

	space, balance land, road reserve, and private lots (or a combination thereof) to be constructed prior to the survey plan endorsement for the relevant stages - the terms and requirements of any bushfire management covenant or building exclusion zone covenant to be instituted over allotments - bushfire protection measures including management requirements for the extent of the development site and balance lots / stages including building exclusion zones and the requirements of the covenant required by this condition along with condition 15. Note: DSDIP PDA Development Assessment reserves the right to obtain a third party review of the submitted management plans. (b) The applicant must submit a report demonstrating that the proposal and proposed works comply with the requirements of conditions 14-16.	(b) Prior to survey plan endorsement for each stage
Land		
17.	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
18.	Balance Land and Land for Open Space or Drainage Purposes Unless otherwise approved in writing by DSDIP PDA Development Assessment, balance land and land for open space and drainage purposes must be consolidated into one parcel. As each stage develops, the relevant balance land or open space land or drainage land can be adjusted as necessary such that the land is consolidated.	Prior to survey plan endorsement for each stage
19.	Grampian Drive Unless a relevant Infrastructure Agreement provides to the contrary, dedicate as road or transfer to Ipswich City Council at no cost to the Council the land required to facilitate the ultimate construction of Grampian Drive within the development site (as shown on the ICOP) in accordance with ICC requirements.	Prior to Survey Plan endorsement of the relevant Stage.

20.	Drainage Reserve (a) Land required for permanent detention basins, constructed wetlands and bio-retention basins or equivalent is to be dedicated as drainage reserve to Council in fee simple as trustee. (b) Unless otherwise approved in writing by DSDIP PDA Development Assessment, land required primarily for drainage purposes must be dedicated on a separate lot to land required for open space purposes.	At the time of registration of the relevant stage
21.	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. <i>Note: Entry walls may require development approval pursuant to the Ripley Valley Development Scheme.</i>	At all times
Environment and Heritage		
22.	Cultural Heritage Submit to DSDIP confirmation that prior to the commencement of construction the developer has complied with the duty of care obligations under the <i>Aboriginal Cultural Heritage Act 2003 (Qld)</i>.	Prior to the commencement of construction
23.	Noise Management (a) Submit to DSDIP a Noise Mitigation Report, certified by an Acoustic Consultant, for lots affected by elevated road traffic noise levels from Grampian Drive and the proposed extension to Grampian Drive. The report shall include the final lot layout, terrain elevation and traffic counts. The report shall outline assessment and mitigation strategies to be considered in construction of dwellings to meet the appropriate acoustic attenuation standards. The report shall be to the following standards: (i) The calculation and prediction of traffic noise levels is to be in accordance with the Road Traffic Noise Management Code of Practice, published by the Queensland Department of Main Roads and in accordance with Australian Standard 2702-1984: Acoustics – Methods for the measurement of road	(a) Prior to survey plan endorsement for each relevant stage

	traffic noise. Alternative road traffic noise prediction models may be used where they can be justified as being appropriate to the circumstances of the particular situation and location. (ii) An assessment of road traffic noise is to be based on the ultimate traffic flow for the road. If such data does not exist a 10-year planning projection is to be used. (iii) The determination of building construction, siting and design measures required to achieve internal noise levels shall be in accordance with Australian Standard 2107: Acoustics-Recommended design sound levels and reverberation times for building interiors and Australian Standard 3671- 1989: Acoustics – Road traffic noise intrusion – Building siting and construction. Alternative methods may be used where they can be justified as being appropriate to the circumstances of the particular situation and location. (b) The noise report must include recommendations for the communication of noise mitigation requirements to prospective owners, and the regulation of these requirements. This must include certification requirements in respect to the construction of buildings. (c) The developer is required to notify all prospective buyers of any lots that are affected by noise and the findings/recommendations of the Noise Mitigation Report for the construction of dwellings on those lots. <i>Note: The use of acoustic barriers is the least preferred method of acoustic attenuation in the urban environment. Each subsequent application must specifically address acoustic requirements with preferential consideration to the avoidance of acoustic barriers in all instances.</i>	(b) At all times. (c) Prior to entering into a contract of sale
24.	Clearing of Vegetation Vegetation clearing must be in accordance with the management plan approved by Condition 14	At all times.
25.	Disposal of Cleared Vegetation The following means of disposal are to be used, though the DSDIP PDA Development Assessment may consider other means on written request:	Prior to commencement of works & then to be maintained

