

DEV2011/139

19 February 2014

Amex Corporation Pty Ltd
C/- Mr Julian Kemp
RPS Australia East Pty Ltd
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 FOR 187 LOTS (184
RESIDENTIAL LOTS, 3 BALANCE LOTS, NEW ROAD AND PARK) AND
MATERIAL CHANGE OF USE (PLAN OF DEVELOPMENT) FOR HOUSES AND
MULTIPLE RESIDENTIAL AT BARRAMS AND ABRAHAMS ROADS, SOUTH
RIPLEY DESCRIBED AS LOT 56 ON SP200934, LOTS 58-61 ON S151855 AND
PART OF BARRAMS ROAD (TO BE CLOSED)**

On 19 February 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* please find **enclosed** a copy of the decision notice, plans and specifications.

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.dsip.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 3452 7419.

Yours Sincerely



Peita McCulloch
Manager – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Ripley Valley	
Site address	Barrams & Abrahams Roads, Ripley Valley, South Ripley	
Lot on plan description	Lot number	Lot description
	Lot 56	SP200934
	Lots 58-61	S151855
	Part of Barrams Road	
PDA development application details		
MEDQ reference number	DEV2011/139	
Lodgement date	26 August 2013	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☒ Extending the currency period of a PDA approval	
Description of proposal applied for	Reconfiguring a Lot for 187 Lots (184 Residential Lots, 3 Balance Lots, Road and Park) and Material Change of Use (Plan of Development) for Houses and Multiple Residential	

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	16 May 2012
Change to approval date	19 February 2014
Currency period	6 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 documents, plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Plan of Subdivision Stages 7-9 Allotment Layout (Amended in Red)	6837-134 Rev H	21/01/14
2.	Proposed Plan of Development Stages 7-9	6837-136 Rev H	21/01/14
3.	Concept Sewer Reticulation Layout Plan	7902-96-SK-062 Rev 3	19/11/13
4.	Concept Water Reticulation Layout Plan	7902-96-SK-063 Rev 4	27/11/13
5.	Concept Stormwater Layout Plan	7902-96-SK-076 Rev 3	13/12/13
Documents, plans, reports and specifications previously approved on 16 May 2012		Number (if applicable)	Date (if applicable)
6.	Stage 2 & 3 Open Space Concept Plan	SP1019-02-02 Rev C	27/10/11
7.	Stage 2 & 3 Open Space – Typical Cross Section A-A	SP101902-SK02 Rev C	27/10/11
8.	Stage 2 & 3 Open Space – Typical Cross Section B-B	SP101902-SK03 Rev C	27/10/11
9.	Stage 2 & 3 Open Space – Typical Cross Section C-C	SP101902-SK04Rev C	27/10/11
10.	Drainage Corridor Concepts 1 to 3	PN 108095	March 2011
11.	Proposed Earthworks Model Layout Plan	7901-47-029-SK020	17/03/11
12.	Road 1 Longitudinal Section	7901-47-029-SK131	17/03/11
13.	Ripley Valley SUCE Stage 2 & 3 Flood Study	Appendix A Rev C	27/03/12
Approved Documents			
14.	SUCE Flood Study - Stage 2 & 3	7901/47-22 Version 2	29/03/11
15.	SUCE Stormwater Management Report – Stages 2 & 3	7901/47-22 Version 2	23/03/11

16.	Infrastructure Servicing Report Ripley Valley - Secondary Urban Centre East	7901/147-012	29/09/11
17.	Ripley Valley Secondary Urban Centre East Stages 2 – 3 Infrastructure Report	7901/47-029	30/05/2010
18.	Preliminary Geotechnical Assessment Ripley Valley – Secondary Urban Centre East	9268gs.10	05/02/10

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 documents, plans, reports and specifications	Number (if applicable)	Date (if applicable)
1. Interim SUCE Sewer Strategy	7901-47 Figure 1	08/11/12
2. Ripley Valley – Amex Ripley Project: Interim Waste Water Strategy	7901-47 Version 4	November 2012

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.	Certification Agreement In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the DSDIP Certification Procedure Manual. <i>Note: Under the DSDIP Certification Procedure Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by the DSDIP.</i>	Prior to commencement of site works
4.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant PDA or other approval required by the conditions.	To be maintained
5.	Context Plan The Context Plan required under Section 3.2.8 of the <i>Ripley Valley Urban Development Area Development Scheme</i> is to be finalised	Prior to commencement of

	and endorsed by the DSDIP.	site works
6.	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
7.	Demolition Works All buildings or other structures on the land must be demolished and/or removed, to the satisfaction of the DSDIP in stages. Approval of an application for building works (if required) for the demolition and/or removal, must be obtained prior to the commencement of such works.	Prior to survey plan endorsement for each stage.
8.	Easements (a) Where stormwater discharges over adjacent land, agreement in writing by the owner of the subject land is required prior to construction work commencing. The agreement must be submitted to the assessing authority. (b) Easements must be centrally located over the alignment of stormwater paths and of sufficient width to encompass at minimum the overland flow from a storm event with an ARI of 100 years. (c) Easements must be of sufficient width to contain any fitting, access chamber etc located on stormwater drains, water mains, and sewerage rising mains. Advice: <i>Easement plans/documents must be submitted initially to the DSDIP for compliance assessment and not directly to the Ipswich City Council or utility authorities.</i>	Prior to survey plan endorsement for each stage
9.	Stages for Reconfiguration (a) Drainage reserves may be required to be dedicated as part of the relevant stormwater catchment. Where necessary, the staging must be modified to be consistent with the stormwater management plan for the dedication of drainage reserves. (b) Unless otherwise approved in writing by the assessing authority, each stage must be independently serviced by roads, water, sewer, stormwater, and any other relevant utilities.	Prior to survey plan endorsement for each stage
10.	Road Naming The developer must submit to Ipswich City Council for approval, a list of three (3) proposed street names and the corresponding name meanings for each new road to be opened. If a theme is considered appropriate, an explanation of the theme is to be submitted at the same time. Ipswich City Council reserves the	Prior to survey plan endorsement for each stage

