



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

Our ref: DEV2012/309

25 March 2014

Stockland Development Pty Ltd
c/- Craig Harte
RPS
PO Box 341
IPSWICH QLD 4305

Dear Craig

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT - 1 LOT AND UNCONSTRUCTED ROAD INTO 1,864 RESIDENTIAL LOTS, OPEN SPACE, BALANCE LOTS AND NEW ROAD AT LOT 207 GRAMPIAN DRIVE, DEEBING HEIGHTS DESCRIBED AS LOT 207 ON CH31135 AND PART UNCONSTRUCTED ROAD

On 21 March 2014 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website
<http://www.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 Patrick Atkinson on 3452 7630.

Yours sincerely

Patrick Atkinson
Director - Development Assessment

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PDA Decision Notice - Approval

Site information		
Name of urban development area (PDA)	Ripley Valley	
Site address	Lot 207 Grampian Drive, Deebing Heights	
Lot on plan description	Lot number	Lot description
	207	CH31135
PDA development application details		
MEDQ reference number	DEV2012/309	
Lodgement date	21 June 2012	
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	Reconfiguration of Lot - 1 lot and unconstructed road into 1,864 residential lots, open space, balance lots and new road along with a plan of development	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Decision date	21 March 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 plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Proposed Overall Layout Plan over Lot 207 on CH31135, prepared by RPS (As amended in red)	105598-62	22/01/14
2.	Proposed Subdivision Stages 7-15B Allotment Layout, prepared by RPS (As amended in red)	105598-43, Revision E	22/01/14
3.	Proposed Subdivision Stages 16-22B Allotment Layout, prepared by RPS (As amended in red)	105598-44, Revision E	22/01/14
4.	Proposed Subdivision Stages 23-28 Allotment Layout, prepared by RPS (As amended in red)	105598-45, Revision E	22/01/14
5.	Proposed Subdivision Stages 29-34 Allotment Layout, prepared by RPS (As amended in red)	105598-46, Revision E	22/01/14
6.	Proposed Subdivision Stages 35-39 Allotment Layout, prepared by RPS (As amended in red)	105598-47, Revision E	22/01/14
7.	Proposed Subdivision Stages 40-42 Allotment Layout, prepared by RPS (As amended in red)	105598-48, Revision E	22/01/14
8.	Proposed Subdivision Stages 43-47 Allotment Layout, prepared by RPS (As amended in red)	105598-49, Revision E	22/01/14

9.	Proposed Subdivision Stages 48-55 Allotment Layout, prepared by RPS (As amended in red)	105598-50, Revision E	22/01/14
10.	Proposed Subdivision Stages 56-64 Allotment Layout, prepared by RPS (As amended in red)	105598-51, Revision E	22/01/14
11.	Proposed Subdivision Stages 65-68 Allotment Layout, prepared by RPS (As amended in red)	105598-52, Revision E	22/01/14
12.	Proposed Subdivision Stages 69-71 Allotment Layout, prepared by RPS (As amended in red)	105598-53, Revision E	22/01/14
13.	Proposed Subdivision Stages 72-79 Allotment Layout, prepared by RPS (As amended in red)	105598-54, Revision E	22/01/14
14.	Proposed Subdivision Stages 81-94 Allotment Layout, prepared by RPS (As amended in red)	105598-55, Revision E	22/01/14
15.	Proposed Subdivision Stages 95, 96 and Balance Allotment Layout, prepared by RPS (As amended in red)	105598-56, Revision E	22/01/14
16.	Stockland Paradise Waters Plan of Development, prepared by RPS as amended in red	PR105598-16	January 2014
Supporting Documents, plans, reports and specifications		Number (if applicable)	Date (if applicable)
17.	Open Space Infrastructure, prepared by Lat 27	12003.01, Revision N	24/01/14
18.	Vegetation Retention Plan, prepared by RPS	Figure 1B	22/01/14
19.	Road Hierarchy Plan Sheet 1 prepared by Bradlees Civil Consulting	SK3768 Rev D	14/01/14
20.	Road Hierarchy Plan Sheet 2 prepared by Bradlees Civil Consulting (as amended by conditions of approval)	SK3769 Rev E	14/01/14

