

Dev2011/167

20 September 2013

Department of
**State Development,
Infrastructure and Planning**

Ipswich Region Community Church Property Ltd
C/- Shane Smith
LandPartners Limited
PO Box 3916
SOUTH BRISBANE QLD 4101

Dear Shane

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE IN USE FOR SERVICE STATION, SHOP, FAST FOOD
PREMISES, FOOD PREMISE AND ERA8 CHEMICAL STORAGE AND
RECONFIGURATION OF A LOT (1 INTO 3 LOTS) AT 332 RIPLEY ROAD, RIPLEY
VALLEY DESCRIBED AS LOT 1 ON SP150064**

On 20 September 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://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



Patrick Atkinson
Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Ripley Valley	
Site address	332 Ripley Road	
Lot on plan description	Lot number	Lot description
	1	SP150064
PDA development application details		
MEDQ reference number	DEV2011/167	
Lodgement date	6 October 2011	
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	Service Station, Shop, Fast Food Premises, Food Premises & ERA8 – Chemical Storage and Reconfiguration of a Lot - 1 into 3	

PDA development approval details

Decision of the MEDQ	<i>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</i>
Decision date	<i>20 September 2013</i>
Currency period	<i>4 years from Decision Date</i>

Plans and specification

The plans and specific 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 of Lot 1 (restricted) on SP150064 (As Amended in Red 22/08/2013) prepared by Landpartners	BRJD4466.000-001 Rev L	14/01/13
2.	Ripley Road - Cunningham Highway to Fisher Road - Rev E prepared by MPN Consulting	ER.1.01	18/02/11
3.	Roads: Cunningham Highway (17b) prepared by Department of Transport and Main Roads	17B-0024 (D)	20/10/11
4.	Urban Vehicle Movement Template (As Amended in Red dated 08/08/2013) prepared by SMEC Urban Consulting Group	Sheet 1 of 3 0045E-SK-14 Rev D	23/07/13
5.	Church (IRCC) Intersection Layout Plan (As Amended in Red dated 28/08/2013) prepared by SMEC Urban Consulting Group	Sheet 1 of 1 0045E-SK-08 Rev D	12/12/12
6.	Stormwater Management Plan for Proposed Service Centre prepared by SMEC Urban Consulting Group	3310045E Rev 01	18/12/12
7.	Site plan prepared (As Amended in Red dated 28/08/2013) by R.H. Frankland & Associates	A01	
8.	Ground Floor Plan (As Amended in Red dated 28/08/2013) prepared by R.H. Frankland & Associates	A02 Rev A	16/01/13
9.	Elevations (As Amended in Red dated 28/08/2013) prepared by R.H. Frankland & Associates	A03	
10.	Elevations (As Amended in Red dated 28/08/2013) prepared by R.H. Frankland & Associates	A04	
11.	Context Plan prepared by Landpartners	BRJD4466.000-006 Rev A	20/12/12

PDA Development Conditions - General

1.	Carry out the approved development a) Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s. b) Development under the Material Change of Use Approval is only applicable to the Proposed Travel Centre Site, Lot 1 of the approved drawings: • <i>Proposed Reconfiguration of Lot 1 (restricted) on SP150064 (As Amended in Red dated 22/08/13) prepared by Landpartners, BRJD4466.000-001 Rev L dated 14/01/13</i>	a) Prior to commencement of use for the reconfiguration of lot and/or material change of use b) At all times
2.	Maintain the approved development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant engineering or other approvals required by the conditions.	As indicated
3.	Complete all Operational 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 and commencement of use
4.	Filling and Excavation a) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning an Earthworks Management Plan checked and certified by a Registered Professional Engineer Queensland (RPEQ), specialising in geotechnical engineering, generally in accordance with the following as appropriate: - i). The maximum height of any retaining wall which adjoins the side and / or rear boundary of the development must not exceed 2.0 metres unless approved in writing by the Development Assessment Division of Department of State Development, Infrastructure and Planning. - ii). Retaining walls, including footings and drainage systems, must be constructed entirely within the boundaries of the lot and in accordance with the requirements of Ipswich Council City Planning Scheme Policy 3 – General Works. - iii). Any fill within a Building Location Envelope must be compacted in accordance with Section 5 (Compaction Criteria) of AS 3798 – 1996 <i>"Guidelines on Earthworks for Commercial and Residential Developments"</i>. - iv). All retaining walls 1.0 metre or greater in height must be RPEQ certified and designed in accordance with the relevant Australian standards with a minimum life of 50 years.	a) Prior to commencement of site works

