

DEV2013/463

31 October 2013

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

EJ Cooper and Son Pty Limited  
C/- Mr David Ireland  
PSA Consulting (Australia)  
PO Box 15339  
CITY EAST BRISBANE QLD 4002

Dear David

**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 52 RESIDENTIAL LOTS, ROADS,  
DRAINAGE RESERVE, BALANCE LOT) WITH A PLAN OF DEVELOPMENT AT  
450 -546 RIPLEY ROAD, RIPLEY DESCRIBED AS LOT 1 ON RP114350**

On 31 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://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 Aitkinson  
**Director – Development Assessment**



## PDA Decision Notice – Approval

| Site information                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
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| Name of urban development area (PDA) | Ripley Valley                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |
| Site address                         | 450 – 546 Ripley Road, Ripley                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |
| Lot on plan description              | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Lot description |
|                                      | 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | RP114350        |
| PDA development application details  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
| MEDQ reference number                | DEV2013/463                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |
| Lodgement date                       | 04 July 2013                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |
| Type of application                  | <input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Changing a PDA development approval</li> <li><input type="checkbox"/> Extending the currency period of a PDA approval</li> </ul> |                 |
| Description of proposal applied for  | Reconfiguration of a Lot (1 into 52) with a Plan of Development, Drainage Reserve, Roads and Balance Lot                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                 |



**PDA development approval details**

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| 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        | 31 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.

| <b>Approved plans, reports and specifications</b> |                                                                                              | <b>Number (if applicable)</b> | <b>Date (if applicable)</b>                         |
|---------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------|-----------------------------------------------------|
| 1.                                                | Plan of Development Plan – Rev G<br>Brown Consulting                                         | B12062-SK01                   | 07 August 2013 (As Amended in Red dated 11/10/2013) |
| 2.                                                | Plan of Development Notations – Rev B<br>Brown Consulting                                    | B12062-SK02                   | 09 October 2013                                     |
| 3.                                                | Plan of Development Balance Lot Plan<br>Brown Consulting                                     | B12062-SK03                   | 09 October 2013                                     |
| 4.                                                | Noise Impact Assessment – Final<br>ASK Acoustics & Air Quality                               | 6959R01V01                    | 12 August 2013                                      |
| 5.                                                | Wastewater Servicing Strategy Option1, Phase 1 – Initial Stages – Rev A<br>Browns Consulting | B12062.W-SK10                 | 28 June 2013 (As amended in Red dated 15/10/2013)   |
| 6.                                                | Roadworks and Drainage Internal Works Layout Plan<br>Brown Consulting                        | B12062-SK11                   | 26 June 2013                                        |
| 7.                                                | Roadworks and Drainage External Works Layout Plan<br>Brown Consulting                        | B12062-SK12                   | 26 June 2013                                        |
| 8.                                                | Bulked Earthworks Layout Plan<br>Brown Consulting                                            | B12062-SK13                   | 26 June 2013                                        |
| <b>Supporting plans, drawings or documents</b>    |                                                                                              | <b>Number (if applicable)</b> | <b>Date (if applicable)</b>                         |
| 1.                                                | Endorsed Community Facilities Infrastructure Master                                          |                               |                                                     |

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|                                   | Plan                                                                                                                                                   |                                  |  |
| 2.                                | Endorsed Community Greenspace Infrastructure Master Plan                                                                                               |                                  |  |
| 3.                                | Endorsed Stormwater Infrastructure Master Plan                                                                                                         |                                  |  |
| 4.                                | Endorsed Water Supply Infrastructure Master Plan                                                                                                       |                                  |  |
| 5.                                | Endorsed Sewerage Infrastructure Master Plan                                                                                                           |                                  |  |
| 6.                                | Endorsed Energy and Communications Infrastructure Master Plan                                                                                          |                                  |  |
| 7.                                | Endorsed Movement Network Infrastructure Master Plan                                                                                                   |                                  |  |
| 8.                                | Endorsed Earthworks Infrastructure Master Plan                                                                                                         |                                  |  |
| 9.                                | Endorsed Total Water Cycle Management Overarching Site Strategies                                                                                      |                                  |  |
| 10.                               | Endorsed Natural Environment Overarching Site Strategies                                                                                               |                                  |  |
| 11.                               | Endorsed Ecological Sustainability and Innovation Overarching Site Strategies                                                                          |                                  |  |
| 12.                               | Endorsed Community Development Overarching Site Strategies                                                                                             |                                  |  |
| 13.                               | Endorsed Employment and Economic Development Overarching Site Strategies                                                                               |                                  |  |
| 14.                               | Endorsed Housing Diversity and Affordability Overarching Site Strategies                                                                               |                                  |  |
| <b>PDA Development Conditions</b> |                                                                                                                                                        |                                  |  |
| 1                                 | <b>Carry out the approved development</b><br><br>Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s. | Prior to survey plan endorsement |  |



