

DEV2013/421

16 January 2014

Amex Corporation P/L
C/- Mr Julian Kemp
RPS Australia East P/L
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Julian,

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (WITH PLAN OF DEVELOPMENT) FOR 145 LOTS (144 RESIDENTIAL LOTS, 1 BALANCE LOT AND ROAD) OVER 3 STAGES AT LAND LOCATED AT BARRAMS, ABRAHAMS AND BAYLISS ROADS, SOUTH RIPLEY DESCRIBED AS LOTS 61, 62 & 77 ON S151855 AND LOT 79 ON SL79

On 16 January 2014 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to 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 Department of State Development, Infrastructure and Planning website <http://www.dsdiq.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 Owen Haslam on 3024 4193.

Yours Sincerely



Patrick Atkinson

Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Ripley Valley PDA	
Site address	Barrams, Abrahams and Bayliss Roads, South Ripley	
Lot on plan description	Lot number	Lot description
	Lots 61, 62 & 77	S151855
	Lot 79	SL79
PDA development application details		
MEDQ reference number	DEV2013/421	
Lodgement date	20 December 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	PDA Development Permit for Reconfiguring a Lot (with Plan of Development) for 145 Lots (144 Residential Lots, 1 Balance Lot and Road) over 3 Stages	

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.
Original Decision date	21 November 2013
Change to approval date	16 January 2014
Currency period	4 Years from Original 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.	Plan of Development (Providence Stages 4 – 6), prepared by RPS (Amended in Red)	6837-170 Rev F	04/12/13
Plans, reports and specifications previously approved on 21 November 2013		Number (if applicable)	Date (if applicable)
2.	Plan of Subdivision (Providence Stages 4-6), prepared by RPS (Amended in Red)	6837-169 Rev E	01/11/13
3.	Typical Cross Sections Sheet 1, prepared by Cardno	7901-47-035-SK-003 Rev 3	24/07/13
4.	Typical Cross Sections Sheet 2, prepared by Cardno	7901-47-035-SK-004 Rev 3	24/07/13
5.	Typical Cross Sections Sheet 3, prepared by Cardno	7901-47-035-SK-005 Rev 3	24/07/13
6.	Concept Water Reticulation Layout Plan, prepared by Cardno	7902-96-SK-045 Rev 1	03/07/13
7.	Concept Sewer Reticulation Layout Plan, prepared by Cardno	7902-96-SK-044 Rev 1	03/07/13
8.	Concept Stormwater Layout Plan, prepared by Cardno	7902-96-SK-048 Rev 1	16/10/13
9.	Stormwater Management Plan Figure 1, prepared by Cardno	Rev 0	18/07/13
10.	Concept Earthworks Layout Plan, prepared by Cardno	7902-96-SK-046 Rev 1	03/07/13
11.	Concept Earthworks Layout Plan Including Proposed Borrow Areas, prepared by Cardno	7901-47-035-SK-006 Rev 2	29/07/13
12.	Ripley Valley Secondary Urban Centre East – Stages 4 - 6 Flood Study, prepared by Cardno	7901/47-027	24/07/13

Supporting documents

To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.

Supporting plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Endorsed Context Land Use & Density Plan, prepared by RPS	6837-156 Rev F	March 2013
2.	Carparking Analysis Plan, prepared by RPS	6837-189 Rev B	01/11/13
3.	Carparking Compliance Plan, prepared by RPS	6837-204	17/10/13
4.	Major Sports Park – Concept, prepared by Cardno	SP114503-01 Issue A	8 August 2013
5.	Linear Park – Concept, prepared by Cardno	SP114503-02 Issue B	14 October 2013
6.	Endorsed SUCE (Overarching Site Strategy) Total Water Cycle Management Site Strategy	7901/47-035	August 2013
7.	Endorsed SUCE (Overarching Site Strategy) Community Development Strategy	118005-1	27 August 2013
8.	Endorsed SUCE (Overarching Site Strategy) Ecological Sustainability & Innovation Strategy	06837-2 Version F	September 2013
9.	Endorsed SUCE (Overarching Site Strategy) Employment & Economic Development Strategy	117927-1	5 September 2013
10.	Endorsed SUCE (Overarching Site Strategy) Housing Diversity & Affordability Strategy	117926-1	27 August 2013
11.	Endorsed SUCE (Overarching Site Strategy) Natural Environment Site Strategy	790147-035 – Version 2	August 2013
12.	Endorsed SUCE (Infrastructure Master Plan) Community Facilities Master Plan	7901/47-035	September 2013
13.	Endorsed SUCE (Infrastructure Master Plan) Community Greenspace Master Plan	7901/47-035	September 2013
14.	Endorsed SUCE (Infrastructure Master Plan) Earthworks Infrastructure Master Plan	7901/47-035	August 2013
15.	Endorsed SUCE (Infrastructure Master Plan) Energy & Communications Infrastructure Master Plan	7901/47-035	May 2013
16.	Endorsed SUCE (Infrastructure Master Plan) Movement Infrastructure Master Plan	7901/47-035	August 2013
17.	Endorsed SUCE (Infrastructure Master Plan) Stormwater Infrastructure Master Plan	7901/47-035	August 2013
18.	Endorsed SUCE (Infrastructure Master Plan) Water Supply &	7901/47-035	August 2013