	In addition to the above the Earthworks Management Plan shall :- • link and support the Erosion and Sediment Control plans; • provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; • provide full details of any areas where surplus soils are to be stockpiled b) Submit to Development Assessment Division of Department of State Development, Infrastructure and Planning certification by a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters 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. c) Submit to Development Assessment Division of Department of State Development, Infrastructure and Planning certification by a RPEQ that all retaining walls above 1.0 metre in height have been constructed in accordance with the certified plans.	b) Prior to survey plan endorsement and commencement of use c) Prior to survey plan endorsement and commencement of use
5.	Certification Agreement In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the Department of State Development, Infrastructure and Planning Certification Procedures Manual.	Prior to commencement of site works for the reconfiguration of lot and material change of use
6.	Pre-Construction Certification No work shall commence until the Development Assessment Division of the Department of State Development, Infrastructure and Planning 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 for the reconfiguration of lot and material change of use
7.	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.	Prior to the commencement of use for the reconfiguration of lot and material change of use
8.	Construction Management Plan a) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning a Site Based Construction Management Plan that includes but is not limited to: • management of dust generated from the site during and outside construction work hours; • management of sedimentation and erosion which complies with management of groundwater and surface water collection,	a) Prior to commencement of site works for the reconfiguration of lot and material change of use

	treatment and disposal; - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; - management of acid sulphate contaminated soils (if required) in accordance with the current Queensland Acid Sulfate Soil Technical Manual, Soil Management Guidelines; and - Unless otherwise approved - Hours of construction must be Monday to Saturday 6.00am to 6.00pm. 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 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.	b) At all times during site works
9.	Traffic Management Plan a) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning a traffic management plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. A permit will need to be sought from Ipswich City Council (ICC) prior to any temporary road closure. The TMP must ensure traffic impacts are minimised where possible during construction. The TMP plan must include but 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; - Planning including risk identification and assessment, staging, etc. - Implementation - Monitoring and measurement - Management review - Traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council road(s) b) All work shall be undertaken in accordance with the traffic management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works for the reconfiguration of lot and material change of use b) As indicated
10.	Erosion and Sediment Management a) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning Erosion and Sediment Control (E&SC) plans checked and certified by a Registered Professional Engineer Queensland (RPEQ) or a Certified Professional Erosion & Sediment Control (CPESC) in accordance with the "Best Practice Erosion and Sediment Control"	a) Prior to commencement of site works for the reconfiguration of lot and material change of use

	published by the International Erosion Control Association (Australasia) November 2008. b) Implement and monitor the certified Erosion and Sediment Control Program	b) At all times during construction																																
11.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to the survey plan endorsement and commencement of use																																
12.	Infrastructure Contributions a) Unless a relevant infrastructure agreement provides to the contrary, pay the MEDQ a monetary contribution in accordance with Table 1 below. Table 1 <table><tr><th colspan="4">Reconfiguration of a lot</th></tr><tr><th></th><th>Charge</th><th>Credit</th><th>Total</th></tr><tr><td>Lot 1 – Proposed Travel Centre Site</td><td>\$29,229</td><td>\$0</td><td>\$29,229</td></tr><tr><td>Lot 2 - Existing Church</td><td>\$29,229</td><td>\$29,229</td><td>\$0</td></tr><tr><td>Lot 3 – balance Lot</td><td>\$29,229</td><td>\$0</td><td>\$29,229</td></tr><tr><td>Total</td><td></td><td></td><td>\$58,458</td></tr></table> Non-Residential Municipal Charge b) Unless a relevant infrastructure agreement provides to the contrary, pay the MEDQ a monetary contribution in accordance with Table 2 below. Table 2 <table><tr><th colspan="2">Material Change of Use - Non-Residential</th></tr><tr><td>Part B Charge – Service Station</td><td>\$188 per square meter of gross floor area</td></tr></table> Non-Residential Sub-Regional Charge c) Unless a relevant infrastructure agreement provides to the contrary, pay the MEDQ a monetary contribution in accordance with Table 3 below. Table 3 <table><tr><th colspan="2">Material Change of Use - Non-Residential</th></tr><tr><td>Part B Charge – Ripley Valley</td><td>25.7% of the municipal part B charge per square meter of gross floor area</td></tr></table> <i>Note: The above Infrastructure Charges (IC) calculations may be subject to credits for previous IC payments for the reconfiguration of a lot for the Lot 1 – Travel Centre Site.</i>	Reconfiguration of a lot					Charge	Credit	Total	Lot 1 – Proposed Travel Centre Site	\$29,229	\$0	\$29,229	Lot 2 - Existing Church	\$29,229	\$29,229	\$0	Lot 3 – balance Lot	\$29,229	\$0	\$29,229	Total			\$58,458	Material Change of Use - Non-Residential		Part B Charge – Service Station	\$188 per square meter of gross floor area	Material Change of Use - Non-Residential		Part B Charge – Ripley Valley	25.7% of the municipal part B charge per square meter of gross floor area	a) Prior to survey plan endorsement b) Prior to commencement of use c) Prior to the commencement of use
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	Infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places - of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year.	
PDA Development Conditions – Reconfiguring a Lot		
1.	Roadworks – New Road a) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning detailed engineering design drawings certified by a Registered Professional Engineer of Queensland (RPEQ) for the proposed New Road in accordance with DSDIP Guideline No. 6 – Street & Movement Network Neighbourhood Connector Street including intersection works with Ripley Road generally in accordance with ▪ <i>SMEC Urban Consulting Group Church (IRCC) Intersection Layout Plan no. 0045E-SK-08 Rev D Sheet 1 of 1, dated 12/12/2012 (As Amended in Red dated 28/08/2013);</i> ▪ <i>MPN Consulting – Ripley Rd Dwg ER.1.01 Rev E dated 18/02/11.</i> The design must align with the control line shown on this plan. b) Construct the road works in accordance with the certified drawings required in part (a) of this condition to Ipswich City Council standards. c) Submit to Development Assessment Division of Department of State Development, Infrastructure and Planning ‘As Constructed’ plans including an asset register in a format acceptable to Ipswich City Council, checked and certified by a RPEQ that the works have been inspected and completed in accordance with parts (a) and (b) of this condition Advisory Note: As development progresses in the environs of this development and Ripley Road is constructed to its ultimate six(6) lane configuration, it is proposed, at a future timing to be determined, that the New Road/Ripley Rd junction will revert to a left in/left out configuration.	a) Prior to commencement of site works b) Prior to endorsement of survey plan c) Prior to survey plan endorsement
2.	Streetscape Works – New Road a) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning Streetscape Plans for the New Road, prepared by a registered landscape architect of the Australian Institute of Landscape Architects (AILA) in accordance with the following standards and guidelines:- • <i>Ipswich City Council's Street Tree Strategy and Standard Drawings</i> • <i>DSDIP Guideline No 6 – Street and Movement Network</i> The streetscape plans shall detail the following where relevant; • pavement treatments including finished surface levels, cross-falls and longitudinal grades • footpath locations; • all existing trees within the dedicated road, including those to be retained and those to be removed • the location/ proximity of services within the road reserve • proposed new plantings including common and botanical names, pot size and height and spread at maturity. Selected species must be drought tolerant, low	a) Prior to commencement of work