	right to accept any or none of the proposed names.	
11.	Land Dedications 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 assessing authority 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>.	Prior to dedication of land
12.	Drainage Reserve Land required for permanent detention basins, constructed wetlands and bio-retention basins or equivalent is to be dedicated as drainage reserve in favour of ICC and not included within parkland dedication.	Prior to dedication of land
13.	Locality References (a) Any place name or estate name used by the developer (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development) must specify the relevant, approved place name under the <i>Place Names Act 1994</i> and must comply with the following: (i) Be in the same colour and background colour as the estate name (ii) Be in lettering no less than 50% of the estate name (iii) Be in the same orientation as the estate name (iv) Be in either title case or all in upper case (b) Any reference to the regional location of the site or the development must not refer to the place or estate as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Ipswich City Council in writing from time to time).	At all times
14.	Open Space Dedication Land required for Open Space must be dedicated to Ipswich City Council free of cost to and compensation payable by Ipswich City Council in fee simple as nominated trustee. Open Space is to be dedicated and shall generally be in accordance with Plan of Subdivision Stages 7-9 Allotment Layout Plan No. 6837-134 Rev H, dated 21/01/14.	At the time of Registration of survey plan with DERM Prior to endorsement of survey plan

15.	Entry Walls or Features The provision of entry walls or features is prohibited on road reserves or in drainage reserve 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.	At all times
16.	Cultural Heritage Submit to the DSDIP 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 construction
17.	House plans for lots less than 250m² (a) Submit to DSDIP for endorsement House Plans for lots less than 250m ² . The House Plans are to be generally in accordance with the approved Plan of Development. (b) Titling of lots less than 250m ² may be delayed until such time as building construction has commenced.	(a) Prior to commencement of building works (b) As indicated
Landscaping/Streetscape		
18.	Disposal of Cleared Vegetation The following means of disposal are to be used, though the DSDIP may consider other means on request: (a) Processing through a wood-chipper; (b) Disposal for firewood; (c) Disposal for landscaping purposes; or (d) Transport to alternative site for chipping. <i>Please Note: Burning off is not an acceptable means of disposal.</i>	Prior to commencement of use & then to be maintained
19.	Detailed Landscape Plan (a) Submit to the DSDIP for approval a detailed landscape plan generally in accordance with the approved landscape concept plans and in accordance with the applicable ULDA Guideline No.12 Park Planning and Design. The plans are to be prepared by an Australian Institute of Landscape Architects registered landscape architect. Landscaping plans shall address the following: - All parkland areas and associated embellishments must be designed and constructed with consideration to adherence with the universal principals of <i>Crime Prevention through Environmental Design (CPTED)</i>. - Any retaining structures constructed for the intended purpose of retaining land uses other than parkland, must not be constructed within the boundary of any land areas	(a) Prior to commencement of works on site

	intended to be dedicated for parkland. • All parkland related signage must be designed, fabricated and installed in accordance with Ipswich City Council's Parks and Reserves Signage Manual. • All land areas intended to be dedicated for parkland must be interconnected with the broader Ripley Valley pedestrian and cycle network. • All primary shared pathways running through both Citywide and Local Linear Parkland must be a minimum 2.5m wide. • Existing contours and levels and any alteration of the ground levels this should include plans, sections and elevations. • Hard surfaces details including locations, materials and finishes. • The location of, details of materials and finishes of, all proposed street furniture, storage facilities, signage and lighting. • Proposed boundary treatments including screening, walls and fencing, indicating materials and dimensions. • All planting including location, species, common name, size, density and number. • Play equipment including details of types of equipment to be installed. • All surfaces including details of materials and finishes. • Bollards must be installed along any shared boundary between road reserve and park, with the intent of preventing unauthorised access by motor vehicles. All bollards must be installed and consist of materials in accordance with Ipswich City Council's Standard Details. Access points for maintenance vehicles must be incorporated at appropriate locations to the satisfaction of the assessing authority and must be installed and consist of materials in accordance with Ipswich City Council's Standard Details. • Unless otherwise approved in writing by the assessing authority, fencing along residential allotments adjoining park boundaries, public thoroughfares and drainage reserves must have a maximum height of: I. 1.2m high if not transparent; and	(b) Prior to endorsement of survey plan for each stage
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	II. 1.8m high, if not transparent at ground level to a height of 1.2m and a minimum 50% visually transparent 600mm fencing element atop the solid fence to enable both privacy to the dwelling units on proposed lots and passive surveillance of any parks, public thoroughfares and detention basins. (b) Undertake the works in accordance with the approved detailed landscape plan specified in part (a) of this condition and provide written confirmation to the DSDIP from an Australian Institute of Landscape Architects registered landscape architect or a BSA, QLD licensed and experienced landscape contractor that the works comply with the submitted landscape plan.	
20.	Parkland (a) All parkland areas and associated embellishments must be designed and constructed in accordance with the ULDA Guideline No.12 Park Planning & Design. (b) All parkland related embellishments are to be located within parkland areas to achieve the appropriate level of flood immunity, in accordance with the Desired Standards of Service for Parkland, as outlined in ULDA Guideline No.12 Park Planning & Design. (c) All parkland areas and associated embellishments must be designed and constructed with strong consideration to long term sustainable asset management practices. (d) All parkland areas and associated embellishments must be designed and constructed with strong consideration to adherence with the universal principals of <i>Crime Prevention through Environmental Design (CPTED)</i>. (e) All parkland related signage must be designed, fabricated and installed in accordance with Ipswich City Council's Parks and Reserves Signage Manual.	Prior to endorsement of survey plan for each stage
21.	Standard for Parkland Dedication Submit to the DSDIP certification from a suitable qualified professional that the parkland to be dedicated to ICC fulfils the following criteria: • Declared plants, environmental weeds and rubbish must be removed – 100% kill rate • Dead trees must be removed and dangerous trees made safe within 10.0m of proposed allotments or proposed pathways or playgrounds • Open areas must be grassed and left in mowable condition • Grassed areas must be free of rocks, stumps, humps and	Prior to survey plan endorsement for relevant stage.