21.	Typical Road Cross Sections prepared by Bradlees Civil Consulting	SK3652 Rev F	17/01/14
22.	Master Park Pathways Sheet 1 prepared by Bradlees Civil Consulting	SK3865 Rev A	28/08/12
23.	Master Park Pathways Sheet 2 prepared by Bradlees Civil Consulting	SK3866 Rev B	10/10/12
24.	Water Reticulation Plan Sheet 1 prepared by Bradlees Civil Consulting	SK3750 Rev D	14/01/14
25.	Water Reticulation Plan Sheet 2 prepared by Bradlees Civil Consulting	SK3751 Rev E	14/01/14
26.	Sewerage Reticulation Plan Sheet 1 prepared by Bradlees Civil Consulting	SK3761 Rev D	14/01/14
27.	Sewerage Reticulation Plan Sheet 2 prepared by Bradlees Civil Consulting	SK3762 Rev E	14/01/14
28.	Stormwater Quality Plan Sheet 1 prepared by Bradlees Civil Consulting	SK3756 Rev B	17/08/12
29.	Stormwater Quality Plan Sheet 2 prepared by Bradlees Civil Consulting	SK3757 Rev C	10/10/12
30.	Bioretention Basin Details prepared by Bradlees Civil Consulting	SK3765 Rev A	
31.	Stormwater Quantity Plan prepared by Bradlees Civil Consulting	SK3764 Rev C	10/10/12
32.	Erosive Channel Repairs Plan prepared by Bradlees Civil Consulting;	SK3766 Rev C	10/10/12
33.	Erosive Channel Repair Sections prepared by Bradlees Civil Consulting	SK3767 Rev A	13/06/12
34.	Earthworks Layout Plan Sheet 1 prepared by Bradlees Civil Consulting	SK3748 Rev C	16/01/14
35.	Earthworks Layout Plan Sheet 2 prepared by Bradlees Civil	SK3749 Rev D	14/01/14

	Consulting		
36.	Earthworks Layout Plan Sheet 3 prepared by Bradlees Civil Consulting	SK3770 Rev D	16/01/14
37.	Earthworks Layout Plan Sheet 4 prepared by Bradlees Civil Consulting	SK3771 Rev D	16/01/14
38.	Earthworks Layout Plan Sheet 5 prepared by Bradlees Civil Consulting	SK3772 Rev D	16/01/14
39.	Earthworks Layout Plan Sheet 6 prepared by Bradlees Civil Consulting	SK3773 Rev D	14/01/14
40.	Earthworks Layout Plan Sheet 7 prepared by Bradlees Civil Consulting	SK3774 Rev D	16/01/14
41.	Earthwork Sections prepared by Bradlees Civil Consulting	SK3763 Rev C	15/01/14
42.	Retaining Wall Layout Plan Sheet 1 prepared by Bradlees Civil Consulting	SK3752 Rev E	15/01/14
43.	Retaining Wall Layout Plan Sheet 2 prepared by Bradlees Civil Consulting	SK3753 Rev F	15/01/14
44.	Bushfire Hazard Assessment and Mitigation Plan, prepared by Bushland Protection Systems Pty Ltd		24 January 2014
45.	Paradise Waters Master Plan Stormwater Management Plan prepared by DesignFlow		31/10/12
46.	Paradise Waters Master Plan Geomorphic Assessment prepared by DesignFlow and Hydrobiology		23/10/12
47.	Assessment of Soils Sampled in Flow Lines; Paradise Waters prepared by Landloch		29/10/12
48.	Paradise Waters Flood Study prepared by Cardno	J12033/R1	7/11/12
49.	Broad Geotechnic Appraisal - Paradise Waters prepared by Morrison	17142B	29/10/12

50.	Paradise Waters Traffic Assessment prepared by Cardno	CEB06331	03/06/13
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Preamble

1. Relationship with the development scheme and other approvals

In relation to this Approval:

- (a) PDA exempt development or PDA self-assessable development on the site may be undertaken at any time in accordance with the development scheme and all applicable laws.
- (b) "Approved Uses" can occur without further approval for a Material Change of use, where the use is identified on a particular site within an approved Plan of Development (that complies with relevant aspects of Practice Note 10) as part of an approval for Reconfiguration of a Lot.
- (c) Further approvals may be obtained in accordance with the development scheme.