	maintenance and located so as not to impair visibility; • any retaining structures proposed for the intended purpose of retaining land uses. • existing contours and proposed finished levels for earthworks • proposed boundary treatments including screening, walls and fencing, indicating materials and dimensions. b) Undertake the works in accordance with the submitted streetscape works required under part (a) of this condition. c) Submit 'As Constructed' plans certified by a registered AILA landscape architect that the works have inspected and completed in accordance with parts (a) and (b) of this condition.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
3.	Street Lighting – New Road a) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning detailed design drawings certified by a Registered Professional Engineer of Queensland (RPEQ-Electrical) endorsed in writing by Ipswich City Council (ICC) as the future Energex 'billable customer' for street lighting, along the New Road and its intersection with Ripley Road. The design and construction of the street lighting system must: • be in accordance with Ipswich City Council's Planning Scheme Engineering Design Guidelines; • meet the relevant requirements of the electricity supplier; • be acceptable to the electricity supplier as 'Rate 2 Public Lighting'. b) Construct the works in accordance with part (a) of this condition. c) Submit to Development Assessment Division of Department of State Development, Infrastructure and Planning 'As Constructed' drawings and certification from a RPEQ-Electrical that all works have been constructed and energised in accordance with parts (a) and (b) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
4.	Stormwater Drainage a) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning detailed engineering drawings and hydraulic calculations, certified by a Registered Professional Engineer Qld (RPEQ-Civil) detailing stormwater quantity and quality works connected to a lawful point of discharge for each lot and the New Road. Demonstrate using the stormwater design and hydraulic calculations for the final design to show that "no worsening" occurs to adjoining upstream and downstream properties for a range of storm events. No worsening shall mean no actionable nuisance from changes to flood levels, velocities or flows or rate of floodwater rise or time of inundation. b) Construct the works in accordance with the submitted drawings required in part (a) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement

	c) Submit to Development Assessment Division of Department of State Development, Infrastructure and Planning 'As Constructed' drawings including asset register in a format acceptable to Ipswich City Council checked and certified by a RPEQ that all works have been constructed in accordance with parts (a) and (b) of this condition.	c) Prior to survey plan endorsement
5.	Water a) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning detailed water supply reticulation layout plans to each lot certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with SEQ Water Supply & Sewerage Design & Construction Code The proposed connection point(s) to the existing water reticulation network must be endorsed by QUU. b) Construct the works in accordance with the endorsed plans required in part (a) of this condition. c) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning 'As Constructed' plans and asset register in a format acceptable to Ipswich City Council checked and certified by a Registered Professional Engineer Queensland-Civil (RPEQ-Civil) with supporting pressure and bacterial test results that the works have been inspected and completed in accordance with parts (a) and (b) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
6.	Sewerage a) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning detailed sewerage reticulation layout plans to each lot certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with SEQ Water Supply & Sewerage Design & Construction Code The proposed connection point(s) to the existing sewer reticulation network must be endorsed by QUU. b) Construct the works in accordance with the certified plans required in part (a) of this condition. c) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning 'As Constructed' plans and asset register in a format acceptable to Ipswich City Council checked and certified by a Registered Professional Engineer Queensland-Civil (RPEQ-Civil) with supporting CCTV results that the works have been inspected and completed in accordance with parts (a) and (b) of this condition.	a) Prior to commencement of site work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7.	Electricity Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning written evidence of an agreement with an authorised electricity supplier (eg Energex) to provide an underground electricity service to each lot.	Prior to survey plan endorsement