	(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>	
Open Space, Reserves and Community Facilities		
26.	Controlling Vehicle/Motorcycle Access to Drainage Reserves Barrier kerbs, bollards or equivalent must be installed to the satisfaction of the assessing authority along any shared boundary between road reserve and drainage reserves, with the intent of preventing unauthorised access by motor vehicles. All bollards or equivalent must be installed and consist of materials in accordance with Ipswich City Council's Standard Details. If utilised, bollards or equivalent must be installed within garden beds only. 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 Drawings.	Prior to survey plan endorsement for the relevant stage
27.	Fencing Unless otherwise approved in writing by DSDIP PDA Development Assessment, any fencing proposed along public thoroughfares and drainage reserves must have a maximum height of: (a) 1.2m high if not transparent; and (b) 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.	Prior to survey plan endorsement for the relevant stage
28.	Open Space, Education and Community Infrastructure (a) Unless otherwise approved in an Infrastructure Agreement, Open space must be provided for each	(a) At all times.

	stage of the development in accordance with the approved open space staging plan pursuant to Condition 11. (b) Unless otherwise approved in writing by DSDIP PDA Development Assessment, the future primary school site is to be dedicated for education purposes to the Department of Education. The applicant must demonstrate that this land meets the desired standard of service pursuant to the Ripley Valley Development scheme and the Infrastructure Charges Offset Policy (c) Unless otherwise approved in writing by DSDIP PDA Development Assessment, land identified for community Infrastructure is to be dedicated to Ipswich City Council. The applicant must demonstrate that this land meets the desired standard of service pursuant to the Ripley Valley Development scheme and the Infrastructure Charges Offset Policy. <i>Note: In the event that the future primary school is not required on this site, and this is approved in writing by DSDIP PDA Development Assessment, it is considered that the identified land for the future primary school may be suitable for urban living purposes.</i>	(b) Prior to survey plan endorsement for stage 63 of the development or the 1000th lot created pursuant to this approval, and Dev2010/094, whichever is earlier (c) Prior to survey plan endorsement for stage 84 of the development, as part of the dedication of surrounding open space land or the 500th lot created pursuant to this approval, and Dev2010/094, whichever is earlier
Engineering		
29.	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
30.	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
31.	Construction Management Plan (a) Submit to DSDIP PDA Development Assessment a Site Based Construction Management Plan that includes but is not limited to: - provision for the management of traffic around and	(a) Prior to commencement of site works for each stage

	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 sediment and erosion; - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; - management of Ecology (Condition 14) and Bushfire (Condition 15); 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. The construction management plan shall be prepared in consultation with the civil contractor and 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. (b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	
32.	Street lighting (a) Submit to DSDIP PDA Development Assessment detailed design drawings certified by a Registered Professional Engineer of Queensland (RPEQ-Electrical) endorsed in writing by Ipswich City Council (ICC) as the future Energex 'billable customer' for street lighting. The design and construction of the street lighting system must: • be in accordance with ICC Planning Scheme	Prior to survey plan endorsement for each stage

	Engineering Design Guidelines; • meet the relevant requirements of the electricity supplier; • be acceptable to the electricity supplier as 'Rate 2 Public Lighting'. (b) Construct the works in accordance with the submitted street lighting plans required in part (a) of this condition. (c) Submit to PDA Development Assessment DSDIP PDA Development Assessment 'as constructed' drawings and certification from a RPEQ-Electrical that all works have been constructed and energised in accordance with this condition.	
33.	Traffic Management Plan (a) Submit to the DSDIP PDA Development Assessment a traffic management plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. A permit will need to be sought from Ipswich City Council prior to any temporary road closure. The TMP must ensure traffic impacts are minimised where possible during construction. The TMP plan must include but not be 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; • Planning including risk identification and assessment, staging, etc. • Implementation • Monitoring and measurement • Management review • Traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council road(s) (b) All work shall be undertaken in accordance with the traffic management plan which must be current and available on site at all times during the construction period.	(a) Prior to commencement of site works (b) As indicated
34.	Roads – Internal (a) Submit to DSDIP PDA Development Assessment	(a) Prior to

