

Dev2013/425

21 August 2013

Sekisui House Limited
C/- Shane Smith
Landpartners Limited
PO Box 3916
SOUTH BRISBANE BC QLD 4101

Dear Shane

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURATION OF A LOT (5 INTO 10 LOTS FOR ROAD WIDENING) WITH
A PLAN OF DEVELOPMENT AT RIPLEY ROAD, RIPLEY DESCRIBED AS LOTS 1
– 5 ON SP246466**

On 20 August 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 website
<http://www.edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brandon Bouda on 3024 4166.

Yours Sincerely



Lyndy Rapson
A/Director – 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
	Lots 1 – 5	RP246466
PDA development application details		
MEDQ reference number	DEV2013/425	
Lodgement date	01 March 2013	
Type of application	☒ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Reconfiguring a Lot – 5 into 10 lots for road widening	

PDA development approval details

Decision of the MEDQ [delete other than the applicable decision]	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	20 August 2013
Currency period	4 years from Decision Date

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 1 on SP246466 – Rev C	BRSS3649.001-011	04/07/2013
2.	Proposed Reconfiguration Lot 2 on SP246466 – Rev C	BRSS3649.001-012	04/07/2013
3.	Proposed Reconfiguration Lot 3 on SP246466 – Rev C	BRSS3649.001-013	04/07/2013
4.	Proposed Reconfiguration Lot 4 on SP246466 – Rev C	BRSS3649.001-014	04/07/2013
5.	Proposed Reconfiguration Lot 5 on SP246466 – Rev C	BRSS3649.001-015	04/07/2013
6.	Plan of Development 1 of 6 External Roadworks – Index Sheet – Rev D	ER.1.100	27/06/13 (Amended in Red 08 AUG 2013)
7.	Plan of Development 2 of 6 Roadworks – Plan and Long. – Ch2880 to Ch3220 – Rev K	ER.1.103	27/06/13 (Amended in Red 08 AUG 2013)
8.	Plan of Development 3 of 6 Roadworks – Plan and Long. – Ch3220 to Ch3540 – Rev K	ER.1.104	27/06/13 (Amended in Red 08 AUG 2013)
9.	Plan of Development 4 of 6 Roadworks – Plan and Long. – Ch3520 to Ch3860 – Rev K	ER.1.105	27/06/13 (Amended in Red 08 AUG 2013)
10.	Plan of Development 5 of 6 Roadworks – Plan and Long. – Ch3840 to Ch4180 – Rev K	ER.1.106	27/06/13 (Amended in Red 08 AUG 2013)
11.	Plan of Development 6 of 6 Roadworks – Typical Details – Rev H	ER.2.101	27/06/13 (Amended in Red 08 AUG 2013)
12.	Plan of Development 1 of 3 Stormwater Drainage – Index Sheet	SW.1.100	27/06/13 (Amended in Red 08 AUG 2013)

	– Rev D		
13.	Plan of Development 2 of 3 Stormwater Drainage – Sheet 2 – Rev F	SW.1.102	27/06/13 (Amended in Red 08 AUG 2013)
14.	Plan of Development 3 of 3 Stormwater Drainage – Sheet 3 – Rev F	SW.1.103	27/06/13 (Amended in Red 08 AUG 2013)
15.	Plan of Development 1 of 3 Trunk Watermain – Locality Plan – Rev F	WR.1.100	27/06/13 (Amended in Red 08 AUG 2013)
16.	Plan of Development 2 of 3 Trunk Watermain Plan – Sheet 2 – Rev J	WR.1.102	27/06/13 (Amended in Red 08 AUG 2013)
17.	Plan of Development 3 of 3 Trunk Watermain Plan – Sheet 3 – Rev J	WR.1.103	27/06/13 (Amended in Red 08 AUG 2013)
18.	Plan of Development 1 of 3 Clearing and Erosion & Sediment Control Plan – Ch.2880 to 3560 - Rev F	BE.1.102	27/06/13 (Amended in Red 08 AUG 2013)
19.	Plan of Development 2 of 3 Clearing and Erosion & Sediment Control Plan – Ch.3560 to 4180 - Rev F	BE.1.103	27/06/13 (Amended in Red 08 AUG 2013)
20.	Plan of Development 3 of 3 Clearing and Erosion & Sediment Control Details Sheet - Rev J	BE.2.101	27/06/13 (Amended in Red 08 AUG 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 Development Assessment Division (DAD) of the Department of State Development, Infrastructure and Planning (DSDIP), 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</i>	Prior to commencement of site works