	hollows with a maximum gradient of 1:6. Areas in excess of 1in 6 shall be fully planting in accordance with a approved landscaping plan. • Disturbed areas must be revegetated using native plant species • All rubbish must be removed from parkland • Parkland must be freely and safely drained • No overburden or spoil must be pushed or deposited into parkland • Water / power service must be provided to the proposed park	
22.	Open Space Maintenance Submit to the DSDIP certification from a suitably qualified professional that the following criteria has been met:- (a) Any areas within open space areas which are disturbed as a result of civil works and which are not already detailed on the approved plans must be rehabilitated consistent with the adjacent landscaping. (b) As per Appendix 3 of Ipswich Planning Scheme Policy 3 - General Works, landscaping works are to be completed in accordance with the approved landscape plans and conditions of approval and maintained by the developer for at least eighteen (18) months from the date that works are accepted 'on-maintenance'.	Prior to survey plan endorsement for each stage
23.	Streetscape Works (a) Prepare and submit to the DSDIP for approval a Streetscape Works Plan detailing proposed works in accordance with the following: • appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades • appropriate footpath location • street tree location and species, the ground preparation works and monthly maintenance plan • road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc). The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. (b) Undertake the works in accordance with the approved streetscape works required under part (a) of this condition. Works are to be carried out in accordance with the following standards:	(a) Prior to commencement of works on site (b) Prior to survey plan endorsement for each stage

	• AS1428.1 Design of Access and Mobility • AS1428.4 Tactile Ground Surface Indicators • AS/NZS 1158.3.1, 2005 Lighting for roads and public spaces - Pedestrian area (Category P) lighting This work is to be certified by a suitably qualified urban design/landscape architect or registered Practicing Engineer – Queensland RPEQ professional in accordance with the DSDIP Certification Procedures Manual and to the satisfaction of the DSDIP. (c) On completion of this work submit written certification and “as constructed” plans to the DSDIP demonstrating compliance with this condition.	(c) Prior to commencement of the maintenance period
24.	Pedestrian & Cycle Path Network (a) Submit to DSDIP Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) of the pedestrian and cycleway network generally in accordance with approved Plan of Subdivision Stages 7-9 Allotment Layout Plan No. 6837-134 Rev H, dated 21/01/14 and Cardno Open Space Concept Plan drawing no: SP1019-02-02 issue: C dated 27 October 2011 to Austroads and Ipswich City Council standards as detailed below; • The proposed pathway through park Lots 9004 and 9005 shall be ○ a minimum 2.5m wide ○ designed to accommodate a maintenance vehicle loading ○ provided with lighting in accordance with AS1158 to a category level acceptable to ICC ○ provided with signage, seats and landscaping ○ designed with local widening to accommodate the proposed exercise station nodes. ○ designed to connect to the footpath on Road 1 (Northern Loop) • The proposed Northern Loop road Pedestrian and Cyclist Underpass shall be designed in accordance with <i>Crime Prevention through Environmental Design</i> (CPTED) principles. (b) Construct the works in accordance with the certified plans (c) On completion of this work submit written certification and “as constructed” plans to the DSDIP demonstrating	(a) Prior to commencement of works the relevant stage (b) Prior to survey plan endorsement for each stage (c) Prior to survey

	compliance with this condition.	plan endorsement for each stage
25.	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 in accordance with Ipswich City Council's Planning Scheme Engineering Design Guidelines ii. meet the relevant requirements of the electricity supplier iii. be acceptable to the electricity supplier as 'Rate 2 Public Lighting'	Prior to survey plan endorsement for each stage
Engineering Conditions		
26.	Pre-Construction Certification No work shall commence until the DSDIP acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with DSDIP Certification Procedures Manual.	Prior to commencement of construction
27.	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans.	Prior to endorsement of survey plans for each stage
28.	Construction Management Plan (a) Submit to the DSDIP a Site Based Construction Management Plan that includes but is not limited to: • provision for the management of traffic around and through the site during and outside of construction work hours; • provision for parking and materials delivery during and outside of construction hours of work; • management of dust generated from the site during and outside construction work hours; • management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Ipswich City Council's standards; • management of contaminated soils (if required), including removal, treatment and replacement in accordance with	(a) Prior to commencement of site works

	site remediation plans prepared and approved specifically for this site; and • Unless otherwise approved - Hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays. (b) 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. (c) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	(b) During site works and prior to survey plan endorsement (c) At all times
29.	Roadworks The design and construction of roadworks must conform with the following:- (a) All roadworks must be designed and constructed in accordance with Ipswich City Council's Policies and Standards, the DMR <i>Road Planning & Design Manual</i>, Austroads Publications and the ULDA Guideline No.13 Engineering Standards. The design and construction of each road or street must ensure that the speed environment, geometry, sight distances, carriageway widths, lighting, facilities for bus stops, refuse collection vehicle movements, pedestrians and cyclists, and on-street parking and other physical attributes are consistent with the function and role of the road or street in the transportation network. (b) Roads must be constructed with concrete kerb and channel, asphalt concrete surfacing and associated works, for the full length of all property frontages. Kerb ramps in accordance with Ipswich City Council's Standard Drawing SR.18 must be provided at all intersections. (c) Road pavements must be designed and constructed in accordance with the Ipswich City Council's Planning Scheme Policy 3 - General Works, Chapter 5 – Roadworks. (d) Kerb ramps must be constructed in accordance with Ipswich City Council's <i>Standard Drawing SR.18</i> at all intersections and at additional locations where they are required to connect concrete pathways and cycleways. Generally at "T" intersections, four (4) kerb ramps are required. (e) Any terminating roads that may be extended as a part of a later stage must be provided with a minimum 18m diameter gravel turn around area with a two-coat bitumen seal. Hazard	Prior to endorsement of survey plan for each stage.