	Sewerage Infrastructure Master Plan		
CONDITIONS – RECONFIGURATION OF A LOT			TIMING
Planning and General Conditions			
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.		Prior to survey plan endorsement for each stage
2.	Complete all Operational Work and Building Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.		Prior to survey plan endorsement for each stage
3.	Survey Marks An adequate number of permanent survey marks must be installed to ensure clear definition of the development. The developer must submit a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position in accordance with the plan of subdivision.		Prior to survey plan endorsement for each stage
4.	Easements over infrastructure – water supply, sewerage, drainage Where public utilities and associated access routes are located on private land, public utility easements must be provided in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets. Advice: <i>Easement plans/documents must be submitted initially to MEDQ for compliance assessment and not directly to utility authorities.</i>		Prior to survey plan endorsement for each stage
5.	Road Naming The developer must submit to MEDQ a list of road names approved by Ipswich City Council		Prior to survey plan endorsement for each stage
6.	Entry Walls or Features The provision of entry walls or features is prohibited on road reserves, in drainage reserves or on proposed parkland. Entry walls or features must be fully contained on private property. Entry walls must be designed in accordance with <i>Implementation Guideline No. 18 - Estate and Directional Signage</i> of Ipswich Planning Scheme 2006.		As indicated
7.	Cultural Heritage Submit to MEDQ confirmation that prior to the commencement of construction the developer has complied with the duty of care obligations under the Aboriginal Cultural Heritage Act 2003 (Qld).		Prior to the commencement of works

8.	Noise Management (a) Submit to MEDQ an updated version of the Road Traffic Impact Report – Ripley Valley Amex SUCE Development Stages 4 to 6 ROL Phase (Project No. A038_790147) prepared by Cardno and dated July 2013. The updated report shall include the final lot layout, terrain elevation and traffic counts. The updated report shall outline assessment and mitigation strategies to be considered in the construction of dwellings to meet the appropriate acoustic attenuation standards. The recommendations of the report are to exclude acoustic barriers as an appropriate attenuation measure. The report shall be to the following standards: (i) The calculation and prediction of traffic noise levels is to be in accordance with the Road Traffic Noise Management Code of Practice, published by the Queensland Department of Main Roads and in accordance with Australian Standard 2702-1984: Acoustics – Methods for the measurement of road traffic noise. Alternative road traffic noise prediction models may be used where they can be justified as being appropriate to the circumstances of the particular situation and location. (ii) An assessment of road traffic noise is to be based on the ultimate traffic flow for the road. If such data does not exist a 10-year planning projection is to be used. (iii) The determination of building construction, siting and design measures required to achieve internal noise levels shall be in accordance with Australian Standard 2107: Acoustics-Recommended design sound levels and reverberation times for building interiors and Australian Standard 3671- 1989: Acoustics – Road traffic noise intrusion – Building siting and construction. Alternative methods may be used where they can be justified as being appropriate to the circumstances of the particular situation and location. (b) All dwellings on lots subject to elevated road traffic noise levels are to be constructed in accordance with the building design standards as set by the amended (in accordance with Part (a) of this condition) Road Traffic Impact Report – Ripley Valley Amex SUCE Development Stages 4 to 6 ROL Phase (Project No. A038_790147) prepared by Cardno and dated July 2013. (c) A request in writing shall be submitted to the Ipswich City Council that written advice be included on rates notices/property notes, that advise all of the lots that are subject to elevated road traffic noise levels and construction standards, and supply them for future dwellings with a copy of the recommendations of the Cardno Report, being the amended (amended in accordance with Part (a) of this condition) Road Traffic Impact Report – Ripley Valley Amex SUCE Development Stages 4 to 6 ROL Phase (Project No. A038_790147) prepared by Cardno and dated July 2013 (d) The developer is required to notify all prospective buyers of any lots that are affected by elevated road traffic noise and construction standards.	(a) Prior to survey plan endorsement for each stage (b) Prior to survey plan endorsement for each stage (c) Prior to survey plan endorsement for each stage (d) Prior to survey plan endorsement for each stage
9.	House Plans for lots less than 250m² (a) Submit to MEDQ for endorsement House Plans for lots less than 250m². The House Plans are to be generally in accordance with the approved Plan of Development.	(a) Prior to commencement of building works

