

DEV2013/429

8 October 2013

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

Edwards Property Group
25 Roderick Street
NEWTOWN, QLD 4305

Attention: Anne-Maree Savige

Dear Anne-Maree

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURATION OF A LOT (1 INTO 2 LOTS) AT 419 WATSONS ROAD,
SOUTH RIPLEY DESCRIBED AS LOT 3 ON RP204513**

On 8 October 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



Patrick Atkinson

Director – Development Assessment



Department of State Development, Infrastructure and Planning
1000 Lakeshore Drive, Suite 1000
Chicago, Illinois 60606-5000

Page 2 of 6

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PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Ripley Valley	
Site address	419 Watsons Road, South Ripley	
Lot on plan description	Lot number	Lot description
	3	RP204513
PDA development application details		
MEDQ reference number	DEV2013/429	
Lodgement date	19 April 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 – 1 into 2 lots	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Decision date	8 October 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 1 into 2 Reconfiguration over Lot 3 on RP 204513, 419 Watsons Road, South Ripley (as Amended in Red dated 01/10/2013)	P06-01b Reference Number 12436	21 November 2012

PDA Development Conditions

1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to survey plan endorsement
2.	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
2.	Electricity Submit to the MEDQ Principal Engineer either: a) written evidence from an authorised electricity provider (eg. Energex) that an existing low-voltage electricity supply is available to proposed Lot 4; or b) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (eg Energex) to provide an electricity service to proposed Lot 4.	Prior to survey plan endorsement
3.	Telecommunications Enter into an agreement with an authorised telecommunication carrier to provide telecommunication services to proposed Lot 4.	Prior to survey plan endorsement
4.	Sewerage Provide an onsite sewerage treatment and disposal system in accordance with Ipswich City Council's standards.	Prior to the commencement of use

4.	Vegetation Clearing a) A Fauna Spotter, qualified by Queensland National Parks and Wildlife Service (QNPWS), shall inspect the site to ensure identification of any wildlife (fauna) or habitat features (e.g. nests, tree hollows) prior to clearing. b) Vegetation clearing operations are not to commence until a Fauna Spotter has certified that the site has been fully inspected and any necessary fauna protection measures or relocation procedures implemented. c) Submit to Development Assessment Division of Department of State Development, Infrastructure and Planning a report from the Fauna Spotter to demonstrate compliance with this condition.	a) Prior to the commencement of site works b) Prior to the commencement of site works c) Prior to the commencement of site works																				
5.	Erosion and Sediment Management a) Prepare an Erosion and Sediment Control Plan (ESCP), certified by a Registered Professional Engineer Queensland (RPEQ) or an accredited professional in erosion and sediment control (CPESC) in accordance with the following:- • State Planning Policy for Healthy Waters, • Urban Stormwater Quality Planning Guidelines (DEHP) • Best Practice Erosion and Sediment Control (IECA). • Any relevant Ipswich City Council standards. b) Implement the ESCP in accordance with Best Practice Erosion and Sediment Control for construction sites.	a) Prior to commencement of site works b) At all times during construction																				
6.	Infrastructure Contributions Pay to the Minister for Economic Development Queensland (MEDQ) a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the Economic Development Queensland <i>Infrastructure Funding Framework, July 2013</i>, which is as follows: <table><tr><th colspan="4">Reconfiguration of a Lot</th></tr><tr><th>Dwelling Type</th><th>Number of Lots</th><th>Cost per Lot</th><th>Sub-total</th></tr><tr><td>Residential (per lot)</td><td>2</td><td>\$29,229</td><td>\$58,458</td></tr><tr><td>Credit</td><td>1</td><td>\$29,229</td><td>-\$29,229</td></tr><tr><td></td><td></td><td>Total</td><td>\$29,229</td></tr></table>	Reconfiguration of a Lot				Dwelling Type	Number of Lots	Cost per Lot	Sub-total	Residential (per lot)	2	\$29,229	\$58,458	Credit	1	\$29,229	-\$29,229			Total	\$29,229	Prior to survey plan endorsement
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	<i>* 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.</i>	
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