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| 2 | <p><b>Detailed design documentation</b></p> <p>a) Submit for compliance assessment detailed design documentation for all uses on the Medium Density Areas and Dual Occupancy allotments identified on the Approved:</p> <ul style="list-style-type: none"> <li>• Plan of Development Rev G, plan number B12062-SK01 dated 07 August 2013 (As Amended in Red dated 11/10/2013).</li> </ul> <p>b) Detailed design documentation must detail the following matters, to the extent they are applicable to the Approved Use:</p> <ul style="list-style-type: none"> <li>(i) location;</li> <li>(ii) lot size and configuration;</li> <li>(iii) building height;</li> <li>(iv) plot ratio / gross floor area / gross leasable area;</li> <li>(v) site cover;</li> <li>(vi) number of dwellings (and gross floor area);</li> <li>(vii) building design including elevations and materials;</li> <li>(viii) site access arrangements;</li> <li>(ix) on-site parking and servicing arrangements;</li> <li>(x) interface with adjoining residential uses;</li> <li>(xi) demonstrate active frontages.</li> </ul> <p>c) If the development shown in the detailed design documentation is inconsistent with the development shown on an approved Plan of Development, the detailed design documentation must also comply with the requirements of condition 3(b) so far as they are relevant.</p> <p>d) The detailed design documentation will be assessed against:</p> <ul style="list-style-type: none"> <li>(i) the approved Plan of Development Rev G, plan number B12062-SK01 dated 07 August 2013 (as amended in Red dated 11/10/2013) for that part of the site;</li> <li>(ii) the approved Plan of Development Notations Rev B, plan number B12062-SK02 dated 09 October 2013.</li> </ul> <p><b>Note:</b> The submission of Detail design documentation for Dual Occupancy allotments may not be required</p> | <p>Prior to commencement of building works on the Medium Density Areas and Dual Occupancy allotments</p> |
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|   | where the applicant has paid the relevant infrastructure charges at the rate for two large dwellings on each identified Dual Occupancy allotment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |              |
| 3 | <p><b>Compliance Assessment</b></p> <p>a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in the conditions.</p> <p>b) Before compliance assessment will commence, payment for any applicable fees must accompany any request for compliance assessment. The fee is set out in the EDQ's development assessment fee schedule in force at the date the request is lodged.</p> <p>c) The process and timeframes that apply to compliance assessment are:</p> <ul style="list-style-type: none"> <li>(i) the applicant submits plans and supporting submits plans and supporting information as required for compliance assessment</li> <li>(ii) <b>within 20 business days</b> – the MEDQ or its delegate assesses the plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly</li> </ul> <p>d) If the applicant is notified under (c)(ii) above:</p> <ul style="list-style-type: none"> <li>(i) the information and plans addressing the concerns are to be resubmitted</li> <li>(ii) within a further <b>15 business days</b> – the MEDQ or its delegate assesses the re-submitted plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly.</li> </ul> <p>e) If the applicant is notified under (d)(ii) above, within <b>10 business days</b> - MEDQ or its delegate and applicant will repeat steps (d)(i). 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.</p> <p>f) When the MEDQ or its delegate and applicant are both satisfied with information lodged or re-lodged - the MEDQ or its delegate advises the applicant</p> | As indicated |



