immediate area surrounding the outlet must include provision of low flow capture and disposal system (e) All flood detention systems must be located off-line from regional floodways (i.e. beyond the extent of Q100 FDL concerning tributaries, overland flowpaths, creeks and rivers) (f) Basins must be modelled to determine their performance over the full spectrum of possible flooding events up to and including PMF. This modelling must check for sensitivities to parameter selection and consequences. Rainwater tanks may not be used for mitigation of stormwater runoff and to form a case to reduce the existing requirements of traditional major/minor stormwater infrastructure.	Prior to survey plan endorsement for each stage
41.	**Stormwater Management** a) Submit to the ULDA designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) b) The stormwater design and hydraulic calculations for the final design shall show that "non-worsen' occurs to adjoining upstream and downstream properties for a range of storm events, except where written approval has been obtain from the affected	Prior to commencement of site works

	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 c) Stormwater 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 design 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. - In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that volume which is represented by the difference between the predicted volume from the storm event with an ARI of 100 years and the capacity of the pipe system - A suitable roofwater and allotment drainage system must be designed in accordance with QUDM, for allotments that do not have adequate fall from within the allotment to the design invert level of the kerb and channel. The design standard for the development must be not less than QUDM Level III - All stormwater flows within and adjacent to the development, other than inter-allotment drainage, must be confined to dedicated roads, drainage reserves, registered drainage easements or within parkland. Registered drainage easements, if related to piped drainage, must be centrally located over such underground pipe system and must be not less than 4.0m wide, except for drainage easements required for side boundaries which may be 3.0m wide where approved by the assessing authority. In addition, the easements must be of suitable width to contain the predicted overland flow from the storm event with an ARI of 100 years in that location. - No ponding, concentration or redirection of stormwater may occur onto adjoining land d) Construct works in accordance with the approved plans. e) Connect the development to the Ipswich City Council's stormwater system in accordance with part (a) of this condition. Upon completion and certification of the works the developer shall prepare and provide to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), in a format acceptable to the Ipswich City Council certifying that the works have been completed in accordance with Ipswich City Council construction standards.	Prior to survey plan endorsement for each stage
42.	**Filling and Excavation** Submit to the ULDA a Earthworks Management Plan checked and certified by a Registered Professional Engineer Queensland (RPEQ), specialising in geotechnical engineering, generally in accordance with the following documents: 1) Morrison Geotechnic Report 'Broad Geotechnic Appraisal – Site B – South Deebing Creek ' dated 8 November 2010 2) Bradlees Civil Consulting Earthworks Plans SK-3077-C, SK-3078-C and SK-3079-C dated 17 November 2010 or as otherwise approved by the ULDA Principal	Prior to the commencement of site works

	Engineer 3) The maximum height of any retaining wall which adjoins the side and / or rear boundary of any lot shall generally not exceed 2.0 metres unless otherwise approved by the ULDA Principal Engineer 4) Retaining walls, including footings and drainage systems, must be constructed entirely within the boundaries of the lot and in accordance with the requirements of Planning Scheme Policy 3 – General Works. 5) Any fill must be compacted in accordance with Section 5 (Compaction Criteria) and Level 1 in accordance with Section 8.2 of AS 3798 – 1996 *"Guidelines on Earthworks for Commercial and Residential Developments"*. 6) All retaining walls 1.0 m in height or greater must be; i) Designed by a RPEQ to a minimum life of 50 years; ii) Certified by a RPEQ not engaged by the contractor with 'as-constructed' plans to include location, specific soil parameters, loading parameters, drainage outlets and stormwater cut-off drains. iii) Retaining walls greater than 1.0 metre in public places must be provided with railings or other barriers to provide pedestrian safety. In addition to the above the Earthworks Management Plan shall: - Link and support the Soil and Erosion Plan - Fully detail areas where dispersive soils will be disturbed, treatment of dispersive soils and there rehabilitation. + - Full details of any areas where surplus areas are to be stockpiled Where earthworks are proposed within three metres of the property boundary or are likely to affect adjoining property owners, the developer must notify the affected property owners in writing, , as detailed in Part 12, Div 15 - Specific Outcome 19 and Note 12.15.4K. Submit certification to the ULDA by 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.	Prior to endorsement of survey plan for each stage
43.	**Erosion and Sediment Management** a) Submit to the ULDA an Erosion and Sediment Management Plan as part of the Site Based Construction Management Plan, checked and certified by a Registered Professional Engineer Queensland (RPEQ) or an accredited professional in erosion and sediment control (CPESC) in accordance with the following:- A soils assessment by a qualified soil scientist, with a focus on the dispersive nature of the soils must be submitted with the Erosion and Sediment Plan. The design and implementation of the of the erosion and sediment control plan must be completed in accordance with:- • State Planning Policy for Healthy Waters, • Urban Stormwater Quality Planning Guidelines (DERM) • Best Practice Erosion and Sediment Control (IECA).	Prior to commencement of site works