8.	Telecommunications Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to the proposed development.	Prior to survey plan endorsement
9.	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited <i>New Development: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers</i> , Doc. No NBN-TE-CTO-194, issue date 1 st April 2011.	Prior to survey plan endorsement
10.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to survey plan endorsement
11.	Connection to the Permanent Survey Marks The proposed development must be connected to Permanent Survey Marks (PSMs). The coordinates of the PSMs must be shown on the face of the survey plan/s.	Prior to survey plan endorsement
12.	Future Road Requirements - Cunningham Highway Permanent structures shall not be located within the setback areas as shown on DTMR <i>Future Road Requirement Plan Cunningham Highway Dwg No. 17B-0024 (D) dated 20/10/11</i> .	To be maintained
13.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement
14.	Road Widening – Ripley Road frontage Dedicate to the Ipswich City Council road widening along the Ripley Road frontage generally in accordance with the approved <i>Proposed Reconfiguration of Lot 1 (restricted) on SP150064 (As Amended in Red dated 22/08/2013) prepared by Landpartners, BRJD4466.000-001 Rev L dated 14/01/13</i>	Prior to survey plan endorsement
PDA Development Conditions – Material Change of Use		
1.	Restrictions on commencing development Development for permanent uses under this Approval may not commence on any part of the Proposed Travel Centre Site, Lot 1 of the approved drawings <i>Proposed Reconfiguration of Lot 1 (restricted) on</i>	Prior to the commencement of site works

	<i>SP150064 (As Amended in Red dated 22/08/2013) prepared by Landpartners, BRJD4466.000-001 Rev L dated 14/01/13 until detailed design documentation for approved uses relevant to the particular development has been endorsed by the nominated assessing authority.</i>	
2.	Compliance Assessment a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in these conditions. b) Before compliance assessment will commence, payment for the applicable fee must accompany any request for compliance assessment. c) The process and timeframes that apply to compliance assessment are: i. the applicant submits plans and supporting information as required for compliance assessment ii. within 20 business days the nominated assessing authority assesses the plans and supporting information and:- - a.if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to have been met or - b.if not satisfied with the information as submitted – notifies the applicant accordingly d) If the applicant is notified under (c)(ii)b. above: i. the information and plans addressing the concerns are to be resubmitted ii. within a further 15 business days the nominated assessing authority assesses the re-submitted plans and supporting information and:- - a.if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met or - b.if not satisfied with the information as submitted – notifies the applicant accordingly. e) If the applicant is notified under (d) (ii) b above, within 10 business days - the nominated assessing authority and applicant will repeat steps (d) (i) and (ii). If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc. f) When the nominated assessing authority and applicant are both satisfied with the re-submitted information lodged - the nominated assessing authority endorses the relevant instrument of document and the condition of the Approval (or element of the condition) is determined to have been met.	As required
3.	Detailed design documentation a) Submit to the Development Assessment Division of the Department	Prior to building work

	of State Development, Infrastructure and Planning as the nominated assessing authority for compliance assessment detailed design documentation which must detail the following matters, to the extent they are applicable to the Approved Use: • Location; • lot size and configuration; • building height; • gross floor area; • site cover; • building design including elevations and materials; • site access arrangements; • on-site parking and servicing arrangements; • interface with future adjoining residential uses; • number and location of fuel bowsers; • truck overnight parking; • location of underground fuel storage tanks; • design of the tanker vehicle refuelling area so that any spillage from the tanker will drain to a blind sump (with a minimum capacity 11,000 litres), for collection and later disposal. b) If the development shown in the detailed design documentation is inconsistent with the development shown on the plans associated with this approval the detailed design documentation must also comply with the requirements of condition 5(c) so far as they are relevant. c) The detailed design documentation will be assessed against: • the approved site plan for that part of the site • the relevant provisions of the development scheme in force at the time of this Approval • relevant EDQ guidelines in effect at the time of this Approval and • any further requirements set out in a condition of this Approval.	approval
4.	Screen A/C and Other Plant Enclosures Install and maintain suitable screening to all air conditioning, lift motor rooms, plant and service facilities located at the top of or on the external face of the building. The screening structures must be constructed from materials that are consistent with materials used elsewhere on the façade of the building.	Prior to the commencement of use and then to be maintained
5.	Refuse and Recycling Bins – On Site Collection Enter into an arrangement with earth Ipswich Waste Services or an appropriate private contractor to provide a bulk bin collection service to the development.	Prior to the commencement of use and then to be maintained
6.	Screened Bin Corral Provide a screened bin corral as indicated on the approved plans for the storage of bulk bins. This storage area is to cater for general refuse and recycle bins.	Prior to the commencement of use and then to be maintained
7.	Outdoor Lighting Outdoor lighting is to comply with <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i>.	At all times