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|   | <p>the applicable infrastructure charges to pay in accordance with conditions 33-37.</p> <p>g) Once the infrastructure charges are paid MEDQ or its delegate endorses the relevant plans and information, and the condition of the Approval (or element of the condition) is determined to have been met.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                        |
| 4 | <p><b>Certification Agreement</b></p> <p>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 (DSDIP) Certification Procedures Manual.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to commencement of site works    |
| 5 | <p><b>Pre-Construction Certification</b></p> <p>No work shall commence until the Development Assessment Division of DSDIP acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with DSDIP Certification Procedures Manual.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Prior to commencement of site works    |
| 6 | <p><b>Post-Construction Certification</b></p> <p>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 constructed in accordance with the approved plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to acceptance 'on-maintenance'   |
| 7 | <p><b>Construction Management Plan</b></p> <p>a) Submit to the Development Assessment Division of DSDIP a Site Based Construction Management Plan that includes but is not limited to:</p> <ul style="list-style-type: none"> <li>• management of dust generated from the site during and outside construction work hours;</li> <li>• management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal;</li> <li>• management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site;</li> <li>• management of acid sulphate contaminated soils (if required) in accordance with the current Queensland Acid Sulfate Soil Technical Manual, Soil Management Guidelines; and</li> </ul> | a) Prior to commencement of site works |



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|   | <ul style="list-style-type: none"> <li>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.</li> </ul> <p>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.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>b) At all times during site works</p>                             |
| 8 | <p><b>Traffic Management Plan</b></p> <p>a) Submit to the Development Assessment Division of DSDIP 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 must include but not limited to:</p> <ul style="list-style-type: none"> <li>provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>provision for parking and materials delivery during and outside of construction hours of work;</li> <li>Planning including risk identification and assessment, staging, etc.;</li> <li>Implementation;</li> <li>Monitoring and measurement;</li> <li>Management review;</li> <li>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).</li> </ul> <p>b) All works shall be undertaken in accordance with the TMP which must be current and available on site at all times during the construction period.</p> | <p>a) Prior to commencement of site works</p> <p>b) As indicated</p> |
| 9 | <p><b>Filling and Excavation</b></p> <p>a) Submit to the Development Assessment Division of</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>a) Prior to commencement</p>                                      |

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|    | <p>DSDIP a detailed Earthworks Management Plan (EMP) checked and certified by a Registered Professional Engineer Queensland (RPEQ), detailing cut/fill levels, retaining wall locations/heights, etc generally in accordance with:</p> <ul style="list-style-type: none"> <li>• Bulk Earthworks Layout Plan number B12062-SK13 dated 26/06/2013.</li> </ul> <p>The EMP must comply with the requirements of AS 3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments”</i>.</p> <p>b) Submit to Development Assessment Division of DSDIP certification by a RPEQ stating that all constructed cut and fill operations have been carried out in accordance with the certified EMP and any unsuitable material encountered has been treated or replaced with suitable replacement material.</p> <p><b>Advisory Note:</b> Refer endorsed Earthworks Infrastructure Master Plan.</p> | <p>of site works</p> <p>b) Prior to survey plan endorsement</p>                          |
| 10 | <p><b>Erosion and Sediment Management</b></p> <p>a) Submit to the Development Assessment Division of DSDIP Erosion and Sediment Control (E&amp;SC) plans checked and certified by a Registered Professional Engineer Queensland (RPEQ) or a Certified Professional Erosion &amp; Sediment Control (CPESC) in accordance with the following:</p> <ul style="list-style-type: none"> <li>• ‘Best Practice Erosion and Sediment Control’ published by the International Erosion Control Association (Australasia) November 2008;</li> <li>• State Planning Policy for Healthy Waterways;</li> <li>• Urban Stormwater Quality Planning Guidelines (DEHP).</li> </ul> <p>b) Implement and monitor the certified Erosion and Sediment Control Program</p>                                                                                                                                                            | <p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p> |
| 11 | <p><b>Land Dedications</b></p> <p>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 MEDQ that the past uses of the land did not include a notifiable activity (i.e. livestock dip as listed in Schedule 3 of the <i>Environmental Protection Act 1994</i>).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Prior to the dedication of land</p>                                                   |
| 12 | <p><b>Drainage Reserve</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                          |