(b) The developer must install silt management facilities at commencement of construction and maintain the facilities until development work is complete and adequate grass cover is obtained.

(c) Silt traps must be sited upstream from any park or reserve area discharge point preferably on land comprising future allotments, such that no silt impinges on the park or reserve areas. The silt trap areas may be phased out after the development work is complete and adequate grass cover is obtained.

(d) Diversion drains and ponds, as necessary, must be installed on the site before any other work is undertaken on site to ensure that water containing silt, clay, solids or contaminants is contained and/or isolated.

(e) The sediment and erosion control must include, but not be limited to the following:-

(i) Show contours on, and surrounding, the site so that catchment boundaries can be seen.

(ii) Provide background information including site boundaries, contour maps, existing vegetation, location of site access and other impervious areas and existing and proposed drainage pathways with discharge points.

(iii) Provide a program of works containing details on the nature and specific location of works (revegetation, cut and fills, run-off diversions, stockpile management, access protection), timing of measures to be implemented and maintenance requirements.

(iv) Include E&SC plans to indicate the staging of works, and scheduling of progressive and final rehabilitation as works progress. Revegetation must take place immediately after earthworks are complete in any given part / stage of the site.

(v) Identify the riparian buffers and areas of vegetation which are to be protected and fenced off to prevent vehicle access.

(vi) The location and engineering details with supporting design calculations for all necessary sediment basins.

(vii) Provide details of chemical flocculation proposed, including equipment, chemical, dosing rates and procedures, quantities to be stored and storage location, and method of decanting any sediment basin.

(viii) The location and diagrammatic representations of all other necessary erosion and sediment control best management practice.

(ix) Identify the clean and disturbed catchments, and flow paths, showing diversion of clean water runoff, collection drains and banks, and location of discharge outlet points.

(x) Show calculated flow velocities, sizing and channel lining protection, and velocity/energy checks required for all stormwater diversion and collection drains, banks, chutes, and downstream outlets.

(xi) Location of topsoil stockpiles.

(xii) Provide a site based management plan (SBMP) setting out maintenance and monitoring measures including monitoring of sediment basin releases. The SBMP should include adaptive and contingency management measures for

	the site to ensure E&SC measures are effective at all times, particularly prior to, during and after wet weather. (xiii) The ESCP must be supported by an Erosion and Sediment Control Plan Checklist in accordance with Best Practice Erosion and Sediment Control for building and construction sites.	
44.	**Electricity** Submit to the ULDA either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots or b) written evidence from Energex confirming that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services. c) Confirmation that electricity and telecommunications have been constructed in the approved allocation as detailed in Ipswich City Council Standard Drawings SR.22 and SR.23 (Electricity and telecommunications drawings must be co-ordinated with civil engineering design documents, to ensure that service conflicts are avoided)	Prior to survey plan endorsement for each stage
45.	**Telecommunications** Submit to the ULDA documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision. Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited *'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers'*, Doc. No NBN-TE-CTO-194, issue date 1st April 2011. (Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of the relevant energy provider and the authorised telephone or cable service provider)	Prior to survey plan endorsement for each stage Prior to survey plan endorsement for each stage
46.	**Service Conduits & Mains** Submit confirmation from the relevant authorities: a) That service allocation arrangements within the road verges meet the reasonable requirements of each of the Utility Authorities. b) Supply and install all reasonable service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development. Joint use service trenches are to be utilised where possible. *(The developer must provide appropriate road crossing conduits in accordance with Ipswich City Council Standard Drawings SR.22 and SR.23. Where concrete footpaths are to be constructed, the conduits must be extended to the property boundaries)*	Prior to commencement of works on site. Prior to survey plan endorsement for each stage

47. **Infrastructure Contributions**

Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure.