8.	Disposal of Cleared Vegetation Advise the most appropriate, environmental sensitive and efficient way for the disposal of cleared vegetation. The following methods of disposal may be used: (a) Processing through a wood-chipper; (b) Disposal for firewood; (c) Disposal for landscaping purposes; or (d) Transport to alternative site for chipping. <i>Note: Burning off is not an acceptable method of disposal.</i>	Prior to commencement of site works
9.	Internal Roads, Parking and Footpaths a) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning detailed engineering design drawings certified by a Registered Professional Engineer of Queensland (RPEQ) of all proposed internal road works, access driveways, parking, footpaths and line markings generally in accordance with the • <i>SMEC Urban Vehicle Movement Template drawing no. 0045E-SK-14 Rev D Sheet 1 of 3, dated 23/7/2013 (As Amended in Red dated 08/08/13);</i> All internal car parks must comply with the requirements of AS 2890.1:2004 Off-Street Car Parking and AS2890.2-2002 - Off-street commercial vehicle facilities. b) Construct the works in accordance with the certified drawings required in part (a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use
10.	External Roadworks – Ripley Road a) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning for compliance endorsement, detailed engineering plans certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) for the following external roadworks; Ripley Road between the Cunningham Highway and the church access. The design shall be generally in accordance with the following; • <i>SMEC Urban Vehicle Movement Template drawing no. 0045E-SK-14 Rev D Sheet 1 of 3, dated 23/7/13 (as Amended in Red dated 08/08/2013)</i> • <i>SMEC Urban Consulting Group Church (IRCC) Intersection Layout Plan drawing no. 0045E-SK-08 Rev D Sheet 1 of 1 dated 12/12/12 (as Amended in Red dated 28/08/13);</i> • <i>MPN Consulting - Ripley Road Cunningham Highway to Fisher Road, Drawing No. ER.1.01 Rev E dated 18/02/11;</i> The design must align with the control line shown on this plan. • <i>EDQ Guideline No 19 Ripley Road design guideline</i> • <i>EDQ Guideline No 13 Engineering Standards.</i> b) Construct the road works in accordance with part a) of this condition.	a) Prior to the commencement of site works b) Prior to commencement of use

	c) Submit to Development Assessment Division of Department of State Development, Infrastructure and Planning 'As Constructed' plans including an asset register in a format acceptable to Ipswich City Council checked and certified by a RPEQ that the works have been inspected and completed in accordance with parts (a) and (b) of this condition. Advisory Note: The Department of Transport and Main Roads has undertaken preliminary planning for future upgrades to the Cunningham Highway/Ripley Road intersection, which may include the establishment of a signalised intersection directly to the north of the subject site. In the event that this occurs, the applicant is advised that future changes to the ingress/egress arrangements from/to Ripley Road may be required.	c) Prior to commencement of use
11.	Streetscape Works – Ripley Road a) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning Streetscape Plans, prepared by a registered landscape architect of the Australian Institute of Landscape Architects (AILA) in accordance with the following standards and guidelines:- • <i>DSDIP Guideline No. 19 – Ripley Road Design Guideline</i> • <i>Ipswich City Council's Street Tree Strategy and Standard Drawings</i> • <i>AS/NZS 1158.3.1, 1999 Pedestrian Area Lighting</i> The streetscape plans shall detail the following where relevant; • pavement treatments including finished surface levels, cross-falls and longitudinal grades • footpath locations; • all existing trees within the dedicated road, including those to be retained and those to be removed • the location/ proximity of services within the road reserve • proposed new plantings including common and botanical names, pot size and height and spread at maturity. Selected species must be drought tolerant, low maintenance and located so as not to impair visibility; • any retaining structures proposed for the intended purpose of retaining land uses. • existing contours and proposed finished levels for earthworks • proposed boundary treatments including screening, walls and fencing, indicating materials and dimensions. b) Undertake the works in accordance with the submitted streetscape works required under part (a) of this condition. c) Submit 'As Constructed' plans certified by a registered AILA landscape architect that the works have inspected and completed in accordance with parts (a) and (b) of this condition.	a) Prior to commencement of work b) Prior to commencement of use c) Prior to commencement of use
12.	Street Lighting – Ripley Road a) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning detailed engineering design and construction drawings for a street lighting system (including connections and energising) along Ripley Road between Cunningham Highway interchange and Church access, and to all footpaths/bike paths within the road reserve.	a) Prior to commencement of site works

	The design and drawings shall be checked and certified by a Registered Professional Engineer (RPEQ) and be endorsed by Ipswich City Council as the future Energex 'billable customer'. The design and construction of the street lighting system must: • be in accordance with Ipswich City Council's Planning Scheme Engineering Design Guidelines; • meet the relevant requirements of the electricity supplier; and • be acceptable to the electricity supplier as 'Rate 2 Public Lighting'. b) Construct the works in accordance with parts (a) and (b) of this condition. c) Submit certification from a RPEQ that all works have been constructed and energised in accordance with parts (a) and (b) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
13.	Stormwater Drainage (Quantity and Quality) a) Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning detailed engineering drawings and hydraulic calculations, certified by a Registered Professional Engineer Qld (RPEQ-Civil) detailing stormwater quantity and quality works connected to a lawful point of discharge with 'no worsening' to upstream or downstream properties generally in accordance with the <i>Stormwater Management Plan for Proposed Service Centre Development Application Phase Rev 01 dated 18 December 2012</i>. b) Construct the works in accordance with the submitted drawings required in part (a) of this condition	a) Prior to commencement of site works b) Prior to commencement of use
14.	Water Connect the development to the existing water reticulation network in accordance with QUU standards.	Prior to commencement of use
15.	Sewerage Connect the development to the existing sewerage reticulation network in accordance with QUU standards.	Prior to commencement of use
16.	Landscaping Works a) Submit to Development Assessment Division of Department of State Development, Infrastructure and Planning detailed Landscape Plans certified by a suitably qualified Landscape Architect or Landscape Contractor illustrating the extent of landscaping for the development and the overall site interface with the streetscape. The plans must where relevant: • include the location of existing street trees and verge landscaping treatments. If existing street trees are impacted by driveway locations a new street tree is to be provided in an agreed location. • ensure landscaping maintains visibility along pathways and vehicle paths;	a) Prior to commencement of landscape works