	markers and delineator posts must be erected to define the turnarounds. (f) A vehicle turning area must be provided at the end of all "No Through" roads and cul-de-sac. Circular cul-de-sac turning heads, based on a minimum turning circle of 9.0m radius, are preferred. (g) "No Through Road" signs must be erected at the entries to all cul-de-sac and terminating roads. (h) The developer must provide concrete footpaths and cycleways in accordance with the approved Plan of Subdivision Stages 7-9 Allotment Layout Plan No. 6837-134 Rev H, dated 21/01/14 and Cardno Open Space Concept Plan drawing no: SP1019-02-02 issue: C dated 27 October 2011 (As Amended in Red). Ipswich City Council's Standard Drawing SR.19. The footpaths must be on the same side as the street lights, and the longitudinal grade must not exceed 1:8 unless otherwise approved by the DSDIP. (i) All streets must include the provision of street lighting designed in accordance with Australian Standard AS1158 Series and installed in accordance with Energex Rate 2.	
30.	Road Closures and Openings In accordance with the provisions of Ipswich City Council Local Law 12, in situations where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with an approved traffic management plan, until the roadworks are accepted "on-maintenance", or unless otherwise directed by the assessing authority.	Prior to endorsement of survey plan
31.	Bus Stops (a) The developer must provide bus stops and associated infrastructure. Each bus stop 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>. (b) Where a bus bay fronts allotment(s) on a collector road, a driveway (and crossover if necessary) must be constructed for each affected allotment. The driveway and cross over must not be constructed within the bus set-down area but must be constructed within the tapers of the bus bay or outside the bus bay area.	Prior to the survey plan endorsement for each stage

32.	Roads Submit to the DSDIP engineering design and construction drawings for all internal roadworks: (a) The plans are to be checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) and are to be generally in accordance with Ipswich City Council design guidelines. (b) Construct the road works generally in accordance with part a) of this condition. Road construction, traffic signs, pavement markings shall be in accordance with Ipswich City Council standards. (c) Submit to the DSDIP as constructed drawings and certification from an RPEQ (Civil) that all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance with part a) of this condition.	(a) Prior to commencement of site works (b) Prior to endorsement of survey plan for each stage (c) Prior to endorsement of survey plan for each stage
33.	External Roadworks (a) Submit to the DSDIP engineering design and construction drawings for the following external roadworks: (i) Road No 1 north of Barrams Road The plans are to be checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), generally in accordance with:- 1) 'Road 1' must be generally designed and constructed to a Suburban Link standard in accordance the Ipswich City Council Traditional Neighbourhood Design Code with the following provisions: - Roadway pavement, including intersection controls at Road 1/Barrams and Road 1/Abrahams Roads must be designed and constructed in accordance with the Ipswich Planning Scheme Policy 3 – General Works for a trunk collector street. - Roadway drainage must be designed and constructed in accordance with the Ipswich Planning Scheme Policy 3 – General Works. Cross drainage must be designed and constructed to accommodate Q20. Longitudinal drainage must be designed and constructed to accommodate Q5. - Must include the provision of street lighting designed in accordance with Australian Standard AS1158 Category P3 and installed in accordance with Energex rate 2 - Proposed pathways on both sides of Road 1 to be 2.0m minimum width. 2) General:	Prior to the commencement of site works

	• All shared use pathways must be located clear of the communication and electrical service corridors. (b) Construct the road works generally in accordance with part a) of this condition Road construction standards, traffic signs, pavement markings shall be in accordance with Ipswich City Council standards. (c) Submit to the DSDIP as constructed drawings and certification from an RPEQ (Civil) that all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance with part a) of this condition.	(b) Prior to endorsement of survey plan for relevant stage (c) Prior to endorsement of survey plan for relevant stage
34.	Water Queensland Urban Utilities (QUU) – Nominated Assessing Authority (a) Submit for approval by Queensland Urban Utilities (QUU) detailed design plans (prepared by a Registered Professional Engineer Queensland (RPEQ-Civil)) for a water supply reticulation system providing a water service to each lot and generally in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards. (b) Construct the works in accordance with the approved plans. (c) Upon completion of the works, submit to QUU and the Urban Land Development Authority 'as-constructed' plans verified by a RPEQ-Civil and confirming all works have been completed in accordance with the approved plans. Advice: - Wherever possible, water mains must be constructed on the opposite side of the road to any concrete footpath. - All works on live water mains must be carried out by Queensland Urban Utilities at the developer's expense. - A private works request must be lodged with Queensland Urban Utilities to: • supply and install a suitable metered water connection for each proposed allotment; • amend the existing connection if necessary • seal off any existing water connections if necessary. - All water infrastructure must be supplied and installed in accordance with Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards.	(a) Prior to site works commencing for each stage (b) Prior to endorsement of survey plan for each stage (c) As indicated
35.	Water - Trunk Queensland Urban Utilities (QUU) – Nominated Assessing Authority	

	(a) Submit for approval by Queensland Urban Utilities (QUU) detailed design plans (prepared by a Registered Professional Engineer Queensland (RPEQ-Civil)) for the trunk water main generally in accordance with the <i>Infrastructure Service Report Secondary Urban Centre East prepared by Cardno and dated 29 September 2011</i>. (b) Construct the works in accordance with the approved plans. (c) Upon completion of the works, submit to QUU and the Urban Land Development Authority 'as-constructed' plans verified by a RPEQ-Civil and confirming all works have been completed in accordance with the approved plans Advice: v. <i>Wherever possible, water mains must be constructed on the opposite side of the road to any concrete footpath.</i> vi. <i>All works on live water mains must be carried out by Queensland Urban Utilities at the developer's expense.</i> vii. <i>A private works request must be lodged with Queensland Urban Utilities to:</i> • <i>supply and install a suitable metered water connection for each proposed allotment;</i> • <i>amend the existing connection if necessary</i> • <i>seal off any existing water connections if necessary.</i> viii. <i>All water infrastructure must be supplied and installed in accordance with Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards.</i>	(a) Prior to site works commencing for relevant stage (b) Prior to endorsement of survey plan for relevant stage (c) As indicated
36.	Sewerage Queensland Urban Utilities (QUU) – Nominated Assessing Authority (a) Submit for approval by Queensland Urban Utilities (QUU) detailed design plans (prepared by a Registered Professional Engineer Queensland (RPEQ-Civil)) for a sewerage reticulation system providing a separate sewerage connection to each lot and generally in accordance with the current Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards. (b) Construct the works in accordance with the approved plans. (c) Upon completion of the works, submit to QUU and the Urban Land Development Authority 'as-constructed' plans verified by a RPEQ-Civil and confirming all works have been completed in accordance with the approved plans. Advice:	(a) Prior to commencement of site works (b) Prior to endorsement of survey plan for each stage (c) Prior to endorsement of survey plan for each stage