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|    | <p>c) Submit to Development Assessment Division of DSDIP 'As Constructed' plans including an asset register in a format acceptable to ICC, checked and certified by a RPEQ that the works have been inspected and completed in accordance with this condition.</p> <p><b>Advisory Note:</b> As development progresses to the balance of the eastern area of this development, it is proposed, at a future timing to be determined, that the access intersection with Ripley Road will revert to a left in/left out configuration.</p> <p><b>Advisory Note:</b> Refer endorsed Movement Network Infrastructure Master Plan</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | c) Prior to survey plan endorsement                                                                                                 |
| 16 | <p><b>Stormwater Management (Quantity and Quality)</b></p> <p>a) Submit to the Development Assessment Division of DSDIP detailed engineering drawings and hydraulic calculations detailing the stormwater drainage system and stormwater quality works for the development, certified by a Registered Professional Engineer Qld (RPEQ-Civil), generally in accordance with the following prepared by Brown Consulting:</p> <ul style="list-style-type: none"> <li>• Stormwater Management Plan &amp; Flooding Report B12062.W-03A dated 09/08/13;</li> <li>• Roadworks and Drainage Internal Works Layout Plan number B12062-SK11 dated 26/06/2013;</li> <li>• Roadworks and Drainage External Works Layout Plan number B12062-SK12 dated 26/06/2013.</li> </ul> <p>b) Construct the works in accordance with the submitted drawings required in part (a) of this condition.</p> <p>c) Submit to Development Assessment Division of DSDIP 'As Constructed' drawings including an asset register in a format acceptable to ICC, checked and certified by a RPEQ that all works have been inspected and completed in accordance with this condition.</p> <p><b>Advisory Note:</b> Refer endorsed Stormwater Infrastructure Management Plan.</p> | <p>a) Prior to commencement of site works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> |
| 17 | <p><b>Water</b></p> <p>a) Submit to the Development Assessment Division of DSDIP a H2O water reticulation analysis for the development endorsed in writing by Queensland Urban Utilities (QUU).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | a) Prior to commencement of site works                                                                                              |

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|    | <p>b) Submit to the Development Assessment Division of DSDIP detailed water supply reticulation layout plans providing a connection to each lot, certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with:</p> <ul style="list-style-type: none"> <li>• Initial Development Water Reticulation Layout Plan No. B12062.W-SK21 dated 09/08/13;</li> <li>• SEQ Water Supply &amp; Sewerage Design &amp; Construction Code.</li> </ul> <p>The proposed connection point(s) to the existing water reticulation network must be endorsed by QUU and the proposed alignment of the section of trunk water main in Ripley Road must be generally in accordance with the DSDIP Guideline No. 19 <i>Ripley Road design guideline</i>.</p> <p>c) Construct the works in accordance with the endorsed plans required in part (a) of this condition.</p> <p>d) Submit to the Development Assessment Division of DSDIP 'As Constructed' plans and asset register with supporting pressure and bacterial test results, checked and certified by a RPEQ that the works have been inspected and completed in accordance with this condition.</p> <p><b>Advisory Note:</b> Refer endorsed Water Supply Infrastructure Master Plan.</p> | <p>b) Prior to commencement of site works</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>                                               |
| 18 | <p><b>Sewerage Internal</b></p> <p>a) Submit to the Development Assessment Division of DSDIP a sewer network reticulation analysis for the development, endorsed in writing by QUU.</p> <p>b) Submit to the Development Assessment Division of DSDIP detailed sewerage reticulation layout plans providing a connection to each lot, certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with:</p> <ul style="list-style-type: none"> <li>• Initial Development Wastewater Reticulation Layout Plan No. B12062.W-SK23 dated 09/08/13;</li> <li>• SEQ Water Supply &amp; Sewerage Design &amp; Construction Code.</li> </ul> <p>c) Construct the works in accordance with the certified plans required in part (a) of this condition.</p> <p>d) Submit to the Development Assessment Division of DSDIP 'As Constructed' plans and asset register with supporting pressure and CCTV results checked</p>                                                                                                                                                                                                                                                                                                                | <p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of site works</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p> |