	engineering design and construction drawings certified by a Registered Professional Engineer of Queensland (RPEQ) for internal roads, including footpaths, generally in accordance with the following plans. • Road Hierarchy Plan Sheet 1 SK3768 Rev D dated 14/01/14 prepared by Bradlees Civil Consulting • Road Hierarchy Plan Sheet 2 SK3769 Rev E dated 14/01/14 prepared by Bradlees Civil Consulting • Typical Road Cross Sections SK3652 Rev F dated 14/01/14 prepared by Bradlees Civil Consulting (excluding the neighbourhood link cross section) (b) Submit to the DSDIP PDA Development Assessment for compliance endorsement engineering design and construction drawings certified by a Registered Professional Engineer of Queensland (RPEQ) for the Neighbourhood Link road generally in accordance with the current TMR Separated Cycleways Guideline or equivalent. (c) Construct the road works generally in accordance with the endorsed plans required by parts a) and b) of this condition to Ipswich City Council construction standards. (d) Submit to DSDIP PDA Development Assessment 'as-constructed' drawings and an asset register, certified by an RPEQ, in a format acceptable to the Ipswich City Council of all road works constructed in accordance with this condition.	commencement of work for each stage (b) Prior to survey plan endorsement for each stage (c) Prior to survey plan endorsement for each stage (d) Prior to survey plan endorsement for each stage
35.	Roads - External - Grampian Drive Upgrade (a) Submit to the DSDIP PDA Development Assessment for compliance endorsement engineering design and construction drawings certified by a Registered Professional Engineer of Queensland (RPEQ) for the upgrade of the section of Grampian Drive between the development site boundary and the Centenary Highway. The design shall incorporate separated cycleway(s) in accordance with the current TMR Separated Cycleways Guideline or equivalent. (b) Construct the road works generally in accordance with the endorsed plans to Ipswich City Council standards.	(a) Prior to commencement of works for the stage containing the 500th lot (including the development of Precinct A). (b) Prior to survey plan endorsement for the stage containing the 500th lot (including

	(c) Submit to DSDIP PDA Development Assessment 'as-constructed' drawings and an asset register, certified by an RPEQ, in a format acceptable to the Ipswich City Council of all road works constructed in accordance with this condition. Note: in the event that Grampian Drive is partially constructed by others, the applicant should specifically address the extent of existing construction as part of any compliance assessment process. Furthermore, it is understood that other development approvals have been issued pursuant to the Ipswich Planning Scheme and the <i>Sustainable Planning Act 2009</i> have been issued requiring construction of the same section of Grampian Drive. It is therefore recommended that the applicant review the approvals in the area and consider the opportunity for sharing the cost of these works with others.	the development of Precinct A) (c) Prior to survey plan endorsement for the stage containing the 500th lot (including the development of Precinct A)
36.	Secondary Road Access (a) Submit to the DSDIP PDA Development Assessment for compliance endorsement, certified by a Registered Professional Engineer Queensland (RPEQ) detailed engineering plans for a secondary access road providing ingress/egress to and from the development in emergency situations. The detailed engineering plans must specify alignment, hierarchy and construction standard s.. (b) Construct the works in accordance with the endorsed plans.	Prior to commencement of works for the stage containing the 200th lot.
37.	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.	As indicated
38.	Bus Stops The developer shall provide bus stops located in	Prior to the survey plan

	accordance with Translink requirements to 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> .	endorsement for the relevant stage
39.	Off Road Pathways (a) Submit to DSDIP PDA Development Assessment engineering design and construction drawings certified by a Registered Professional Engineer of Queensland (RPEQ) for off road pathways generally in accordance with the following plans. • Master Park Pathways Sheet 1 SK3865 Rev A dated 28/08/12 prepared by Bradlees Civil Consulting • Master Park Pathways Sheet 2 SK3866 Rev B dated 10/10/12 prepared by Bradlees Civil Consulting (b) Construct the works generally in accordance with the endorsed plans to Ipswich City Council standards. (c) Submit to DSDIP PDA Development Assessment 'as-constructed' drawings and an asset register, certified by an RPEQ, in a format acceptable to the Ipswich City Council of all pathway works constructed in accordance with this condition.	(a) Prior to commencement of works for the relevant stage (b) Prior to survey plan endorsement for the relevant stage (c) Prior to survey plan endorsement for the relevant stage
40.	Water - Internal (a) Submit to DSDIP PDA Development Assessment a water network analysis prepared by a Registered Professional Engineer Queensland (RPEQ) and endorsed by Queensland Urban Utilities (QUU) (b) Submit to DSDIP PDA Development Assessment detailed engineering design and construction plans certified by a Registered Professional Engineer Queensland (RPEQ) for a water supply reticulation system providing a water service to each lot in accordance with the current SEQ Water Supply and Sewerage Design & Construction Code (c) Construct the works in accordance with the certified plans and the current SEQ Water Supply and	(a) Prior to commencement of works for each stage (b) Prior to commencement of works for each stage (c) Prior to survey plan endorsement for each