	i. All works on live sewer mains must be carried out by Queensland Urban Utilities (QUU) at the Developer's expense. ii. Any existing sewerage or sanitary drainage that crosses proposed lot boundaries must be located, disconnected and removed. iii. Inspection of any sewer lines must use a CCTV as part of the "On-Maintenance" inspection. A digital record of this inspection, including an accompanying summary report compiled and signed by a RPEQ, must be submitted to Queensland Urban Utilities as part of the "On Maintenance" application. iv. Consent of all properties owned by parties other than the developer must be provided to Queensland Urban Utilities as part of the application for the proposed sewerage infrastructure. The cost of some interim works such as pump stations and rising mains as identified in the Cardno Report – "Ripley Valley – Amex Ripley Project: Interim Waste Water Strategy 7901-47 Version 4 November 2012", and allowed for in the Ripley Valley Infrastructure Offset Plan may be offset against Municipal Infrastructure charges. v. The staging and triggers for the work and future upgrades is to be in accordance with the Cardno Report – "Ripley Valley – Amex Ripley Project: Interim Waste Water Strategy 7901-47 Version 4 November 2012". However it is recognised that the final application of this strategy may be dependant on the completion of additional studies to determine the capacity of existing infrastructure. These studies are to be completed to the satisfaction of the DSDIP prior to commencing design and construction. The Operational Works drawings associated with the infrastructure works are to be designed based on the outcomes of the studies.	
37.	Endorsement of Interim Waste Water Strategy and Plan The supporting Interim Waste Water Strategy Version 4 – November 2012 and accompanying Interim SUCE Sewer Strategy, 7901-47 Figure 1, dated 8/11/2012, are both a progressive document and plan. Updated Interim Waste Water Strategy documents and plans are to be lodged for approval if at such time that the proposed future works are amended or updated, to the satisfaction of DSDIP and QUU.	As indicated
38.	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 the DSDIP 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 the DSDIP.	Prior to endorsement of survey plan for each stage.
39.	Flood Modelling	

	Submit to the DSDIP Principal Engineer for approval a Flood Impact Assessment Report certified by a Registered Professional Engineer Queensland (RPEQ) utilising the regional ULDA/ICC Ripley Valley Flood Model to assess the impacts of Stages 1, 2 and 3 of the development on downstream or upstream flooding. Advice: <i>The Ripley Valley Flood Model was developed by engineering consultants KBR to assess the impacts of the urbanisation within Ripley Valley on downstream flooding. The model will assess each development proposal greater than 2 Ha in area to ensure a non worsening situation to the adjoining development. Each proposed development will be assessed against the Base Case in regard to quantity and timing of the stormwater exiting the site. Once the development has been approved the development will be installed into the model as part of the amended base case.</i>	Prior to commencement of any site works
40.	Flooding Completed works generally must comply with Cardno report - <i>Ripley Valley, Secondary Urban Centre East – Precinct A Flooding Report dated 12 November 2010.</i> All development lots must have a minimum 300mm freeboard above the Q100 inundation line as set by the <i>Cardno Flood Report SUCE Stage 2 & 3 Flood Study (29/03/11).</i>	Prior to survey plan endorsement for each stage
41.	Stormwater Management (Quality) (a) Submit to the DSDIP for approval detailed plans and calculations for the proposed stormwater drainage water quality system checked and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the <i>Stormwater Management Report 7901/47/22 Version 2 prepared by Cardno (Qld) dated 23 March 2011</i> and complying with the SEQ Waterway Stability Management objectives and the Water Sensitive Urban Technical Design Guidelines. (b) Construct the works in accordance with the approved plans (c) Upon completion and certification of the works the developer shall prepare and provide to the DSDIP "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with Ipswich City Council construction standards.	(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
42.	Stormwater Management (Quality) - Bioretention Basins Bioretention basins must generally be designed and constructed generally in accordance with the approved Concept Stormwater Layout Plan 7902-96-SK-076 Rev 3, dated 13/12/13 and the following:	Prior to survey plan endorsement for the relevant stage

	• Music Modelling Guidelines (Water by Design) • WSUD Technical Design Guidelines (Water by Design) • Construction and Establishment Guidelines: Swales, Bioretention Systems and Wetlands v 1.1 April 2010 (Water by Design) • All in-situ dispersive soils must not come into contact with stormwater flowing into, through and out of the bioretention basin. This will require impervious lining to the bioretention basin and appropriate compacting, clay sealing and topsoiling to all bioretention batters, bunds and flow channels. • Preferably install the bioretention system above the floodplain to allow suitable drainage. • If acceptable to Ipswich City Council at the time of detailed design, the bioretention basin shall be a saturated zone system to ensure plant health in the Ipswich climate.	
43.	Stormwater Management (Quantity) (a) Submit to the DSDIP designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ). Stormwater design must incorporate the following:- • Rock lining is to be constructed downstream of the proposed eastern culverts sufficient to protect the land surface from erosion during flood events. • Open drains/swales – All open drainage systems must be designed to minimise the contact of stormwater with the dispersive soils and minimise the risk of erosion. This will require dispersive soils to be covered with compacted clay, topsoil and vegetation as a minimum with rock protection as required. • In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that volume which is represented by the difference between the predicted volume from the storm event with an ARI of 100 years and the capacity of the pipe system • A suitable roofwater and allotment drainage system must be designed in accordance with QUDM, for allotments that do not have adequate fall from within the allotment to the design invert level of the kerb and channel. The design standard for the development must be not less than QUDM Level II • All stormwater flows within and adjacent to the development, other than inter-allotment drainage, must be confined to dedicated roads, drainage reserves, registered drainage easements or within parkland. Registered drainage easements, if related to piped drainage, must be centrally located over such underground pipe system and must be not less than 4.0m wide, except for drainage easements required for side boundaries which may be	(a) Prior to commencement of site works for each stage