2. Subsequent applications framework

- (a) It is anticipated the first subsequent application in the context plan area (excluding applications for Interim Uses and applications for operational works or infrastructure delivery) will be an application for a Reconfiguring a lot (with a Plan of Development)
- (b) It is anticipated that an application for a PDA development permit for a Reconfiguring a lot (with a Plan of Development) will detail the following matters to the extent they are applicable to the application:
 - (i) location;
 - (ii) lot size and configuration;
 - (iii) building height;
 - (iv) plot ratio / gross floor area / gross leasable area;
 - (v) site cover;
 - (vi) building footprint;
 - (vii) site access arrangements;
 - (viii) signage controls and noise attenuation
 - (ix) on-site parking and servicing arrangements; and
 - (x) how the development will progress or generally achieve the provisions of the development scheme.
- (c) The application must be generally in accordance with the endorsed Context Plan for the area.

3. Definitions

For the purpose of interpreting this Approval, the following applies:-

- (a) terms defined in the *Economic Development Act 2012* which are not defined in this Approval are taken to have the same meaning as in the the Act.
- (b) a reference to a law, document or instrument is a reference to that law, document or instrument as amended from time to time (unless otherwise specified).
- (c) a reference to an Approval is a reference to this decision notice, including the conditions of Approval.

- (d) a reference to an Approved Use is a reference to an Interim Use or a Permanent Use contained within the Table of approved uses of this approval.
- (e) a reference to compliance assessment of a document or instrument is a reference to compliance assessment of that document or instrument by a nominated assessing authority under Condition 10 of this Approval.
- (f) a reference to a context plan area is a reference to an area which due to existing or proposed major feature, such as ridgelines, waterways, identified environmental area, arterial road, significant changes in propose land use or cadastral property boundaries, is a logical area for this intermediate level of special planning between master planning and detailed design.
- (g) a reference to the Ripley Secondary Urban Centre East Master Land Use & Density Plan is a reference to the Ripley Secondary Urban Centre East Master Land Use & Density Plan, Plan No 6837-160D dated March 2013 .
- (h) a reference to detailed design documentation is a reference to detailed plans, designs, specification and calculations relevant to particular development.
- (i) a reference to the development scheme is a reference to the transitioned Ripley Valley Urban Development Area Development Scheme October 2011 in force at the time of this Approval.
- (j) a reference to the State is a reference to the State of Queensland.
- (k) a reference to DTMR is a reference to the State of Queensland acting through the government department administering the *Transport Infrastructure Act 1994* (Qld) from time to time (at the date of this Approval, the Department of Transport and Main Roads).
- (l) a reference to Gross Floor Area or GFA is taken to have the same meaning as that in the Ripley Valley UDA Development Scheme.
- (m) a reference to the IFF is a reference to the Infrastructure Funding Framework (July 2013 version 2).
- (n) a reference to the IFFCOA is a reference to the Infrastructure Funding Framework, Crediting and Offset Arrangements (July 2013 version 2).
- (o) a reference to the ICOP is a reference to the Infrastructure Charging and Offset Plan Ripley Valley Urban Development Area (July 2013).
- (p) a reference to an Infrastructure Contribution is a reference to works or serviced land contributed by a developer in lieu of payment of the infrastructure charge (as defined in the IFFCOA).
- (q) a reference to an infrastructure agreement is a reference to an infrastructure agreement to which Part 7 of the *Economic Development Act 2012* applies.
- (r) a reference to an infrastructure master plan is a reference to an infrastructure master plan required to be endorsed under this Approval.
- (s) a reference to an Interim Use is a reference to a use identified in the Table of approved uses as an interim use.
- (t) a reference to an overarching site strategy is a reference to a overarching site strategy for an aspect of the development of the site which is required to be endorsed under this Approval.