	(b) Titling of lots less than 250m ² may be delayed until such time as building construction has commenced.	(b) As indicated
10.	Housing Diversity & Affordability Submit to MEDQ evidence that the development accords with the endorsed Overarching Site Strategy – Housing Diversity & Affordability.	Prior to survey plan endorsement for each stage
Landscaping/Streetscape		
11.	Disposal of Cleared Vegetation The following means of disposal are to be used, though the MEDQ may consider other means on request: ▪ Processing through a wood-chipper; ▪ Disposal for firewood; ▪ Disposal for landscaping purposes; or ▪ Transport to alternative site for chipping. <i>Please Note: Burning off is not an acceptable means of disposal</i>	Prior to survey plan endorsement and then to be maintained
12.	Streetscape Works (a) Submit to MEDQ for endorsement detailed public realm works drawings including footpath locations, street tree species and locations, verge treatments, parking bays, etc certified by Australian Institute of Landscape Architects (AILA) registered landscape architect generally in accordance with the approved Plan of Development and Ipswich City Council standards. (b) Construct the works in accordance with the endorsed plans required under part (a) of this condition. (c) Submit to MEDQ “as constructed” plans and asset register in a form acceptable to Ipswich City Council certified by an AILA qualified Landscape Architect demonstrating compliance with this condition.	(a) Prior to commencement of works on site for each stage (b) Prior to survey plan endorsement for each stage (c) Prior to acceptance ‘on - maintenance for each stage
13.	Street Lighting Design and install a street lighting system (including connections and energising) to all roads within the subdivision and to all footpaths/bikeways within road reserves and parks associated with the subdivision at no cost to Council The design and construction of the street lighting system must:- (i) be certified by a Registered Professional Engineer Queensland (RPEQ); (ii) be in accordance with Ipswich City Council's Planning Scheme Engineering Design Guidelines (iii) meet the relevant standards of the electricity supplier (iv) be acceptable to the electricity supplier as ‘Rate 2 Public Lighting’	Prior to survey plan endorsement for each stage

	The bus stop and associated infrastructure must be positioned, designed and constructed in accordance with Translink specifications and standards as published in the <i>Translink Public Transport Infrastructure Manual Version 1 June 2007 Section 2.4.1 Bus Stop Layout and Construction Details</i>, Drawing No's TL-R02, TL-I02, TL-P01, TL-S01 for the applicable standard of bus stop required (Regular, Intermediate, Premium or Signature stop), and <i>Disability Standards for Accessible Public Transport 2004</i>.	
18.	Roadworks (a) Submit to MEDQ detailed engineering drawings of all proposed road works, certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with:- - Plan of Subdivision (Providence Stages 4 – 6) 6837-169 Rev E, dated 01/11/13 (Amended in Red), prepared by RPS - Typical Cross Sections Sheet 1 7901-47-035-SK-003 Rev 3 dated 24/07/13 prepared by Cardno; - Typical Cross Sections Sheet 2 7901-47-035-SK-004 Rev 3 dated 24/07/13 prepared by Cardno; - Typical Cross Sections Sheet 3 7901-47-035-SK-005 Rev 3 dated 24/07/13 prepared by Cardno; (b) Construct the road works in accordance with the endorsed plans from part a) of this condition. (c) Submit to MEDQ "As Constructed" plans including an asset register in a format acceptable to Ipswich City Council certified by a Registered Professional Engineer Queensland (RPEQ-Civil) undertaken in accordance with part b) of this condition.	(a) Prior to commencement of works (b) Prior to survey plan endorsement for each stage (c) Prior to acceptance of on-maintenance for each stage
19.	Water (a) Submit to MEDQ a water network analysis certified by a Registered Professional Engineer Queensland (RPEQ) endorsed by QUU. (b) Submit to MEDQ engineering drawings for the water reticulation system, certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the Concept Water Reticulation Layout Plan 7902-96-SK-045 Rev 1 dated 03/07/13 prepared by Cardno and the <i>SEQ Water Supply and Sewerage Design and Construction Guidelines</i>. (c) Construct works in accordance with the certified plans required by part (a) of this condition. (d) Submit to MEDQ "As Constructed" plans including an asset register, in a format acceptable to the relevant water utility checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with the certified plans required by part (a) of this condition.	(a) Prior to commencement of works for the first stage of this approval (b) Prior to commencement of works for each stage (c) Prior to survey plan endorsement for each stage (d) Prior to acceptance 'on - maintenance for each stage