The contribution has been calculated based on the *ULDA Infrastructure Funding Framework – 2011-12 Financial Year Infrastructure Charges – Ripley Valley.* The charge will be adjusted each July.

The current applicable general infrastructure charge is:

Dwelling Type	Number of Lots	Cost per Lot	Sub-total
Residential (per lot)	140	$28,000	$3,920,000.00
		Total	$3,920,000.00

A general infrastructure charge has been applied to each lot at the rate applicable for the 2011/12 financial year.

A credit will be applied when infrastructure charges are payable for the development of each lot. Infrastructure contributions (trunk works constructed) may be offset against infrastructure charges in accordance with the ULDA Trunks works policy and the Infrastructure Offset Plan for Ripley Valley.

Prior to endorsement of survey plan for each stage

48. **Municipal Works – As Constructed Information**

As Constructed" information and final construction issue engineering design drawings, compiled in accordance *with Planning Scheme Policy 2 for Municipal Works*, with a Contributed Assets Financial Apportionment Form, must be submitted to the assessing authority for their records. This data must be submitted electronically on a compact disk labelled appropriately to indicate the contents.

Prior to endorsement of survey plan

CONDITIONS – PLAN OF DEVELOPMENT (POD) RESIDENTIAL		TIMING
Advertising Devices		
49.	**Pylon & Billboard Signage** All signage must be in accordance with the Plan of Development – Proposed Display Village Plan, Plan No 104527-59 Rev D and dated 17 May 2012. Approval is required for any additional signage not nominated on the above plan.	At all times
	The location and design of the proposed advertising devices must not create a nuisance or potential hazard to pedestrians or to the occupants of nearby developments.	At all times
50.	**Illumination** The advertising devices approved on the Plan of Development – Proposed Display Village Plan, Plan No 104527-59 Rev D and dated 17 May 2012 plan, are not to be illuminated at any time.	At all times
51.	**Location of Devices** All advertising devices are to be located wholly within private property and must	At all times

CONDITIONS – PLAN OF DEVELOPMENT (POD) RESIDENTIAL		TIMING
	not be built on or near Council infrastructure.	
52.	**Limits on Devices** Unless otherwise determined in writing by the assessing authority, the advertising devices must be removed from the subject development site after ten (10) years from the date the approval takes effect. However, the advertising devices must be removed from the site immediately, in the instance that the last residential lot to which these advertising devices relate to is sold within the abovementioned ten (10) year period.	As indicated
53.	**Letter Boxes** Unless otherwise determined by the assessing authority, one (1) letterbox must be provided per dwelling. Such letter boxes must form an integral part of the design of the development and must be located within three (3) metres of the road frontage to which the site has been allocated its street address, unless otherwise determined by the assessing authority.	Prior to commencement of use
54.	**Infrastructure Contributions** Infrastructure contributions must be paid to the Planning Entity in respect of each building constructed on the site (the Infrastructure Contributions) in accordance with the ULDA Infrastructure Funding Framework 2011-12 Financial Year Infrastructure Charges – Ripley Valley. The Infrastructure Contributions will be calculated at the time of payment as follows: i. For any part of a building used for non-residential use in accordance with the formula A x B, where: A = the Contribution Rate (as indexed) on the date of payment of the Infrastructure Contributions; and B = the Gross Floor Area of the building endorsed through "Compliance Assessment" divided by 100. ii. For any part of a building used for residential use, the total of the Infrastructure Contributions for each type of dwelling unit where the Infrastructure Contributions for each type of dwelling unit will be calculated in accordance with the formula A x B, where: A = the Contribution Rate for each type of dwelling unit being constructed i.e. small, medium or large (as indexed) on the date of payment of the Infrastructure Contributions; and B = the number of dwelling units of that type being constructed. iii. The Contribution Rate means the applicable rate set out in Table 1 below (as indexed). iv. Gross Floor Area means the total floor area of all storeys of a building, including mezzanines, measured from the outside of external walls or the centre of a common wall, excluding areas used for: • building services, plant, vertical transportation systems;	Prior to endorsement of community management statement or commencement of use whichever occurs first.