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|    | <p>and certified by a RPEQ that the works have been inspected and completed in accordance with this condition.</p> <p><b>Advisory Note:</b> Refer endorsed Sewerage Infrastructure Master Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                   |
| 19 | <p><b>Sewerage External</b></p> <p>a) Submit to the Development Assessment Division of DSDIP sewer network analysis for the external sewer of the development, endorsed in writing by QUU.</p> <p>b) Submit to the Development Assessment Division of DSDIP detailed external sewer layout drawings providing a connection to the existing sewer system in Ripley Village, certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with:</p> <ul style="list-style-type: none"> <li>Initial Development Wastewater Reticulation Connectivity Plan No. B12062.W-SK22 dated 09/08/13; and SEQ Water Supply &amp; Sewerage Design &amp; Construction Code.</li> </ul> <p>The proposed connection point(s) to the existing sewer reticulation network must be endorsed by QUU and the alignment of the section of trunk sewer main in Ripley Road must be generally in accordance with the DSDIP Guideline No. 19 <i>Ripley Road design guideline</i>.</p> <p>c) Construct the works in accordance with the certified plans required in part (a) of this condition.</p> <p>d) Submit to the Development Assessment Division of DSDIP 'As Constructed' plans and asset register with supporting pressure and CCTV results checked and certified by a RPEQ that the works have been inspected and completed in accordance with this condition.</p> <p><b>Advisory Note:</b> Refer endorsed Sewerage Infrastructure Master Plan.</p> | <p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of site works</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p> |
| 20 | <p><b>Street Lighting</b></p> <p>a) Submit to the Development Assessment Division of DSDIP detailed design drawings certified by a Registered Professional Engineer of Queensland (RPEQ-Electrical) endorsed in writing by ICC as the future Energex 'billable customer' for street lighting.</p> <p>The design and construction of the street lighting</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>a) Prior to commencement of site works</p>                                                                                                                                     |

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|    | <p>system must:</p> <ul style="list-style-type: none"> <li>• be in accordance with ICC Planning Scheme Engineering Design Guidelines;</li> <li>• meet the relevant requirements of the electricity supplier;</li> <li>• be acceptable to the electricity supplier as 'Rate 2 Public Lighting'.</li> </ul> <p>b) Construct the works in accordance with the submitted street lighting plans required in part (a) of this condition.</p> <p>c) Submit to Development Assessment Division of DSDIP 'As Constructed' drawings and certification from a RPEQ-Electrical that all works have been constructed and energised in accordance with this condition.</p>                                                                                                                                                                                                                                                                                                                            | <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>                                 |
| 21 | <p><b>Noise Management</b></p> <p>(a) Submit to the Development Assessment Division of DSDIP an updated version of the Noise Impact Assessment Report (6959R01V01) prepared by ASK and dated 12 August 2013. The updated report shall recommend mitigation strategies to be considered in the construction of dwellings on lots 52 and 20 to meet the appropriate acoustic attenuation standards.</p> <p>(b) The developer is required to advise all prospective buyers of the lots subject to elevated road traffic noise levels that dwellings are to be designed and constructed in accordance with the building design standards as set by the updated Noise Impact Assessment Report in accordance with part (a) of this condition.</p> <p>(c) Certification that the constructed dwellings achieve compliance with the recommendations of the updated Noise Impact Assessment Report is to be undertaken by a qualified Building Certifier at the completion of construction.</p> | <p>a) Prior to survey plan endorsement</p> <p>b) Prior to entering into a contract of sale</p> <p>c) As indicated</p> |
| 22 | <p><b>Streetscape Works</b></p> <p>a) Submit to the Development Assessment Division of DSDIP for compliance assessment Streetscape Plans for the development, prepared by a registered landscape architect of the Australian Institute of Landscape Architects (AILA) in accordance with the following standards and guidelines:</p> <ul style="list-style-type: none"> <li>• <i>Ipswich City Council's Street Tree Strategy and Standard Drawings;</i></li> <li>• <i>DSDIP Guideline No 6 – Street and Movement</i></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>a) Prior to commencement of streetscape works</p>                                                                  |



|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                       |
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|    | <p><i>Network.</i></p> <p>The streetscape plans shall detail the following where relevant:</p> <ul style="list-style-type: none"> <li>• pavement treatments including finished surface levels, cross-falls and longitudinal grades;</li> <li>• footpath locations;</li> <li>• all existing trees within the dedicated road, including those to be retained and those to be removed;</li> <li>• the location/proximity of services within the road reserve;</li> <li>• 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;</li> <li>• any retaining structures proposed for the intended purpose of retaining land uses;</li> <li>• existing contours and proposed finished levels for earthworks;</li> <li>• proposed boundary treatments including screening, walls and fencing, indicating materials and dimensions;</li> <li>• any bio-retention devices in the road reserve.</li> </ul> <p>b) Undertake the works in accordance with the submitted streetscape plans required under part (a) of this condition.</p> <p>c) Submit 'As Constructed' plans certified by a registered AILA landscape architect that the works have been inspected and completed in accordance with this condition.</p> <p><b>Advisory Note:</b> DSDIP charges a compliance assessment fee for approving landscape and streetscape plans. This fee may be waived if written endorsement from Council for the landscape and streetscape plans is submitted.</p> | <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> |
| 23 | <p><b>Electricity</b></p> <p>Submit to the Development Assessment Division of DSDIP written evidence of an agreement with an authorised electricity supplier (eg Energex) to provide an underground electricity service to each lot.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>Prior to survey plan endorsement</p>                                               |
| 24 | <p><b>Telecommunications</b></p> <p>Submit to the Development Assessment Division of DSDIP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Prior to survey plan endorsement</p>                                               |