	3.0m wide where approved by the assessing authority. In addition, the easements must be of suitable width to contain the predicted overland flow from the storm event with an ARI of 100 years in that location. No ponding, concentration or redirection of stormwater may occur onto adjoining land (b) Construct works in accordance with the certified plans. (c) Upon completion and certification of the works the developer shall prepare and provide to the DSDIP "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with Ipswich City Council construction standards.	(b) Prior to survey plan endorsement for each stage (c) Prior to survey plan endorsement for each stage
44.	Stormwater Management (Quantity) – Detention Basins Detention or retention basins must generally be designed and constructed in accordance with QUDM 2007 excepting: (a) Batter slopes must not exceed 1 in 4 (b) Minimise the use of retaining walls where possible to preserve existing vegetation and/or reduce potential impacts of the development. (c) 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 (d) 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 (e) 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. Rainwater tanks may not be used for mitigation of stormwater runoff and to form a case to reduce the existing requirements of traditional major/minor stormwater infrastructure.	Prior to survey plan endorsement for relevant stage
45.	Filling and Excavation (a) Submit to the DSDIP a Earthworks Management Plan checked and certified by a Registered Professional Engineer Queensland (RPEQ), specialising in geotechnical engineering, generally in accordance with the following documents:	Prior to the commencement of site works

	1) Cardno Bowler Report 'Preliminary Geotechnical Assessment Ripley Valley – Secondary Urban Centre East. Job No. 9268gs.10 dated 5th February 2010 2) The maximum height of any retaining wall which adjoins the side and / or rear boundary of any lot generally should not exceed 2.0 metres. 3) Retaining walls, including footings and drainage systems, must be constructed entirely within the boundaries of the lot and in accordance with the requirements of Planning Scheme Policy 3 – General Works. 4) Any fill within a Building Location Envelope must be compacted in accordance with Section 5 (Compaction Criteria) of AS 3798 – 1996 <i>"Guidelines on Earthworks for Commercial and Residential Developments"</i>. 5) All retaining walls 1.0 m in height or greater must be designed and constructed as a cantilevered type wall that has a minimum design life of 50 years. i) Once constructed, a RPEQ must provide certification that the walls are structurally sound. ii) Gravity type retaining walls (i.e. boulder wall) may only be constructed where the height of the wall is less than 1.0m or a maximum height not exceeding quantity two (2) saw cut face A-grade boulders. iii) Retaining walls greater than 1.0 metre in public places must be provided with railings or other barriers to provide pedestrian safety. In addition to the above the Earthworks Management Plan shall: • Link and support the Soil and Erosion Plan • Fully detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation + • Full details of any areas where surplus areas are to be stockpiled Where earthworks are proposed within three metres of the property boundary or are likely to affect adjoining property owners, the developer must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Div 15 - Specific Outcome 19 and Note 12.15.4K. (b) Submit certification to the DSDIP by a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been	Prior to endorsement of survey plan for each stage
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	treated or replaced with suitable replacement material.	
46.	Rehabilitation Plan Submit to the DSDIP a Rehabilitation Plan for all disturbed areas checked and certified by a Suitable Qualified professional. The rehabilitation Plan shall detail how the areas of high risk such as areas of dispersive soils shall be treated and rehabilitated.	Prior to commencement of site works
47.	Erosion and Sediment Control Submit to the DSDIP an Erosion & Sediment Control Plan checked and certified by a Registered Professional Engineer Queensland (RPEQ) or by a suitably qualified and accredited professional in erosion and sediment control (CPECS) in accordance with the following:- (a) "<i>Best Practice Erosion and Sediment Control</i>" published by the International Erosion Control Association (Australasia) November 2008 must be approved by the assessing authority. (b) A soils assessment by a qualified soil scientist, with a focus on their dispersive nature. (c) In regard to stormwater management the plan must be undertaken in accordance with: 1. State planning Policy for Healthy Waters 2. Urban Stormwater Quality Planning Guidelines (DERM) It should be noted that the highly dispersive nature of the clay component of the soils in the Ripley Valley region, combined with the unstable sands make the site HIGH RISK from an erosion perspective. Sediment basins with flocculation will form a critical part of erosion and sediment control. (d) The developer must install silt management facilities at commencement of construction and maintain these facilities until development work is complete and adequate grass cover is obtained. (e) Silt traps must be sited upstream from any park or reserve area discharge point preferably on land comprising future allotments, such that no silt impinges on the park or reserve areas. The silt trap areas may be phased out after the development work is complete and adequate grass cover is obtained. (f) Diversion drains and ponds, as necessary, must be installed on the site before any other work is undertaken on site to	Prior to commencement of site works for each stage and maintained during site works