- (u) a reference to a Plan of Development or PoD is taken to have the same meaning as in the Ripley Valley Urban Development Area Development Scheme.
- (v) a reference to a Permanent Use is a reference to a use identified in the Table of approved uses as a permanent use.
- (w) a reference to public notification is a reference to the requirements as set out in s.84 of the *Economic Development Act 2012* and s.6 of the *Economic Development Regulation 2013*.
- (x) a reference to the site is a reference to the land the subject of this Approval.
- (y) a reference to TWCM is a reference to total water cycle management.
- (z) a reference to the EDQ is a reference to Economic Development Queensland.
- (aa) a reference to the ULDA Act is a reference to the *Urban Land Development Authority Act 2007 (Qld)*.
- (bb) *A reference to the Economic Development Act is a reference to the Economic Development Act 2012 (QLD)*
- (cc) *A reference to DSDIP is a reference to the Department of State Development Infrastructure and Planning.*
- (dd) a reference to the applicable ULDA guidelines is a reference to the ULDA guidelines as set out below and in effect at the time of this Approval¹:
 - ULDA Guideline 1 – Residential 30 - dated March 2010
 - ULDA Guideline 2 – Accessible Housing – dated November 2011
 - ULDA Guideline 5 – Neighbourhood Planning and Design – dated November 2011
 - ULDA Guideline 6 – Street and Movement Network – dated April 2012
 - ULDA Guideline 7 – Low rise buildings – dated February 2012
 - ULDA Guideline 8 – Medium and High Rise Buildings – dated January 2012
 - ULDA Guideline 9 – Centres – dated November 2011
 - ULDA Guideline 10 – Industry and Business Areas – dated November 2011
 - ULDA Guideline 11 – Community Facilities – dated July 2012
 - ULDA Guideline 12 – Park planning and design – dated November 2011
 - ULDA Guideline 13 – Engineering standards – dated November 2011
 - ULDA Guideline 14 – Environmental values and sustainable resource use – dated June 2012
 - ULDA Guideline 15 – Protection from flood and storm tide inundation – dated November 2011
 - ULDA Guideline 16 – Housing – dated July 2012
 - ULDA Guideline 18 – Development interfaces – dated November 2011.
 - ULDA Guideline 19 – Ripley Road Design

¹ The ULDA guidelines do not derogate from applicable Commonwealth and Queensland legislation which may apply to the site

- (ee) if the DSDIP – PDA Development Assessment is the nominated assessing authority for the Approval, this means:-
- (i) the MEDQ or its delegate or
 - (ii) if the site is no longer within a declared urban development area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in respect of the site.

PDA Development Conditions

General

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.	Restrictions on commencing development (a) Unless otherwise approved in writing by DSDIP PDA Development Assessment, prior to any development of the site, all works associated with DEV2010/94 must be completed in accordance with the conditions of that approval. (b) Submit to DSDIP PDA Development Assessment for compliance endorsement, a revised Plan of Development addressing the requirements of the development in respect to the development of single residential dwellings on lots only including: (i) Self Assessment requirements for allotments which have dual street frontage or have frontage to a reserve and do not include a laneway (ii) Self Assessment Requirements for allotments which front a 4m reserve (ii) Advice that any dwelling on a lot less than 250m² in area require the submission of detailed design plans to DSDIP PDA Development Assessment for endorsement. The revised POD must be consistent with Practice Note 10 unless otherwise approved in writing by DSDIP PDA Development Assessment. (c) Prior to any development on the site, submit to DSDIP PDA Development Assessment for compliance endorsement, a revised Reconfiguration Plan addressing the following requirements: (i) A connection to the east in the vicinity Stage 43. The final alignment, hierarchy and width of the connection is to be determined in association with the development of Stage 43 and dedicated as part of Stage 43. (ii) The realignment of the Energex Easement pursuant	Prior to pre-construction certification and commencement of site works

	to condition 7. (iii) Where a road reserve is not proposed to be constructed with a road, landscaping and pathways must be nominated on the ROL Plan and completed in association with surrounding streetscape works. (iv) Where drainage reserve is not provided with 100% road frontage, any interface with a private lot must be fenced in accordance with condition 28 and landscaped in conjunction with surrounding streetscape works. (v) A footpath connection to Richdale Court from Stage 22A (vi) Proposed Lot 8002 (Major Neighbourhood Facilities) must be amalgamated with proposed Lot 9999 (created as a result of DEV2010/094) Note: The base reconfiguration plans for items (a) and (b) must be the same. (d) Submit a report to DSDIP PDA Development Assessment demonstrating that all compliance assessment requirements in respect to Dev2012/267 have been completed and, where necessary, recommendations incorporated into the final design (e) Submit a report to DSDIP PDA Development Assessment demonstrating that all technical material has been updated to reflect the amended approved reconfiguration plan.	
3.	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
4.	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 Procedures Manual. <i>Note: Under the DSDIP Certification Procedures Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by DSDIP.</i>	Prior to commencement of site works for each stage