20.	Sewer - Internal (a) Submit to MEDQ a sewer network analysis endorsed by Queensland Urban Utilities (QUU) (b) Submit to MEDQ detailed sewer reticulation design plans certified by a Registered Professional Engineer Queensland (RPEQ) for a sewerage reticulation system providing a connection to each lot generally in accordance with Concept Sewer Reticulation Layout Plan 7902-96-SK-044 Rev 1 dated 03/07/13 prepared by Cardno and the current <i>SEQ Water Supply and Sewerage Design and Construction Guidelines</i>. (c) Construct the works in accordance with the certified plans to QUU standards (d) Submit to MEDQ 'as-constructed' plans, pressure and CCTV test results as required by QUU verified by a RPEQ that all works have been completed in accordance with the certified plans.	(a) Prior to commencement of works for the first stage of this approval (b) Prior to commencement of works (c) Prior to survey plan endorsement for each stage (d) Prior to acceptance 'on - maintenance' for each stage
21.	Sewer - Trunk (a) Submit to MEDQ a sewer network analysis endorsed by Queensland Urban Utilities (QUU) approving the diameter of the proposed trunk sewer. (b) Submit to MEDQ detailed engineering design plans certified by a Registered Professional Engineer Queensland (RPEQ) and endorsed by QUU for the trunk sewer reticulation generally in accordance with Concept Sewer Reticulation Layout Plan 7902-96-SK-044 Rev 1 dated 03/07/13 prepared by Cardno and the current <i>SEQ Water Supply and Sewerage Design and Construction Guidelines</i>. (c) Construct the works in accordance with the endorsed plans to QUU standards (d) Submit to MEDQ 'as-constructed' plans, pressure and CCTV test results as required by QUU verified by a RPEQ that all works have been completed in accordance with the certified plans.	(a) Prior to commencement of works (b) Prior to commencement of works (c) Prior to survey plan endorsement for each stage (d) Prior to acceptance 'on - maintenance' for each stage
22.	Sewer Works Guarantee Where an interim sewerage solution is to be provided until a connection to the regional system is completed, and/or the external sewerage system from the site to an approved connection point, which services this stage of development, are not complete prior to the endorsement of the survey plans, submit to MEDQ a guarantee for an amount equivalent to the cost of providing the interim solution and for the cost of construction of the connection to the regional system that is not constructed at the time of survey plan endorsement. The guarantee shall remain in place until such time as the approved lots are connected to the regional sewerage and will be in a form satisfactory to MEDQ.	Prior to endorsement of survey plan for each stage.

23.	Flooding Completed works generally must comply with the - Ripley Valley, Secondary Urban Centre East – Stages 4 - 6 Flood Study 7901/47-027 dated 24 July 2013, prepared by Cardno. All development lots must have a minimum 300mm freeboard above the Q100 inundation line as set by the above flood study.	Prior to survey plan endorsement for each stage
24.	Stormwater Management (Quality) (a) Submit to MEDQ engineering design and construction drawings certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed stormwater quality devices generally in accordance with Stormwater Management Plan Figure 1 Rev 0 dated 18/07/13 prepared by Cardno and the relevant DSDIP Guideline No. 13 - Engineering standards. (b) Construct the works generally in accordance with the certified plans and Ipswich City Council adopted standards. (c) Submit to MEDQ 'as constructed' drawings including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), in a format acceptable to the Ipswich City Council verifying that the works have been completed in accordance with the certified plans and Ipswich City Council construction standards.	(a) Prior to commencement of works for the relevant stage (b) Prior to survey plan endorsement for the relevant stage (c) Prior to acceptance 'on - maintenance for each stage
25.	Stormwater Management (Quantity) (a) Submit to MEDQ detailed design plans and hydraulic calculations certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed stormwater drainage system generally in accordance with the requirements of QUDM and Ipswich City Council guidelines. The stormwater design and hydraulic calculations shall demonstrate: ▪ discharge of stormwater occurs to a lawful point of discharge; and ▪ generally "non-worsening" or no 'actionable nuisance' from changes of flood levels to adjoining upstream and downstream properties for a range of storm events. (b) Construct the works in accordance with the certified plans to the Ipswich City Council standards (c) Submit to MEDQ "as constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), in a format acceptable to Ipswich City Council verifying that the works have been completed in accordance with the certified plans to Ipswich City Council construction standards.	(a) Prior to commencement of works (b) Prior to survey plan endorsement (c) Prior to survey plan endorsement
26.	Stormwater Management (Quantity) – Detention Basins Detention or retention basins must generally be designed and constructed in accordance with QUDM 2008 excepting:-	Prior to survey plan endorsement for

