

DEV2013/505

13 December 2013

Mr Matthew Quinn
130 Robertson Road
SILKSTONE QLD 4304

Dear Matthew

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE FOR DEVELOPMENT OF A HOUSE AT 87-127
O'DEMPSEY ROAD, SOUTH RIPLEY DESCRIBED AS LOT 194 ON SL234**

On 13 December 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

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Ripley Valley	
Site address	81-127 O'Dempsey Road, South Ripley	
Lot on plan description	Lot number	Lot description
	194	SL234
PDA development application details		
MEDQ reference number	DEV2013/505	
Lodgement date	23 September 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	House	

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	13 December 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.	Site Plan prepared by Tim Lowe Building Design	45313 – V1 Drawing 1/8	19/07/2013
2.	Floor Plan prepared by Tim Lowe Building Design	45313 – V1 Drawing 2/8	19/07/2013
3.	Elevations prepared by Tim Lowe Building Design	45313 – V1 Drawing 4/8	19/07/2013
4.	Environmental Report prepared by Enviro-Studio		October 2013
5.	Bushfire Fire Risk Report prepared by Enviro-Studio		October 2013
6.	Effluent Disposal Site Evaluation Report prepared by The Soiltesters	2K130952	08/08/2013
Supporting plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Fire Management Plan prepared by the Ripley Valley Rural Fire Brigade		31/10/2007

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 commencement of use
2	Complete all operational works Complete all operational work associated with this development approval, including work required by	Prior to commencement of use

	any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	
3	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 the proposed dwelling; 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 the proposed dwelling; or c) written evidence from the supplier that the applicant has alternative energy arrangements in place that satisfy the anticipated energy demand. Advisory Note: To meet the alternative energy arrangements condition, a written statement from the solar and/ or gas installer will be required to identify that the anticipated energy demand can be satisfied without connection to the grid.	Prior to commencement of use
4	Telecommunications Enter into an agreement with an authorised telecommunication carrier to provide telecommunication services to the proposed dwelling.	Prior to commencement of use
5	Vehicle Access Construct a vehicle access crossover in O'Dempsey Road between the existing road and the property boundary in accordance with Ipswich City Council's standards.	Prior to commencement of use
6	Sewer connection a) Connect the dwelling to an onsite sewerage treatment and disposal system in accordance with the approved Effluent Disposal Site Evaluation Report 2K130952 dated 08/08/13 prepared by The Soiltesters. b) The septic system must be regularly maintained so as not to allow untreated effluent to be discharged into any watercourse.	a) Prior to commencement of use b) As indicated

7	Potable Water connection Connect the dwelling to onsite water tanks in accordance with Ipswich City Council's requirements	Prior to commencement of use
	Fire Fighting Water Supply Provide a minimum water storage of 10,000 litres for fire-fighting purposes in accordance with the approved Bushfire Fire Risk Report dated October 2013 prepared by Enviro-Studio. Advisory Note: The minimum water storage of 10,000 litres for fire fighting purposes is in addition to the potable water supply required for the dwelling.	Prior to commencement of use
	Fire Access Track Maintain all access tracks on the site to allow for the ease of movement of fire-fighting equipment. Note: Refer Fire Management Plan prepared by the Ripley Valley Rural fire Brigade, dated 31/10/2007.	To be maintained
	Construction of Dwelling Any dwelling is to be constructed in accordance with <i>AS3959-2009 Construction of Buildings in Bushfire Prone Areas</i>.	As indicated
	Vegetation Protection The protection of existing vegetation shall be undertaken in accordance with the Tree Management Strategies in the approved Environmental Report dated October 2013 prepared by Enviro-Studio.	At all times during construction
	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	Prior to the commencement of vegetation clearing

	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 MEDQ a: i) report from the Fauna Spotter to demonstrate compliance with this condition ii) vegetation rehabilitation plan.	
	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