CONDITIONS – PLAN OF DEVELOPMENT (POD) RESIDENTIAL		TIMING
	• ground floor public lobby or access way; • a public mall in a shopping complex; • the parking, loading docks and manoeuvring of vehicles and bicycles; • end of trip facilities for pedestrians and cyclists; and • private balconies whether roofed or not. **Table 1 – Infrastructure Contribution Rates** (1) S<60m2 GFA, M=60-100m2 GFA & L>100m2 GFA (2) Exclusive of GST A credit will be applied where infrastructure charge/s have been paid at the ROL stage.	
55.	**Indexation of Infrastructure Contributions** Infrastructure contribution rates will be indexed in accordance with the Infrastructure Charging and Offset Plan.	

2011/12	Small(1)	Medium(1)	Large(1)
Residential Units			
Contribution Rates	$18,000(2)	$23,000(2)	$28,000(2)
Non-residential			
Retail/Commercial (per 100ms GFA)	At the rate applicable at the time of payment		

STANDARD ADVICE

Flood Assessment

Following the finalisation of the overall 2D/1D flood model being developed by KBR for Ipswich City Council subsequent stages (including Stage 1) will be assessed against the model.

Waterway Stability:

As part of detailed design of future stages of the development a complete quantitative assessment of the waterway stability objectives in accordance with SEQ Regional Plan Implementation Guideline No. 7 and the State Planning Policy for Healthy Waters. Specifically Method B provided in Appendix C of the Developing Design Objectives for Urban Development in SEQ (Water by Design 2007) must be used.
Prior to the submission of any future development applications for the site the following is to be completed:

- Waterway stabilisation/geomorphic assessment of the reach of Deebing Creek for the whole site to:
  - Define current waterways stability issues including type of erosion and location.
  - Complete a quantitative assessment to define the risk of further erosion and incision.
  - Recommend a stabilisation strategy for the waterway including locations and typical methods of stabilisation and link this with the proposal Deebing Creek Habitat Restoration Strategy.

- Identify how stormwater flows from the development will enter the creek in a stable manner without erosion.
- Identify hydrologic controls to ensure the waterways stability objective (preserve the 1yr ARI) is achieved along the Deebing Creek through the site and for a distance of 2km downstream.

This will form the basis of the stabilisation design to be undertaken as part of future detailed design

Ipswich City Council (ICC) or Queensland Urban Utilities (QUU) Endorsement

For any conditions in this package that require the consideration of ICC or QUU, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation, an approval or a permit).

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994.*

Pursuant to Division 3 Section 440R of the Environmental Protection Act 1994, 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 6:30am or after 6:30pm.

Certification

Post-Construction certification is required prior to 'On Maintenance'. The format and documents required shall in accordance with Logan City Council standards, the ULDA will require a minimum 2 copy, bound in a A4 arch folder and 2 electronic copy on disk. Documents to be included but limited to, shall include:

1. A Post Construction Certification form
2. A Uncompleted Works Bond form
3. Report of Compliance with Development Approval Conditions from Project Coordinator
4. As Constructed Drawings
5. Compliance Test Records i.e. CCTV results etc
6. A list of non-compliance items
7. Material testing results

At the completion of the post-construction certification process the work assets will be transferred to Ipswich City Council.

Equitable Access

Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1982 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

Please note: The above information has been provided to the applicant as advice only and does not form part of the UDA 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.

Fire Ants

(a) In accordance with the *Plant Protection Act 1989* and the Plant Protection Regulation 1990, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species Solenopsis invicta) and to eradicate it from the State.

(b) It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary Industries and Fisheries on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:

Director General
Department of Primary Industries and Fisheries
GPO Box 46, Brisbane QLD 4001

(c) It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Queensland Department of Primary Industries and Fisheries website www.dpi.qld.gov.au.

(d) The land over which you have made a development application is within a suburb known to have Fire Ants and as such is within a "Restricted Area". The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact the Department of Primary Industries and Fisheries to investigate the site and for you to implement any necessary matters required by that Department prior to the commencement of any works.

Gas Supply

The developer should contact a gas service provider to determine whether the estate may be reticulated with natural gas.

Development Scheme Fee

A Development Scheme Fee will apply at the time of plan sealing (in accordance with Section 128 of the Urban Land Development Authority Act 2007) to recover a proportion of costs incurred by the ULDA in preparing the Development Scheme for Ripley Valley. The fee payable is at the rate prevailing at the time of payment. The current rate is $750 per dwelling/lot.