	(i) Batter slopes must not generally exceed 1 in 6, except around outlets where the batters are not to exceed 1 in 4. (ii) Minimise the use of retaining walls where possible to preserve existing vegetation and/or reduce potential impacts of the development. (iii) Incorporate 3.0m wide concrete maintenance access strip extending between road pavement and for either the trash rack/inlet sediment forebay or a screened outlet structure. (iv) Basin floor must have minimum 1.5% fall from inlet to outlet or include the provision of low flow capture system such as invert sub-drainage infiltration coupled with collection pipes. Notwithstanding floor grade, the immediate area surrounding the outlet must include provision of low flow capture and disposal system. (v) Basins must be modelled to determine their performance over the full spectrum of possible flooding events up to and including PMF. This modelling must check for sensitivities to parameter selection and consequences.	relevant stage
27.	Filling and Excavation (a) Submit to MEDQ an Earthworks Management Plan (EMP) certified by a Registered Professional Engineer Queensland (RPEQ), generally in accordance with Concept Earthworks Layout Plan 7902-96-SK-046 Rev 1 dated 03/07/13 and Concept Earthworks Layout Plan Including Proposed Borrow Areas 7901-47-035-SK-006 Rev 2 dated 29/07/13, prepared by Cardno The EMP shall: - link with and support the Erosion and Sediment Control plans; - where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled (b) Undertake the filling and excavation in accordance with approved EMP and AS3798 – 1996 <i>"Guidelines on Earthworks for Commercial and Residential Developments"</i>. (c) Submit to MEDQ certification by a Registered Professional Engineer Queensland (RPEQ) that all filling and excavation works have been carried out in generally accordance with the approved EMP and any unsuitable material encountered has been treated or replaced with suitable replacement material.	(a) Prior to commencement of works for each stage (b) Prior to survey plan endorsement for each stage (c) Prior to survey plan endorsement for each stage
28.	Retaining Walls (a) Submit to MEDQ detailed engineering plans, certified by a Registered Professional Engineer Queensland (RPEQ) of all retaining walls exceeding 1.0m in height. (b) Construct the works in accordance with the certified plans;	(a) Prior to commencement of works for the relevant stage (b) Prior to survey plan endorsement for the relevant

	(c) Submit to MEDQ certification by a Registered Professional Engineer Queensland (RPEQ) that all retaining wall works have been carried out generally in accordance with the certified plans.	stage (c) Prior to survey plan endorsement for the relevant stage
29.	Erosion and Sediment Management (a) Submit to MEDQ an Erosion and Sediment Control Plan (ESCP) as part of the Site Based Construction Management Plan, 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) The ESCP must be implemented in accordance with Best Practice Erosion and Sediment Control for building and construction sites.	(a) Prior to commencement of site works for each stage (b) At all times during construction
30.	Electricity (a) Submit to MEDQ either: written evidence from an authorised electricity provider (eg. Energex) that an existing underground low-voltage electricity supply is available to the newly created lots; OR (b) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (eg Energex) to provide underground electricity services.	Prior to survey plan endorsement for each stage
31.	Telecommunications Enter into an agreement with an authorised telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development.	Prior to survey plan endorsement for each stage
32.	Broadband Provide to MEDQ a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for each stage
33.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with Ipswich City Council's development guidelines.	Prior to survey plan endorsement for each stage