5.	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
6.	Easements (a) Easements required for discharge of stormwater over adjacent land must be agreed to in writing by the owner of the subject land prior to construction work commencing. (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. (d) All pre-existing easements crossing the site must be pegged where they cross each property boundary and at every change of direction. (e) All land (excluding that contained within approved parkland) below the design flood level from a storm event with an ARI of 100 years must be subject to an easement for drainage purposes to be granted in favour of, and at no cost to the assessing authority. (f) Where public utilities 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. (g) 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. <i>Advice:</i> <i>Easement plans/documents must be submitted initially to DSDIP for compliance assessment and not directly to utility authorities.</i>	At survey plan endorsement

7.	Electricity Easement (a) The existing electricity easement is to be realigned in accordance with the compliance endorsed Plan of development and Reconfiguration Plan. (b) An amended easement document must be agreed to in writing by Energex (or equivalent) prior to site works commencing. (c) The realignment of the electricity infrastructure is to be in accordance with Energex (or equivalent) Standards. (d) The realignment of the electricity infrastructure must occur as part of the development of the adjoining stage unless otherwise approved in writing by DSDIP PDA Development Assessment.	(a) Prior to site works commencing for each relevant stage (b) Prior to survey plan endorsement for each relevant stage (c) Prior to survey plan endorsement for each relevant stage (d) Prior to survey plan endorsement for each relevant stage
8.	Stages for Reconfiguration Unless otherwise approved in writing by DSDIP PDA Development Assessment, each stage must be independently serviced by roads, water, sewer, stormwater, and any other relevant utilities.	Prior to survey plan endorsement for each stage
9.	Road Naming The developer must submit to DSDIP PDA Development Assessment a schedule of street names approved by Ipswich City Council (ICC).	Prior to survey plan endorsement for each stage
Compliance Assessment		
10.	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 DSDIP'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	At all times

	information as required for compliance assessment; (ii) within 20 business days – the DSDIP 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 DSDIP or its delegate assesses the re-submitted plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly. If the applicant is notified under (d)(ii) above, within 10 business days - DSDIP 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.	
11.	Open Space Planning and Sequencing – Compliance Assessment (a) Open Space is to be provided generally in accordance with plan Open Space Infrastructure, 12003.01, Revision N, dated 24 January 2014, prepared by Lat 27. (b) A staging plan of the proposed open space must be submitted to DSDIP PDA Development Assessment for compliance assessment demonstrating that the proposed open space: (i) Meets the desired standards of service required by DEV2012/297 and the Ripley Valley Development Scheme (with specific reference to flood immunity) for each stage (ii) can be embellished such that the ultimate desired standard of service can be achieved, and (iii) must be delivered in a sequence of staging to align with the development of allotments.	Prior to Survey Pan endorsement for the first stage pursuant to this development permit.

	(c) Unless otherwise approved in writing by DSDIP PDA Development Assessment, a second neighbourhood park is to be provided as part of the current development footprint in the vicinity of Lot 8000. Note: Where open space functions are consolidated or located in close proximity to each other, all elements of the desired standard of service must still be achieved unless otherwise approved as part of the plans noted in (a) above or an Infrastructure Agreement.	
12.	Open Space Works - Compliance Assessment (a) Submit to the DSDIP PDA Development Assessment for compliance endorsement a detailed landscape plan certified by a qualified (AILA accredited) landscape architect for improvement works within the proposed parkland in accordance with the Ripley Valley Development Scheme and associated guidelines/standards, documenting the following; ▪ Existing contours or site levels. ▪ Location of existing under- and above-ground services within the proposed parkland (eg drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.). ▪ Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. ▪ Location and description of existing fencing and retaining walls within and abutting the park. Site Preparation ▪ Proposed finished levels, including sections across and through the parkland at critical points (eg Interface with roads or water bodies, retaining walls or batters). New Works ▪ Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. ▪ Provision of electricity and water connections to the park. ▪ Construction of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access. ▪ Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular	(a) Prior to commencement of site works for each relevant stage