	- include species which are low maintenance and water-wise - ensure species are selected taking into account the location of overhead or underground services - ensure turfed areas proposed are accessible externally by standard lawn mowing equipment and receive adequate sunlight - identify opportunities for water infiltration to be maximised on-site through landscaped areas and permeable paving where possible An overall site landscape plan should be provided which outlines areas of hard and soft external treatments and the interface with the streetscape. b) Construct the works in accordance with the submitted Landscape Plans from part a) of this condition. c) On completion of the works, provide to the Development Assessment Division of Department of State Development, Infrastructure and Planning written certification from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with this condition.	b) Prior to commencement of use c) Prior to commencement of use
17.	Telecommunications Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to the proposed development.	Prior to commencement of use
18.	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited <i>New Development: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers</i>, Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to commencement of use
19.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to commencement of use
20.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost the grantee, over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use

21.	Cultural Heritage Submit to DSDIP confirmation that the duty of care obligations under the <i>Aboriginal Cultural Heritage Act 2003 (Qld)</i> have been complied with.	Prior to commencement of use
22.	Advertising Signage Submit to the Development Assessment Division of Department of State Development, Infrastructure and Planning copies of approval(s) granted by the nominated assessing authority, Ipswich City Council for any proposed on site advertising signage.	Prior to commencement of use
23.	Rehabilitation of Verge All disturbed verge, recreation park, allotment and other grassed areas must be rehabilitated and revegetated (including provision of topsoil to a minimum depth of 50mm) and turfed or seeded in accordance with Ipswich Planning Scheme Policy 3 - General Works (specifically part 6.1.6) by the developer.	Prior to commencement of use and then to be maintained
ENVIRONMENTALLY RELEVANT ACTIVITY (ERA) NO.8(3)(a) CHEMICAL STORAGE – 10M³ OR MORE OF CHEMICALS CLASS C1 OR C2 COMBUSTIBLE LIQUIDS UNDER AS1940 OR DANGEROUS GOODS CLASS 3		
1.	Chemical Storage – Environmentally Relevant Activity (ERA) #8 a) Submit to Ipswich City Council as the nominated assessing authority for approval, compliance with the Environmentally Relevant Activity (ERA) No. 8(3)(a) Chemical Storage – 10m ³ or more of chemicals class C1 or C2 combustible liquids under AS1940 or dangerous goods class 3 conditions as set out below. b) Provide to the Development Assessment Division of Department of State Development, Infrastructure and Planning all approval correspondences from Ipswich City Council relating to part (a). c) Install the facilities in accordance with the approval from Ipswich City Council. d) Operate and maintain the facilities in accordance with the approved conditions as set out below	a) Prior to the commencement of use b) Prior to commencement of use c) As required d) Prior to the commencement of use and then to be maintained
2.	Inspection by Authorised Persons At all reasonable times and to the satisfaction of an Authorised Person, the registered operator of the environmentally relevant activity must provide access to all relevant documents pertaining to the environmentally relevant activity and maintain access to the site for Authorised Persons to check compliance, including: • A copy of this development approval • Any record or document required to be kept by a condition of this development approval.	At all times
3.	Procedures and Training a) Procedures detailing the practices and measures to be applied during the carrying out of the environmentally relevant activity (during normal and emergency operations) must be documented.	a) Prior to the commencement of use and then to be

	The written documentation must: • Detail practices and measures that minimise and prevent environmental harm; • Achieve the requirements of this development permit; • Detail waste minimisation strategies and disposal that takes into account the waste management hierarchy; • Make provision for review and update of the document; and • Be readily accessible to all persons carrying out the environmentally relevant activity. These procedures must comply with the requirements of Australian Standard AS1940 – 2004: The storage and handling of flammable and combustible liquids and the requirements of this approval as minimum standards. b) All persons carrying out the environmentally relevant activity must be trained in: • The procedures for the environmentally relevant activity as appropriate to the person's duties and responsibilities relating to the prevention of unlawful environmental harm during operations and emergencies, and • The requirements of this development permit and their obligations under the Environmental Protection Act 1994.	maintained b) At all times
4.	Land Contamination The environmentally relevant activity must be conducted to prevent land contamination. Any land contamination caused by operations or practices at the premises must be: • Remediated immediately; or • Where remediation is not able to be carried out immediately, alternative timeframes must be in accordance with the written agreement of the Administering Authority. All land contamination must be reported to the Administering Authority as soon as practicable.	At all times
5.	Public Health and Nuisance Issue a) The registered operator of the environmentally relevant activity must take all measures, perform all acts and do all things necessary to ensure that the carrying out of the environmentally relevant activity does not cause any adverse effect on public health or any nuisance, particularly in relation to: • release of contaminants which causes or is likely to cause an environmental nuisance; • propagation of diseases, fly breeding, mosquito breeding, and harbourage and/or breeding of rats and other pest organisms and/or vectors. b) Dust or particulate matter that will have or is likely to have an adverse effect on people living in or using the surrounding area must not be permitted to emanate beyond the boundaries of the site. c) In the event of any adverse effect upon public health and/or any nuisance arising from the conduct of the environmentally relevant activity, the registered operator of the environmentally relevant activity must do all such acts and things and carry out any such works as may be necessary to: • Abate such adverse effects and such nuisance; and	a) At all times b) At all times c) As indicated