	Sewerage Design & Construction Code. (d) Submit to DSDIP PDA Development Assessment 'as-constructed' plans, asset register and test results required by QUU with RPEQ certification that all works have been completed in accordance with part c) of this condition.	stage (d) Prior to survey plan endorsement for each stage
41.	Water -Trunk (a) Submit to the DSDIP PDA Development Assessment a water network analysis prepared by a Registered Professional Engineer Queensland (RPEQ) and endorsed by Queensland Urban Utilities (QUU) confirming or otherwise the sizing of the trunk infrastructure network shown on the following plans prepared by Bradlees Civil Consulting. • Water Reticulation Plan Sheet 1 SK3750 Rev C dated 22/05/13 • Water Reticulation Plan Sheet 2 SK3751 Rev D dated 22/05/13 (b) Submit to the DSDIP PDA Development Assessment detailed design and construction plans certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed QUU endorsed trunk water reticulation works in accordance with the SEQ Water Supply and Sewerage Design & Construction Code. (c) Construct the works in accordance with the certified plans and the SEQ Water Supply and Sewerage Design & Construction Code. (d) Submit to PDA Development Assessment DSDIP PDA Development Assessment 'as-constructed' plans, asset register and test results required by QUU with RPEQ certification that all works have been completed in accordance with part c) of this condition.	(a) Prior to commencement of works for the relevant stage (b) Prior to commencement of works for the relevant stage (c) Prior to survey plan endorsement for the relevant stage (d) Prior to survey plan endorsement for the relevant stage
42.	Sewerage Internal (a) Submit to the DSDIP PDA Development Assessment a sewerage network analysis prepared by a Registered Professional Engineer Queensland (RPEQ) and endorsed by Queensland Urban Utilities (QUU). (b) Submit to the DSDIP PDA Development Assessment detailed design plans certified by a Registered Professional Engineer Queensland (RPEQ-Civil)) for a sewerage reticulation system providing a separate	Prior to commencement of works for each stage

	sewerage connection to each lot in accordance with the SEQ Water Supply and Sewerage Design & Construction Code. (c) Construct the works in accordance with the certified plans required by part a) of this condition and the SEQ Water Supply and Sewerage Design & Construction Code. (d) Submit to PDA Development Assessment DSDIP 'as-constructed' plans, asset register and test results required by QUU with RPEQ certification that all works have been completed in accordance with part c) of this condition.	
43.	Sewer -Trunk (a) Submit to the DSDIP PDA Development Assessment a sewer network analysis prepared by a Registered Professional Engineer Queensland (RPEQ) and endorsed by Queensland Urban Utilities (QUU) confirming or otherwise the sizing of the trunk infrastructure network shown on the following plans prepared by Bradlees Civil Consulting. • Sewerage Reticulation Plan Sheet 1 SK3761 Rev C dated 22/05/13 • Sewerage Reticulation Plan Sheet 2 SK3762 Rev D dated 22/05/13 (b) Submit to the DSDIP PDA Development Assessment detailed design and construction plans certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed QUU endorsed trunk water reticulation works in accordance with the SEQ Water Supply and Sewerage Design & Construction Code. (c) Construct the works in accordance with the certified plans required by part a) of this condition and the SEQ Water Supply and Sewerage Design & Construction Code. (d) Submit to DSDIP PDA Development Assessment 'as-constructed' plans, asset register and test results required by QUU together with RPEQ certification that all works have been completed in accordance with part (c) of this condition.	(a) Prior to commencement of works for the relevant stage (b) Prior to commencement of works for the relevant stage (c) Prior to survey plan endorsement for the relevant stage (d) Prior to survey plan endorsement for the relevant stage
44.	Flooding The proposal must not increase flood levels on private property without the express and written permission of the owners of that property.	At all times