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|    | to the proposed development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                  |
| 25 | <p><b>Broadband</b></p> <p>Provide to the Development Assessment Division of DSDIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the <i>Communications Alliance G645:2011 guideline</i>, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p> | Prior to survey plan endorsement |
| 26 | <p><b>Service Conduits &amp; Mains</b></p> <p>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.</p>                                                                                                                                                                                                                                               | Prior to survey plan endorsement |
| 27 | <p><b>Connection to the Permanent Survey Marks</b></p> <p>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.</p>                                                                                                                                                                                                                                                                               | Prior to survey plan endorsement |
| 28 | <p><b>Easements over and under Infrastructure</b></p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over and under infrastructure located in private land that becomes contributed assets.</p> <p>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.</p>                                                                        | Prior to survey plan endorsement |
| 29 | <p><b>Road Widening – Ripley Road frontage</b></p> <p>Dedicate land from the Ripley Road frontage of the lot as road reserve generally in accordance with the approved Brown Consulting Plan of Development Plan No. B12062-SK01 Rev F dated 07/08/13 (As Amended in Red).</p>                                                                                                                                                                                                                       | Prior to survey plan endorsement |
| 30 | <p><b>Damage and Repairs</b></p> <p>Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete</p>                                                                                                                                                                                                                                                                                                                                                           | Prior to survey plan endorsement |