	crossover to each road frontage to parkland that includes fencing and gates to limit unauthorised vehicular access. ▪ Details and locations of any proposed building works or planting, including: bridges, park furniture, picnic facilities and play equipment. ▪ Surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection. ▪ Provision of a sub-tropical plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. (b) Submit to the DSDIP PDA Development Assessment certification from an AILA qualified landscape architect that the works have been constructed in accordance with part a) of this condition; (c) Submit to DSDIP PDA Development Assessment "as constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), in a format acceptable to the Ipswich City Council certifying that the works have been completed in accordance with part b) of this condition. (d) Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the DSDIP that the works are satisfactory. (e) On completion of the minimum 12 months maintenance period, contact DSDIP to arrange an Off Maintenance inspection.	(b) Prior to survey plan endorsement for each relevant stage (c) As indicated (d) As indicated (e) As indicated
13.	Streetscape Works - Compliance Assessment (a) Prepare and submit to PDA Development Assessment DSDIP for compliance endorsement Streetscape Works plans certified by a registered Landscape Architect detailing proposed works in accordance with the following requirements: - show appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades; - show appropriate footpath locations; - provide street tree location and species, including common and botanical names, height and spread at maturity. ground preparation works and monthly	(a) Prior to commencement of works for each stage

	maintenance plan; - identify road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc); - identify all existing trees within the dedicated road, including those to be retained and those to be removed; and - show the location of services within the road reserve; and (b) Undertake the works in accordance with the approved streetscape works required under part (a) of this condition in accordance with the following standards: (c) Submit to PDA Development Assessment DSDIP "as constructed" plans and an asset register certified by a registered landscape architect in a format acceptable to Ipswich City Council demonstrating compliance with this condition. (d) Where a road reserve is not proposed to be constructed with a road, landscaping and pathways must be nominated on the ROL Plan and completed in association with surrounding streetscape works. (e) Where drainage reserve is not provided with 100% road frontage, any interface with a private lot must be fenced in accordance with condition 27 and landscaped in conjunction with surrounding streetscape works.	(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 (e) Prior to survey plan endorsement for each stage
14.	Ecological Report – Compliance Assessment (a) Submit to DSDIP PDA Development Assessment for compliance assessment the following documentation: • Landscape and Fauna Management Plan • Fauna Management Plan • Vegetation Management Plan • Rehabilitation Management Plan • Weed / Pest Management Plan • Stormwater Management Plan (or as covered in the endorsed stormwater Infrastructure Management Plan) • Dispersive Soil Management • Management of difficult topography including areas at risk of landslip and requirements for the construction of houses on lots affected by difficult topography. The documentation will be assessed against the endorsed ecological innovation strategy and the technical reports submitted in support of this	(a) Prior to commencement of site works for each stage

	application. (b) The requirements of each of the above technical reports must be complied with. Note: DSDIP PDA Development Assessment reserves the right to obtain a third party review of the submitted management plans.	(b) At all times and prior to survey plan endorsement for each stage
15.	Bushfire Management – Compliance Assessment An updated Bushfire Hazard Assessment and Mitigation Plan must be submitted to DSDIP PDA Development Assessment for compliance assessment. The update must be progressive and sequential for each stage of the development and include, at minimum, the following information: • Detail of the Bushfire Protection Buffers (BPB) relevant to the Stage • Details of ongoing maintenance requirements and responsibilities of the bushfire protection zone • Construction requirements in accordance AS3959-2009 and any required updates to the construction management plan (Condition 13) • The requirements for a bushfire covenant for any balance land associated with the development • Requirements for updating the bushfire management plans at regular intervals. Note: If it is the strategic intent to designate land within 100m of all development as not 'bushfire prone area', the bushfire hazard assessment and mitigation plan should demonstrate how this will be achieved. Note: DSDIP PDA Development Assessment reserves the right to obtain a third party review of the submitted management plans.	Prior to commencement of site works for the relevant stage
16.	Environmental Management – Compliance Assessment (a) In preparing the ecological and bushfire documentation referred to above, the applicant must give specific regard to: • measures to conserve the ecological and scenic value of the proposed open space and / or balance land in accordance with ecological assessment and bushfire assessment reporting • buffering between the edge of development works and proposed open space or balance land • fencing standards for the interface between open	(a) Prior to commencement of site works for the relevant stage