	ensure that water containing silt, clay, solids or contaminants is contained and/or isolated. (g) The sediment and erosion control must include, but not be limited to the following:- (i) Show contours on, and surrounding, the site so that catchment boundaries can be seen. (ii) Provide background information including site boundaries, contour maps, existing vegetation, location of site access and other impervious areas and existing and proposed drainage pathways with discharge points. (iii) Provide a program of works containing details on the nature and specific location of works (revegetation, cut and fills, run-off diversions, stockpile management, access protection), timing of measures to be implemented and maintenance requirements. (iv) Include E&SC plans to indicate the staging of works, and scheduling of progressive and final rehabilitation as works progress. Revegetation must take place immediately after earthworks are complete in any given part / stage of the site. (v) Identify the riparian buffers and areas of vegetation which are to be protected and fenced off to prevent vehicle access. (vi) The location and engineering details with supporting design calculations for all necessary sediment basins. (vii) Provide details of chemical flocculation proposed, including equipment, chemical, dosing rates and procedures, quantities to be stored and storage location, and method of decanting any sediment basin. (viii) The location and diagrammatic representations of all other necessary erosion and sediment control best management practice. (ix) Identify the clean and disturbed catchments, and flow paths, showing diversion of clean water runoff, collection drains and banks, and location of discharge outlet points. (x) Show calculated flow velocities, sizing and channel lining protection, and velocity/energy checks required for all stormwater diversion and collection drains, banks, chutes, and downstream outlets. (xi) Location of topsoil stockpiles. (xii) Provide a site based management plan (SBMP) setting out maintenance and monitoring measures including	
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	monitoring of sediment basin releases. The SBMP should include adaptive and contingency management measures for the site to ensure E&SC measures are effective at all times, particularly prior to, during and after wet weather. (xiii) The ESCP must be supported by an Erosion and Sediment Control Plan Checklist in accordance with Chapter 5.10 of the above referred publication for Best Practice Erosion and Sediment Control for building and construction sites.	
48.	Electricity Submit to the DSDIP either: (a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots or (b) written evidence from Energex confirming that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services. (c) Confirmation that electricity and telecommunications have been constructed in the approved allocation as detailed in Ipswich City Council Standard Drawings SR.22 and SR.23 (d) (Electricity and telecommunications drawings must be co-ordinated with civil engineering design documents, to ensure that service conflicts are avoided)	Prior to survey plan endorsement for each stage
49.	Telecommunications Submit to the DSDIP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision. (Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of the relevant energy provider and the authorised telephone or cable service provider)	Prior to survey plan endorsement for each stage
50.	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to survey plan endorsement for each stage
51.	Service Conduits & Mains Submit confirmation from the relevant authorities: (a) That service allocation arrangements within the road verges	(a) Prior to

	meet the reasonable requirements of each of the Utility Authorities. (b) Supply and install all reasonable service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development. Joint use service trenches are to be utilised where possible. <i>(The developer must provide appropriate road crossing conduits in accordance with Ipswich City Council Standard Drawings SR.22 and SR.23. Where concrete footpaths are to be constructed, the conduits must be extended to the property boundaries)</i>	commencement of works on site (b) Prior to survey plan endorsement for each stage
52.	Municipal Works – As Constructed Information As Constructed" information and final construction issue engineering design drawings, compiled in accordance with <i>Planning Scheme Policy 2 for Municipal Works</i>, with a Contributed Assets Financial Apportionment Form, must be submitted to the assessing authority. This data must be submitted electronically on a compact disk labelled appropriately to indicate the contents.	Prior to endorsement of survey plan
53.	Overarching site strategies (a) A PDA condition of this Approval may require preparation of an overarching site strategy. (b) Each overarching site strategy must: (i) offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme and applicable DSDIP guidelines current at the time (ii) demonstrate innovation (iii) identify the approximate value of works, costs and provision of serviced land for community facilities which the DSDIP makes provision for infrastructure offsets against infrastructure charges (if applicable) (iv) include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives/outcomes. (v) include any additional details or requirements set out in a relevant condition of this Approval. (c) Each overarching site strategy will be assessed against : (i) the provisions of the development scheme current at the time the infrastructure master plan undergoes compliance assessment (ii) ULDA guidelines current at the time of assessing the strategy. (iii) any further requirements set out in a condition of this Approval.	As required by relevant condition.
54.	Overarching site strategies – monitoring and reporting Provide updates to the nominated assessing authority on how development is delivering the overarching site strategy initiative/outcomes and address any non-achievement of these initiative/outcomes.	Prior to endorsement of survey plan for each stage

55.	Total water cycle management (a) Submit an overarching site strategy for TWCM. (b) In addition to the requirements set out in PDA Condition 53 of this Approval, this overarching site strategy must: (i) consider all elements of the water cycle, separately and in combination, in order to deliver water infrastructure and management strategies in a way that optimises social and environmental benefits and minimises costs. This includes water supply, sewage, stormwater, flooding and receiving water quality (ii) include strategies for sewage, potable water, stormwater management and water self-sufficiency. (a) This overarching site strategy, as amended from time to time, will guide future development stages. Advisory note: Credit against the Implementation Charge may be applicable for the costs of implementing this overarching strategy where clear innovations initiatives are implemented.	Prior to endorsement of survey plan
56.	Community development (a) Submit an overarching strategy for community development. (b) In addition to the requirements set out in PDA Condition 53 of this Approval, this overarching site strategy must detail: (i) a community facilities plan and program (ii) a community development program (c) The community facilities plan must: (i) outline an approach for the early provision of community facilities and longer term sequencing for the provision of community facilities as development progressively occurs on the site (ii) explore alternative approaches and innovative solutions for the provision of community and educational facilities including schools as community hubs. (d) The community development program must include: (i) a community development vision statement or key objectives (ii) a demonstrated understanding of the likely future community, (iii) key initiatives, targets, implementation mechanisms and associated resources (iv) an explanation and rationale for any implementation charge offsets proposed (v) a baseline of available community resources and networks. (e) This overarching site strategy, as amended from time to time, will guide future development stages. Advisory note: Credit against the Implementation Charge may be applicable for the costs of implementing this overarching strategy.	Prior to endorsement of survey plan
57.	Employment a) Submit an overarching site strategy for employment and economic development. b) In addition to the requirements set out in PDA Condition 53 of this Approval, this overarching site strategy must:	Prior to endorsement of survey plan