	Prevent the likelihood of any re-occurrence of the circumstances which gave rise to such adverse effects and/or such nuisance.																									
6.	Notification Immediately notify Ipswich City Council of any event where serious or material environmental harm is caused or threatened such as a spill, leak or other unauthorised release of contaminants to the environment. The notification to Council must include the following information: - site address; - site manager; - telephone and other contact details; - nature of the unauthorised release; - incident or emergency including the nature of the contaminants involved; - expected time to the event or since the event; - suspected cause; - possible effects on the environment; and - actions taken to address the occurrence.	As indicated																								
7.	Permitted Volume and Type of Petroleum Product The petroleum products referred in Table 1 below are the maximum volumes of petroleum products permitted to be kept on the site: Table 1 <table border="1"> <thead> <tr> <th>Tank Number</th><th>Fuel Type</th><th>Quantity (Litres)</th></tr> </thead> <tbody> <tr> <td>1</td><td>Motor Spirits</td><td>30,000</td></tr> <tr> <td>2</td><td>Motor Spirits</td><td>50,000</td></tr> <tr> <td>3</td><td>Motor Spirits</td><td>30,000</td></tr> <tr> <td>4</td><td>Motor Spirits</td><td>40,000</td></tr> <tr> <td>5</td><td>Motor Spirits</td><td>70,000</td></tr> <tr> <td>6</td><td>Diesel</td><td>85,000</td></tr> <tr> <td>7</td><td>Diesel</td><td>25,000</td></tr> </tbody> </table>	Tank Number	Fuel Type	Quantity (Litres)	1	Motor Spirits	30,000	2	Motor Spirits	50,000	3	Motor Spirits	30,000	4	Motor Spirits	40,000	5	Motor Spirits	70,000	6	Diesel	85,000	7	Diesel	25,000	At all times
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8.	Standard of Underground Petroleum Storage System (UPS) Unless otherwise specifically agreed to in writing by the Engineering and Environmental Manager of Ipswich City Council, the site must be designed and installed to have the following equipment: - Secondary containment for the storage tanks; - Secondary containment for product piping; - Leak monitoring of underground petroleum systems; - Leak monitoring of product piping; - Overfill-protection device/s; - Fill point spill containment device/s; - Dispenser sump/s; - Non-corrodible tanks; - Non-corrodible pipework; - Tank pit observation well/s; - Earthing of underground petroleum systems.	Prior to the commencement of use and then to be maintained																								
9.	Emergency Response Procedures The registered operator of the environmentally relevant activity must establish and document emergency response procedures for responding to emergencies and incidents. These procedures must comply with the requirements of Australian Standard AS1940 and the	Prior to the commencement of use and then to be maintained																								

	• A coupling on the fill pipe that makes a liquid-tight connection with the transfer hose on the delivery tank; • In the case of a tank that is gravity filled, an overfill protection device system is provided; • This device must stop the flow into the tank before there is insufficient space in that tank to receive the contents of the transfer hose on the delivery tank.	
14.	Stage 1 Vapour Recovery (VR1) for Underground Fuel Storage Tanks The registered operator of the environmentally relevant activity must establish procedures to implement and maintain vapour recovery systems. Where motor spirit is to be transferred from a delivery tank to an underground fuel tank, the underground tank must be fitted with the following equipment: • A vapour transfer system through which vapours displaced by the transfer of liquids into the tank are returned to the delivery tank being unloaded by means of a vapour return line of vapour-tight construction that has an internal diameter of not less than 65% of the minimum internal diameter of the fill pipe. • A coupling on the vapour return line that makes a vapour-tight connection with the relevant fitting on the vapour return hose connected to the delivery tank. • A spring loaded vapour return adaptor, which closes when the hose is disconnected, must be installed in the top of the riser. • The vapour recovery point must be located within two (2) metres of the respective fill point.	Prior to the commencement of use and then to be maintained
15.	Covered Forecourt Areas The registered operator of the environmentally relevant activity must provide to Council a Certificate of Compliance obtained from a qualified and independent person in the field of Dangerous Goods Management that: • All fuel dispensing areas (FDA) are covered. The roof or canopy must overhang by a horizontal distance of $\frac{1}{4}$ of the roof height out from the vertical above the boundary of the demarcated FDA. • Blind sumps (with a minimum capacity 10,000 litres each) have been installed to capture runoff from the each covered forecourt area around dispensing fuel pumps. The covered forecourt areas around the dispensing pumps must be paved and graded such that runoff discharges into the blind sumps. The design must ensure all spillages and wash down waters are collected from the forecourt areas and is not discharged into any stormwater systems or sewer. • Collected wastewater in the blind sump will be disposed of in the following manner: - i). Collection and disposal by a registered waste contractor to a liquid waste treatment facility; or - ii). Wastewater treated on site to the required standard for subsequent discharge to sewer in accordance with a Trade Waste Permit.	Prior to the commencement of use
16.	Uncovered Forecourt Areas The registered operator of the environmentally relevant activity must provide to Council a Certificate of Compliance obtained from a qualified and independent person in the field of Dangerous Goods Management	Prior to the commencement of use