34.	Early public transport (bus) provision Submit a strategy to MEDQ for the provision of a regular bus service, or augmentation of the existing bus service, that connects major education, health and retail centres and/or major transit hubs in the Ripley Valley. Unless a relevant infrastructure agreement provides to the contrary, subsidise the interim (for up to five years) public transport (bus) service. The cost of providing the service can be offset against the Municipal Infrastructure Charge (refer Condition 35) in accordance with the Infrastructure Charging and Offset Plan – Ripley Valley Urban Development area. <i>Note: A credit of up to \$5 million is available for the whole of the Ripley Valley.</i>	Prior to endorsement of survey plan
Infrastructure Charges (Reconfiguration of a Lot)		
35.	Municipal Charge (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. (b) The municipal infrastructure is that set out in the Infrastructure Charging Offset Plan for the Ripley Valley PDA (ICOP). (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.	As required by the IFF
36.	State Charge (a) The applicant must pay to the MEDQ the State Charge calculated in accordance with the IFF and indexed to the date of payment. (b) The State infrastructure is that set out in the ICOP. (c) Infrastructure Contributions carried out under item (b) may be offset against the State Charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF
37.	Sub-regional Charge (a) The applicant must pay to the MEDQ the Sub-regional Charge calculated in accordance with the IFF and indexed to the date of payment. (b) The Sub-regional infrastructure is that set out in the ICOP. (c) Infrastructure Contributions carried out under item (b) may be offset against the Sub-regional Charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF
38.	Implementation Charge (a) The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment. (b) The Implementation Works is that set out in the ICOP. (c) Infrastructure Contributions carried out under item (b) may be offset against the Implementation Charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF
39.	Catalyst Infrastructure Charge The applicant must pay to the MEDQ the Catalyst Infrastructure Charge calculated in accordance with the IFF and indexed to the date of payment.	As required by the IFF

CONDITIONS – PLAN OF DEVELOPMENT (POD) RESIDENTIAL	TIMING
40. Compliance Assessment (a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in the conditions. (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 MEDQ's development assessment fee schedule in force at the date of lodgement. (c) The process and timeframes that apply to compliance assessment are: (i) the applicant submits plans and supporting information as required for compliance assessment; (ii) within 20 business days – the MEDQ or its delegate assesses the plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly. (d) If the applicant is notified under (c)(ii) above: (i) the information and plans addressing the concerns are to be re-submitted; (ii) within a further 15 business days – 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. (e) If the applicant is notified under (d)(ii) above, within 10 business days - 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.	As indicated.
41. Particular Multiple Residential Development – Detailed Design Documentation (a) Where Multiple Residential development comprises more than 2 dwelling units, or the allotment is <500m², the requirements of (b) – (d) below must be satisfied. (b) Submit to MEDQ for compliance assessment detailed design documentation for Multiple Residential development. (c) Detailed design documentation must detail the following: i. Location ii. Lot size and configuration iii. Building height iv. Plot ratio, gross floor area and site cover v. Number of dwelling units and bedrooms vi. Interface with adjoining dwellings vii. Building design including elevations and materials viii. On-site parking and servicing arrangements ix. Open space provision. (d) The development shown in the detailed design documentation will be	Prior to commencement of building works

	assessed against the provisions of the approved Plan of Development. Note: To remove any doubt, Multiple Residential developments comprising no more than 2 dwelling units on a lot 500m ² or greater are not subject to the requirements of (b) – (d) above.	
Infrastructure Charges (POD – Multiple Residential)		
42.	Infrastructure Charges – Particular Multiple Residential Development For any lots where Multiple Residential dwellings are to be constructed in accordance with the approved Plan of Development, the applicant must pay to the MEDQ infrastructure charges in accordance with the IFF and indexed to the date of payment. Note: To remove any doubt, Multiple Residential developments comprising no more than 2 dwelling units on a lot 500m ² or greater are not subject to the requirements of this condition.	Prior to compliance assessment for detailed design documentation
43.	Infrastructure Charges – Multiple Residential Development Comprising 2 Dwelling Units on a Lot 500m² or Greater (a) For any lots where Multiple Residential dwellings are to be constructed in accordance with the approved Plan of Development, the applicant must pay to the MEDQ infrastructure charges in accordance with the IFF and indexed to the date of payment. (b) Payment of infrastructure charges must be supported by Floor Plans showing the gross floor area of each dwelling to be constructed. Note: To remove any doubt, where Multiple Residential development comprises more than 2 dwelling units, or the allotment is <500m ² , the requirements of this condition do not apply.	Prior to endorsement of Building Format Plan

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 *Ipswich City Council Local Laws, Economic Development 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.

Plan Sealing and Uncompleted Works Bonds

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

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.

**** End of Package ****