	<table><tr><td>Residential (per lot)</td><td>184</td><td>\$29,229</td><td>\$5,378,136</td></tr><tr><td colspan="2"></td><td>Total</td><td>\$5,378,136</td></tr></table>	Residential (per lot)	184	\$29,229	\$5,378,136			Total	\$5,378,136				
Residential (per lot)	184	\$29,229	\$5,378,136										
		Total	\$5,378,136										
(c) Infrastructure in the categories listed in Column 1 of Table 3 below may be claimed as an offset against the implementation contribution, by the entity that provided the contribution. To claim an offset, the entity that provided the infrastructure must give a written notice to the relevant planning authority which includes a calculation of the offset being claimed and identifying the contributions against which the offsets are to be applied. Table 3: Infrastructure off-set works – Implementation Contribution <table><tr><th>Column 1 Item of infrastructure</th><th>Column 2 Corresponding condition</th><th>Column 3 Maximum offset amount for 184 lots</th></tr><tr><td>Total Water Cycle Management</td><td>55</td><td rowspan="3">\$198,352</td></tr><tr><td>Community development</td><td>56</td></tr><tr><td>Employment</td><td>57</td></tr></table> Advisory notes <i>All amounts in this condition are in July 2013/14 dollars and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by the 3-year moving average annual percentage increase in the 3 year rolling average of the Queensland Roads and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year.</i> <i>Additional infrastructure credits may be available. Refer to the ULDA guidelines, EDQ "Infrastructure Funding Framework, Crediting and Offset Arrangements" and EDQ "Infrastructure Charging and Offset Plan – Ripley Valley Priority Development Area" for additional information on crediting and offsetting of contributions.</i>			Column 1 Item of infrastructure	Column 2 Corresponding condition	Column 3 Maximum offset amount for 184 lots	Total Water Cycle Management	55	\$198,352	Community development	56	Employment	57	
Column 1 Item of infrastructure	Column 2 Corresponding condition	Column 3 Maximum offset amount for 184 lots											
Total Water Cycle Management	55	\$198,352											
Community development	56												
Employment	57												
CONDITIONS – PLAN OF DEVELOPMENT (POD) RESIDENTIAL		TIMING											
60.	Infrastructure Contributions (a) Unless a relevant infrastructure agreement provides to the contrary, pay a contribution to the MEDQ towards the provision of infrastructure for each residential dwelling constructed. (b) The contributions are calculated and based on the rates in Table 1 below. Table 1 –Infrastructure contributions <table><tr><td>Per dwelling unit</td><td>Small¹</td><td>Medium²</td><td>Large³</td></tr><tr><td>Municipal</td><td>\$12,467</td><td>\$15,931</td><td>\$19,393</td></tr></table>	Per dwelling unit	Small ¹	Medium ²	Large ³	Municipal	\$12,467	\$15,931	\$19,393	Prior to endorsement of community management statement or commencement of use whichever occurs first.			
Per dwelling unit	Small ¹	Medium ²	Large ³										
Municipal	\$12,467	\$15,931	\$19,393										

Sub-regional	\$4,340	\$5,546	\$6,752
State	\$1,290	\$1,648	\$2,006
Implementation	\$694	\$885	\$1,078
Total	\$18,791	\$24,010	\$29,229

¹ Having less than 60m² of gross floor area

² Having between 60 and 100m² of gross floor area

³ Having greater than 100m² of gross floor area

(c) A credit for one residential lot will be applied where infrastructure charges have been paid at the ROL stage.

(d) Infrastructure in the categories listed in Column 1 of Table 2 below may be claimed as an offset against the implementation contribution, by the entity that provided the contribution.

To claim an offset, the entity that provided the infrastructure must give a written notice to the relevant planning which includes a calculation of the offset being claimed and identifying the contributions against which the offsets are to be applied.

Table 2: Infrastructure off-set works

Column 1 Item of infrastructure	Column 2 Corresponding condition	Column 3 Maximum offset amount
Total Water Cycle Management	55	Implementation charge times number dwellings above 184
Community development	56	
Employment	57	

Advisory notes

All amounts in this condition are in July 2013/14 dollars and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by the 3-year moving average annual percentage increase in the 3 year rolling average of the Queensland Roads and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year.

Refer to the ULDA guidelines, EDQ "Infrastructure Funding Framework, Crediting and Offset Arrangements" and EDQ "Infrastructure Charging and Offset Plan – Ripley Valley Priority Development Area" for additional information on crediting and offsetting of contributions.

STANDARD ADVICE

Flood Assessment

Following the finalisation of the overall 2D/1D flood model being developed by KBR for Ipswich City Council the impacts of this application will be assessed

Ipswich City Council (ICC) or Queensland Urban Utilities (QUU) Endorsement

For any conditions in this package that require the consideration of ICC or QUU, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation, an approval or a permit).

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 6:30am or after 6:30pm.

Certification

Post-Construction certification is required prior to 'On Maintenance'. The format and documents required shall be in accordance with Ipswich City Council standards. The DSDIP will require a minimum of 2 copies, bound in an A4 arch folder and 2 electronic copies on disk. Documents to be included, but not limited to:

1. A Post Construction Certification form
2. A Uncompleted Works Bond form
3. Report of Compliance with Development Approval Conditions from Project Co-ordinator
4. As Constructed Drawings
5. Compliance Test Records i.e. CCTV results, etc
6. A list of non-compliance items
7. Material testing results

At the completion of the post-construction certification process the work assets will be transferred to Ipswich City Council.

Equitable Access

Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1982 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

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

Fire Ants

- (a) In accordance with the *Plant Protection Act 1989* and the Plant Protection Regulation 1990, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species *Solenopsis invicta*) and to eradicate it from the State.
- (b) It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary

Industries and Fisheries on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:

Director General
Department of Primary Industries and Fisheries
GPO Box 46, Brisbane QLD 4001

- (c) It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Queensland Department of Primary Industries and Fisheries website www.dpi.qld.gov.au.
- (d) The land over which you have made a development application is within a suburb known to have Fire Ants and as such is within a "Restricted Area". The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact the Department of Primary Industries and Fisheries to investigate the site and for you to implement any necessary matters required by that Department prior to the commencement of any works.

Gas Supply

The developer should contact a gas service provider to determine whether the estate may be reticulated with natural gas.

Development Scheme Fee

A Development Scheme Fee will apply at the time of plan sealing (in accordance with Section 128 of the Urban Land Development Authority Act 2007) to recover a proportion of costs incurred by the DSDIP in preparing the Development Scheme for Ripley Valley. The fee payable is at the rate prevailing at the time of payment. The current rate is \$750 per dwelling/lot.

OTHER ADVICE

Special Infrastructure Levy

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

**** End of Package ****