	Council certifying that the works have been completed in accordance with part b) of this condition	
47.	Stormwater Management (Quantity) (a) Submit to the DSDIP PDA Development Assessment engineering designs and hydraulic calculations for the proposed stormwater drainage system certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the following: • Paradise Waters Flood Study J12033/R1 dated 7/11/12 prepared by Cardno; • Paradise Waters Geomorphic Assessment dated 22/10/12 prepared by DesignFlow and Hydrobiology; • Paradise Waters Assessment of Soils Sampled in Flow Lines dated 29/10/12 prepared by Landloch; • Queensland Urban Drainage Manual (QUDM); and • Stormwater Quantity Plan SK3764 Rev C dated 10/10/12 prepared by Bradlees Civil Consulting The stormwater design and hydraulic calculations for the final design shall show that "non-worsening" occurs to adjoining upstream and downstream properties for a range of storm events, except where written approval has been obtained from the affected owner. Non-worsening shall mean no actionable nuisance from changes to flood levels, velocities or flows or rate of floodwater rise or time of inundation (b) All permanent water bodies must be removed from the final stormwater management solution. (c) Construct the works in accordance with the certified plans required by part a) of this condition to Ipswich City Council standards. (d) Submit to PDA Development Assessment DSDIP "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.	(a) Prior to commencement of site works (b) At all times (c) Prior to survey plan endorsement for each stage (d) Prior to survey plan endorsement for each stage
48.	Creek Rehabilitation (a) Submit to the DSDIP PDA Development Assessment engineering design and construction plans for the	(a) Prior to commencement of

	proposed creek rehabilitation works certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the following plans: • Erosion Channel Repairs Plan SK3766 Rev C dated 10/10/12 prepared by Bradlees Civil Consulting; • Erosion Channel Repair Sections SK3767 Rev A prepared by Bradlees Civil Consulting (b) Construct the works in accordance with the certified plans required by part a) of this condition to Ipswich City Council standards. (c) Submit to PDA Development Assessment DSDIP "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.	works for the relevant stage (b) Prior to survey plan endorsement for the relevant stage (c) Prior to survey plan endorsement for the relevant stage
49.	Filling and Excavation (a) Submit to the DSDIP PDA Development Assessment an Earthworks Management Plan certified by a Registered Professional Engineer Queensland (RPEQ), specialising in geotechnical engineering, generally in accordance with the following documents: • 'Broad Geotechnic Appraisal - Paradise Waters dated 29 October 2012 prepared by Morrison • Paradise Waters Geomorphic Assessment dated 23/10/12 prepared by DesignFlow and Hydrobiology • Paradise Waters Assessment of Soils Sampled in Flow Lines dated 29/10/12 prepared by Landloch; • Earthworks Layout Plans SK3748 Rev C, SK3749 Rev D, SK3770 Rev D, SK3771 Rev D, SK3772 Rev D, SK3773 Rev D, SK3774 Rev D dated 16 January 2014 prepared by Bradlees Civil Consulting • Earthwork Sections SK3763 Rev C dated 15 January 2014 prepared by Bradlees Civil Consulting (b) Construct all earthworks generally in accordance with the certified reports and plans in part a) of this condition and AS3798 - Guidelines on Earthworks for Commercial & Residential Developments. (c) Submit to the PDA Development Assessment DSDIP certification by a RPEQ specialising in geotechnical engineering that all cut and fill operations have been	(a) Prior to the commencement of site works for each stage (b) Prior to survey plan endorsement for each stage (c) Prior to survey plan endorsement for each stage

	carried out in accordance with AS3798 – Guidelines on Earthworks and any unsuitable material encountered has been treated and/or replaced with suitable replacement material.	
50.	Retaining Walls (a) Submit to the DSDIP PDA Development Assessment detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for all allotment retaining walls, generally in accordance with Retaining Wall Layout Plans SK3752 Rev C and SK3753 Rev D, dated 16 October 2012 prepared by Bradlees Civil Consulting (b) Retaining walls on lot boundaries shall generally not exceed 2.5m in height in accordance with <i>DSDIP Practice note no. 10 – Plans of Development</i>. (c) Construct all retaining walls generally in accordance with the certified plans required by part a) of this condition (d) Retaining walls along all public road frontages must be constructed of 'A' grade saw cut rock.. (e) Submit to the PDA Development Assessment DSDIP certification by a RPEQ that all retaining wall structures have been constructed in accordance with part b) of this condition.	(a) Prior to the commencement of site works for each stage (b) Prior to survey plan endorsement for each stage (c) At all times (d) At all times (e) Prior to survey plan endorsement for each stage
51.	Erosion and Sediment Management (a) Submit to the DSDIP PDA Development Assessment an Erosion and Sediment Management Plan (ESMP) as part of the Site Based Construction Management Plan, certified by a Registered Professional Engineer Queensland (RPEQ) or an accredited professional in erosion and sediment control (CPESC) in accordance with the following:- A soils assessment by a qualified soil scientist, with a focus on the dispersive nature of the soils must be submitted with the Erosion and Sediment Plan. The design and implementation of the of the erosion and sediment control plan must be completed in accordance with:- • State Planning Policy for Healthy Waters, • Urban Stormwater Quality Planning Guidelines (DERM)	(a) Prior to commencement of site works for each stage