	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.	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 1 on SP246466 – Rev C number BRSS3649.001-011 dated 04/07/13; • Lot 2 on SP246466 – Rev C number BRSS3649.001-012 dated 04/07/13; • Lot 3 on SP246466 – Rev C number BRSS3649.001-013 dated 04/07/13; • Lot 4 on SP246466 – Rev C number BRSS3649.001-014 dated 04/07/13; and • Lot 5 on SP246466 – Rev C number BRSS3649.001-015 dated 04/07/13.	Prior to survey plan endorsement
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 the DAD of DSDIP 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	a) Prior to commencement of site works

	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.	b) Prior to survey plan endorsement
10	Erosion and Sediment Management a) Submit to the DAD of DSDIP detailed engineering 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). and generally in accordance with the approved: • Plan of Development 1 of 3 Clearing and Erosion & Sediment Control Plan – Ch.2880 to 3560 - Rev F number BE.1.102 dated 27/06/13 (Amended in Red 08 AUG 2013); • Plan of Development 2 of 3 Clearing and Erosion & Sediment Control Plan – Ch.3560 to 4180 - Rev F number BE.1.103 dated 27/06/13 (Amended in Red 08 AUG 2013); • Plan of Development 3 of 3 Clearing and Erosion & Sediment Control Details Sheet - Rev J number BE.2.101 dated 27/06/13 (Amended in Red 08 AUG 2013) 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.	a) Prior to commencement of site works b) While site works/operational works are occurring
11	Road Works a) Submit to the DAD of DSDIP 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	a) Prior to commencement of site works

	with Ipswich City Council's Standards and EDQ <i>Guideline No. 19 – Ripley Road Design Guideline</i> and the approved: • Plan of Development 1 of 6 External Roadworks – Index Sheet – Rev D number ER.1.100 dated 27/06/13 (Amended in Red 08 AUG 2013); • Plan of Development 2 of 6 Roadworks – Plan and Long. – Ch2880 to Ch3220 – Rev K number ER.1.103 dated 27/06/13 (Amended in Red 08 AUG 2013); • Plan of Development 3 of 6 Roadworks – Plan and Long. – Ch3220 to Ch3540 – Rev K number ER.1.104 dated 27/06/13 (Amended in Red 08 AUG 2013); • Plan of Development 4 of 6 Roadworks – Plan and Long. Ch3520 to Ch3860 – Rev K number ER.1.105 dated 27/06/13 (Amended in Red 08 AUG 2013); • Plan of Development 5 of 6 Roadworks – Plan and Long. Ch3840 to Ch4180 – Rev K number ER.1.106 dated 27/06/13 (Amended in Red 08 AUG 2013); • Plan of Development 6 of 6 Roadworks – Typical Details – Rev H number ER.2.101 dated 27/06/13 (Amended in Red 08 AUG 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 '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.	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	a) While site works are occurring, then to be maintained b) Prior to commencement of site works

	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 'As-Constructed' drawings and asset register verified and signed by a RPEQ confirming all works have been completed in accordance with the drawings from part (a) of this condition.	c) Prior to survey plan endorsement
14	Trunk Watermain and Connections a) Submit and obtain approval from Queensland Urban Utilities (QUU), detailed engineering design drawings detailing the trunk watermain including connections to existing water infrastructure, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) required to service the development, generally in accordance with the approved: • Plan of Development 1 of 3 Trunk Watermain – Locality Plan – Rev F number WR.1.100 dated 27/06/13 (Amended in Red 08 AUG 2013); • Plan of Development 2 of 3 Trunk Watermain Plan – Sheet 2 – Rev J number WR.1.102 dated 27/06/13 (Amended in Red 08 AUG 2013); • Plan of Development 3 of 3 Trunk Watermain Plan – Sheet 3 – Rev J number WR.1.103 dated 27/06/13 (Amended in Red 08 AUG 2013); The RPEQ is to verify the design drawings and ensure the design is in accordance with QUU's current Standards. b) Construct the trunk watermain and connections in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the DAD of DSDIP 'As-Constructed' drawings verified by a RPEQ confirming all works have been completed in accordance with the approved plans. c) Provide to the DAD of DSDIP all approval correspondences from QUU relating to part (a) and (b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
15	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required.	Prior to survey plan endorsement

	• <i>EDQ Guideline No. 19 – Ripley Road Design Guideline</i> • <i>Ipswich City Council's Street Tree Strategy and Ipswich City Council's Standard Drawings</i> • <i>AS1428.1 Design of Access and Mobility</i> • <i>AS1428.4 Tactile Ground Surface Indicators</i> • <i>Best Trade Practice (Part B of the Compliance Certificate – Landscape Works)</i> • <i>AS/NZS 1158.3.1, 1999 pedestrian Area Lighting</i> 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.	b) Prior to survey plan endorsement
c)	On completion of the works submit 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.	c) Prior to survey plan endorsement
d)	The developer must maintain street trees for a period of twelve (12) months after an 'On-Maintenance' inspection.	d) As indicated

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 ****