|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                            |   |        |    |        |     |        |     |        |     |                                                                               |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|---|--------|----|--------|-----|--------|-----|--------|-----|-------------------------------------------------------------------------------|
|                                           | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                            |   |        |    |        |     |        |     |        |     |                                                                               |
| 31                                        | <p><b>Rehabilitation of Verge</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Prior to survey plan endorsement and then to be maintained |   |        |    |        |     |        |     |        |     |                                                                               |
| 32                                        | <p><b>Housing Affordability and Accessibility</b></p> <p>a) Submit to Development Assessment Division of the Department of State Development, Infrastructure and Planning evidence that the development delivered 25% housing that is affordable as per the Income Range and sub-targets detailed in the following matrix.</p> <table><tr><td>Income Range (Ref: ULDA Guideline No. 16)</td><td>%</td></tr><tr><td>Band 1</td><td>5%</td></tr><tr><td>Band 2</td><td>10%</td></tr><tr><td>Band 3</td><td>10%</td></tr><tr><td>Total:</td><td>25%</td></tr></table> <p>b) Submit to Development Assessment Division of the Department of State Development, Infrastructure and Planning evidence that the development delivered 10% housing that is accessible.</p> <p><b>Advisory Note:</b> Refer endorsed Housing Diversity and Affordability Overarching Site Strategy.</p> | Income Range (Ref: ULDA Guideline No. 16)                  | % | Band 1 | 5% | Band 2 | 10% | Band 3 | 10% | Total: | 25% | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p> |
| Income Range (Ref: ULDA Guideline No. 16) | %                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                            |   |        |    |        |     |        |     |        |     |                                                                               |
| Band 1                                    | 5%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                            |   |        |    |        |     |        |     |        |     |                                                                               |
| Band 2                                    | 10%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                            |   |        |    |        |     |        |     |        |     |                                                                               |
| Band 3                                    | 10%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                            |   |        |    |        |     |        |     |        |     |                                                                               |
| Total:                                    | 25%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                            |   |        |    |        |     |        |     |        |     |                                                                               |
| Infrastructure Contributions              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                            |   |        |    |        |     |        |     |        |     |                                                                               |
| 33                                        | <p><b>Municipal Charge</b></p> <p>a) The applicant must pay to the MEDQ the Municipal Charge calculated in accordance with the Infrastructure Funding Framework (July 2013) (IFF) and indexed to the date of payment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | For subdivision:<br>Prior to survey plan endorsement       |   |        |    |        |     |        |     |        |     |                                                                               |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                  |
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|    | <p>b) The municipal infrastructure is that set out in the Infrastructure Charging Offset Plan for the Ripley Valley PDA (ICOP) and may including some elements of those set out in conditions 17 and 29 of this Approval.</p> <p>c) Infrastructure Contributions carried out under item (b) may be offset against the Municipal Charge in (a) in accordance with the Infrastructure Funding Framework, Crediting and Offsets Arrangements (IFFCOA) and ICOP.</p> <p><b>Note:</b> Where the applicant has not undertaken compliance assessment for the Dual Occupancy allotments, the applicant must pay the relevant infrastructure charges at the rate for two large dwellings on each identified Dual Occupancy allotment at the time of survey plan endorsement.</p> | <p>For Medium Density and Dual Occupancy allotment areas:</p> <p>Prior to endorsement of detailed design documentation</p>                                                       |
| 34 | <p><b>State Charge</b></p> <p>The applicant must pay to the MEDQ the State Charge calculated in accordance with the IFF and indexed to the date of payment.</p> <p><b>Note:</b> Where the applicant has not undertaken compliance assessment for the Dual Occupancy allotments, the applicant must pay the relevant infrastructure charges at the rate for two large dwellings on each identified Dual Occupancy allotment at the time of survey plan endorsement.</p>                                                                                                                                                                                                                                                                                                  | <p>For subdivision:<br/>Prior to survey plan endorsement</p> <p>For Medium Density and Dual Occupancy allotment areas: Prior to endorsement of detailed design documentation</p> |
| 35 | <p><b>Sub-Regional Charge</b></p> <p>The applicant must pay to the MEDQ the Sub-regional Charge calculated in accordance with the IFF and indexed to the date of payment.</p> <p><b>Note:</b> Where the applicant has not undertaken compliance assessment for the Dual Occupancy allotments, the applicant must pay the relevant infrastructure charges at the rate for two large dwellings on each identified Dual Occupancy allotment at the time of survey plan endorsement.</p>                                                                                                                                                                                                                                                                                    | <p>For subdivision:<br/>Prior to survey plan endorsement</p> <p>For Medium Density and Dual Occupancy allotment areas: Prior to endorsement of detailed design documentation</p> |
| 36 | <p><b>Implementation Charge</b></p> <p>a) The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment.</p> <p>b) The Implementation works are those set out in the following endorsed Overarching Site Strategies:</p> <ol style="list-style-type: none"> <li>Ecological Sustainability and Innovation</li> </ol>                                                                                                                                                                                                                                                                                                                                                                             | <p>For subdivision:<br/>Prior to survey plan endorsement</p> <p>For Medium Density and Dual Occupancy allotment areas: Prior to endorsement</p>                                  |



|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                               |
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|    | ii) Community Development<br>iii) Employment and Economic Development.<br><br>c) Infrastructure Contributions carried out under item (b) may be offset against the Implementation Charge in (a) in accordance with the IFFCOA and ICOP.<br><br><b>Note:</b> Where the applicant has not undertaken compliance assessment for the Dual Occupancy allotments, the applicant must pay the relevant infrastructure charges at the rate for two large dwellings on each identified Dual Occupancy allotment at the time of survey plan endorsement. | of detailed design documentation                                                                                                              |
| 37 | <b>Catalyst Infrastructure Charge</b><br><br>The applicant must pay to the MEDQ the Catalyst Infrastructure Charge calculated in accordance with the IFF and indexed to the date of payment.<br><br><b>Note:</b> A credit may be available for any payments made for the reconfiguration of the medium density areas where further developed.                                                                                                                                                                                                  | For subdivision:<br>Prior to survey plan endorsement<br><br>For Medium Density area:<br>Prior to endorsement of detailed design documentation |

## 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.

### 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.*

### Plan sealing and uncompleted works bonds

DSDIP procedures and required forms regarding plan sealing and uncompleted works bonds are contained within the *Economic Development Act 2012 Certification Procedures Manual* downloadable on the website or contact the DSDIP on 3024 4150.

*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**

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.

*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.*