	• Best Practice Erosion and Sediment Control (IECA). (b) Implement the ESMP on site.	(b) At all times during site works
52.	Electricity Submit to 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 (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
53.	Telecommunications (a) Submit to 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. (b) 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.	(a) Prior to survey plan endorsement for each stage (b) Prior to survey plan endorsement for each stage
54.	Service Conduits & Mains 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.	As indicated

55.	Broadband Provide to DSDIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for each stage
56.	Early public transport (bus) provision Submit a strategy to DSDIP for the provision of a regular bus service, or augmentation of the existing bus service, that connects major education, health and retail centres and/or major transit hubs in the Ripley Valley. Unless a relevant infrastructure agreement provides to the contrary, subsidise the interim (for up to five years) public transport (bus) service. The cost of providing the service can be offset against the Municipal Infrastructure Charge (refer Condition 57) in accordance with the Infrastructure Charging and Offset Plan – Ripley Valley Urban Development area. <i>Note: A credit of up to \$5 million is available for the whole of the Ripley Valley.</i>	Prior to survey plan endorsement for the 200 th lot associated with the development.
Infrastructure		
57.	Municipal Charge (a) The applicant must pay to the MEDQ the Municipal Charge calculated in accordance with the Infrastructure Funding Framework (IFF) and indexed to the date of payment. (b) The municipal infrastructure is that set out in the Infrastructure Charging Offset Plan for the Ripley Valley PDA (ICOP). (c) Infrastructure Contributions carried out under item (b) may be offset against the Municipal Charge in (a) in accordance with the Infrastructure Funding Framework, Crediting and Offsets Arrangements (IFFCOA) and ICOP.	As required by the IFF
58.	State Charge (a) The applicant must pay to the MEDQ the State Charge	As required by the IFF

	calculated in accordance with the IFF and indexed to the date of payment. (b) The State infrastructure is that set out in the ICOP. (c) Infrastructure Contributions carried out under item (b) may be offset against the State Charge in (a) in accordance with the IFFCOA and ICOP.	
59.	Sub-regional Charge (a) The applicant must pay to the MEDQ the Sub-regional Charge calculated in accordance with the IFF and indexed to the date of payment. (b) The Sub-regional infrastructure is that set out in the ICOP. (c) Infrastructure Contributions carried out under item (b) may be offset against the State Charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF
60.	Implementation Charge (a) The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment. (b) The Implementation Works is that set out in the ICOP. (c) Infrastructure Contributions carried out under item (b) may be offset against the Implementation Charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF
61.	Catalyst Infrastructure Charge The applicant must pay to the MEDQ the Catalyst Infrastructure Charge calculated in accordance with the IFF and indexed to the date of payment.	As required by the IFF

ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Ipswich City Council Local Laws, Economic Development Act 2012* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Development Scheme Preparation Fee

The development scheme preparation fee pursuant to the Development Fee schedule must be paid prior to the survey plan endorsement pursuant to this approval.

Further development

Development of land for uses that are not identified on the approved POD must either comply with the approved whole of site Material Change of Use (including the compliance assessment of detailed design documentation and payment of infrastructure contributions) or submit a new Material change of Use development application.

Plan Sealing and Uncompleted Works Bonds

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

Further Development Approvals Required

Further development approvals are required pursuant to the *Economic Development Act 2012*, *Sustainable Planning Act 2009* (or equivalent) prior to development works being undertaken on any lots nominated on the approved plan of development as being 'Subject to separate applications'.

Special Infrastructure Levy

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

Permanent Road Closure

Permanent closure of any road must only be undertaken after the relevant closure process has been completed by MEDQ or equivalent pursuant to Section 194 of the *Economic Development Act 2012*.

Future Development of Major Centre

Please note that in order to lawfully develop the Major neighbourhood Facilities, a further Material Change of Use or Plan of Development must be submitted pursuant to the requirements of the *Economic Development Act 2012* or equivalent.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****