	that: • The uncovered paved areas of the site drain to a treatment device/system which ensures, as a minimum, that the pollutant levels in the stormwater discharged from the site comply with the required pollutant levels of this Approval; • The stormwater drainage and treatment system includes a manual redirection and shutoff valve located prior to the stormwater discharge point. In the event of a major spillage the waste must be directed back to a 10,000 litre blind sump for collection and later disposal.	
17.	Noxious or Offensive Odour a) The environmentally relevant activity must be carried out by such practicable means necessary to prevent the release or likelihood of release of contaminants to the atmosphere. b) Notwithstanding any other condition of this development approval no release of contaminants from the registered place is to cause a noxious or offensive odour beyond the boundaries of the site. c) In the event a complaint about odour is made to the Ipswich City Council, and Council considers such complaint is not frivolous or vexatious, a restriction on hours of flammable and combustible liquids deliveries may be imposed.	a) At all times b) At all times c) As indicated
18.	Release of Contaminants to Waters a) The quality of stormwater leaving the developed site must achieve the following reductions in average annual pollutant load: • 80% for total suspended solids; • 60% for total phosphorus; • 45% for total nitrogen; and • 90% for gross pollutants. b) Contaminants must not be directly or indirectly released from the site to any waters or the bed and banks of any waters. c) Waste water directed to sewer must only be carried out in compliance with an approved Trade Waste Permit for the site. All associated water treatment equipment (if any) must be covered by the Trade Waste Permit, where released to sewer. d) Except as otherwise provided by these conditions, the environmentally relevant activity must be carried out by such practicable means necessary to prevent the contact of incident rainfall and stormwater runoff with wastes or other contaminants. e) Any spillage of wastes, contaminants or other materials must be cleaned up as quickly as practicable. f) All ancillary chemical storage (including oil and coolants) must be located under cover and be bunded with impervious material to contain any potential spills. The capacity of the bund must contain 100% of the capacity of the largest container plus 25% of the total storage volume, unless the volume of stored chemical and the building design is such as to prevent the release of spilt material to uncovered areas, the site apron or a stormwater drain.	a) At all times b) At all times c) As indicated d) At all times e) As indicated f) At all times

19.	Release of Noise a) All metal grilles, metal plates or similar infrastructure that is subject to vehicular traffic must be acoustically damped to prevent environmental nuisance. b) Outdoor public address systems must not be used except in the case of an emergency. c) The emission of noise from the development must not result in levels greater than those specified in Table 1 below: Table 1 <table border="1"> <thead> <tr> <th>Time Period</th><th>Sensitive land use</th><th>Commercial land use</th></tr> </thead> <tbody> <tr> <td>7am – 6pm</td><td>Labg + 5</td><td>Labg + 10</td></tr> <tr> <td>6pm – 10pm</td><td>Labg + 5</td><td>Labg + 10</td></tr> <tr> <td>10pm – 7am</td><td>Labg + 5</td><td>Labg + 10</td></tr> </tbody> </table> Advisory Note: Where bg is the Background Sound Pressure Level (LA90T) calculated as the noise equalled and exceeded for 90 % of the measured time in the absence of any noise under investigation.	Time Period	Sensitive land use	Commercial land use	7am – 6pm	Labg + 5	Labg + 10	6pm – 10pm	Labg + 5	Labg + 10	10pm – 7am	Labg + 5	Labg + 10	a) At all times b) As indicated c) At all times
Time Period	Sensitive land use	Commercial land use												
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20.	Regulated Waste Record Keeping The registered operator of the environmentally relevant activity must maintain a record of disposal of all regulated wastes and keep the record on-site for inspection at all times. The record must include the following and be maintained to the satisfaction of the Administering Authority: • Date, quantity and type of wastes removed; • Waste receiving/transporting operator that removed the wastes off-site; • Destination of the waste.	At all times												

ADVISORY NOTE

The Department of Transport and Main Roads has undertaken planning for future upgrades to the Cunningham Highway/Ripley Road intersection. These plans include the establishment of a signalised intersection directly to the north of the subject site, approximately 20 metres from the site boundary. It is expected that once the upgrade is progressed, there is potential that the proposed northern entry into the subject site will be closed. Should this be the case, the entry will be removed at no cost to the department and alternative access arrangements will be considered. It is recommended the applicant consider this future planning and seek to ensure alternative access arrangements can be accommodated in the future. The department is also unable to determine when the future upgrades will be undertaken. Further negotiations will be undertaken with all relevant stakeholders if and when the upgrades are progressed.

STANDARD 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.

Ipswich City Council (ICC) as the Nominated Assessing Authority

For any conditions in this package that require the consideration of Ipswich City Council (ICC), 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 or a permit). No costs will be incurred by the EDQ or ICC.

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 6.30 a.m. or after 6.30 p.m.

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

Special Infrastructure Levy (or similar rate or charge)

An annual special infrastructure levy may be applied to properties in the Ripley Valley PDA to assist in funding strategies to mitigate potential development impacts outside the PDA. Potential landowners must be made aware of the special infrastructure levy prior to the purchase of land.

**** End of Package ****