

Our ref: DEV2012/283

26 March 2014

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

Dear Julian

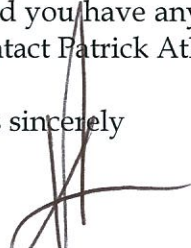
SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A WHOLE OF SITE MATERIAL CHANGE OF USE FOR THE USES SET OUT IN THE TABLE OF APPROVED USES WITH A CONTEXT PLAN AT RIPLEY ROAD AND WATSONS ROAD, SOUTH RIPLEY, AND DESCRIBED AS LOT 196 ON SP157517 AND LOT 370 ON SP198119

On 26 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



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PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Ripley Valley PDA	
Site address	Watsons & Ripley Roads, South Ripley	
Lot on plan description	Lot number	Lot description
	Lot 196	SP157517
	Lot 370	SP198119
PDA development application details		
MEDQ reference number	DEV2012/283	
Lodgement date	15 May 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	Material Change of Use for Residential uses (display home, home based business, house, multiple residential, other residential, short term residential); Commercial uses (business, health care services and sales office); Retail uses (food premises, market, shop and shopping centre); Service, community and other uses (child care centre, community facility, educational establishment, emergency services, place of assembly, telecommunications facility and utility installation); Sport, recreation and entertainment uses (indoor entertainment, indoor sport and recreation, outdoor sport and recreation and park); Tourism uses (tourist attraction); and Rural uses (agriculture, animal keeping and husbandry, wholesale nursery).	

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.	
Decision date		26 March 2014	
Currency period		40 Years from Decision Date	
Plans and specification			
The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Ripley West Master Plan Land Use	111179-12 Rev D	22 January 2014
2.	Table of approved uses	N/ A	25 March 2014
Supporting Documents			
To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.			
Supporting plans, reports and specifications		Number (if applicable)	Date (if applicable)
3.	Sewer Servicing Report for ARP West at 813-843 Ripley Road, South Ripley 4306 for AMEX corporation Pty Ltd	Issue C	26 July 2013
4.	Water Servicing Report for proposed development at 813-843 Ripley Road, South Ripley 4306 for AMEX corporation Pty Ltd	Issues B	2 August 2013
5.	AMEX Ripley Valley West Bushfire Hazard Assessment Report	7901-47	2 July 2013
6.	Site Based Stormwater Quality Management Report for proposed development at 813-843 Ripley Road, South Ripley 4306 for AMEX Corporation Pty Ltd	Issue B	28 May 2013
7.	Amex Ripley project (ARP) West Flood Study	7901/47-027	27 June 2013
8.	Technical Memorandum – AMEX Ripley ARP West Traffic Impact Assessment	790147/027	18 March 2014

9.	MCU Open Space Plan	SP114505-03	27 July 2012
10.	Ripley Valley West Ecological Assessment Report prepared for AMEX corporation	7901-47	7 August 2012
11.	Ripley Valley AMEX ARP West Traffic Noise Impact Assessment Report	A038_790147	May 2012
12.	Broadscale Geotechnical Investigation	10437gs.12	3 May 2012
13.	Ripley Valley ARP West Visual Assessment	N/A	July 2013
14.	Ripley West Context Plan Land Use	111179-11 Rev F	22 January 2014
15.	Ripley West Context Plan Movement Network	111179-13 Rev D	24 January 2014

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 EDQ Act which are not defined in this Approval are taken to have the same meaning as in the EDQ 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 6 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

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

- 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

(ee) if the EDQ is the nominated assessing authority for the Approval, this means:-

- (i) the EDQ or its delegate or
- (ii) if the site is no longer within a declared urban development area under the EDQ 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.	Carrying out the development Carry out and complete the development generally in accordance with: (a) the Ripley West Master Plan Land Use & Density Plan, (b) the table of approved uses (c) the conditions contained in this Approval (d) all PDA development permits (e) all endorsed infrastructure master plans (f) all endorsed overarching site strategies (g) the endorsed context plan relating to that relevant part of the site the subject of this application (h) all approved plan of developments and (i) all endorsed detailed design documentation.	On-going.
2.	Restrictions on commencing development (a) Development for permanent uses under this Approval may not commence on any part of the site until: (i) all infrastructure master plans and overarching site strategies required by conditions of this Approval have been endorsed by the nominated assessing authority (ii) the use is identified on a particular site within a Plan of Development and development standards for the use are nominated on the Plan of Development noted as part of an	(a) Prior to the commencement of use on that part of the site.

	approval for Reconfiguration of a Lot. (iii) detailed design documentation, as required, for approved uses relevant to the particular development has been endorsed by the nominated assessing authority. (b) Development for Interim Uses under this Approval: (i) may not commence until any detailed design documentation relevant to the particular development has been endorsed by the nominated assessing authority and (ii) must cease immediately upon endorsement of the survey plan relating to that part of the site, unless it is contained in a remaining balance lot. <i>Advisory note: An interim use in a context plan area may continue or commence where approved by a subsequent Material Change of Use application.</i>	(b) Prior to commencement of the Interim use and then on-going.
3.	Infrastructure master plans (a) A PDA condition of this Approval may require an infrastructure master plan to be submitted for compliance assessment for endorsement. (b) Each infrastructure master plan must: (i) be for the whole of the site (ii) demonstrate innovation by providing opportunities to incorporate changes in technology anticipated to occur during the long term development of the site (iii) detail applicable infrastructure networks both within and external to the site and identify where works are required to connect existing or future networks on the site into existing or future sub-regional networks (iv) address the requirements and standards (including any areas of non-compliance) outlined in the development scheme in force at the date of this Approval and the applicable ULDA guideline(s) in effect at the date of this Approval (v) identify the overall planning and delivery principles for the infrastructure works, required to support the ultimate development of the site (vi) identify, where relevant, the internal and external infrastructure required for the ultimate development of the site	As required by relevant conditions.

	(vii) identify how and when that component of infrastructure will be provided (including the dedication / transfer), or if not known, how and when provision of that infrastructure is to be determined; and (viii) include any additional details or requirements set out in a condition of this Approval about that infrastructure master plan. (c) A number of infrastructure master plans may be combined into one infrastructure master plan. (d) Each infrastructure master plan will be assessed against : (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable ULDA guideline(s) in effect at the date of this Approval and (iii) any further requirements set out in a condition of this Approval. (e) An endorsed infrastructure master plan may be replaced by submitting for compliance assessment a new infrastructure master plan for endorsement.	
4.	Overarching site strategies (a) A PDA condition of this Approval may require an overarching site strategy to be submitted for compliance assessment for endorsement. (b) Each overarching site strategy must: (i) be for the whole of the site (ii) offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme in force at the date of this Approval and the ULDA guideline(s) in effect at the date of this Approval (iii) identify opportunities for innovation (iv) include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives/outcomes and (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 :	As required by relevant conditions

	(i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable ULDA guideline(s) in effect at the date of this Approval and (iii) any further requirements set out in a condition of this Approval. (d) An endorsed overarching site strategy may be replaced by submitting for compliance assessment a new overarching site strategy for endorsement.	
5.	Detailed design documentation (a) Submit to the nominated assessing authority for compliance assessment detailed design documentation for all uses listed in the Table of approved uses other than for : (i) A house (including secondary dwelling not exceeding 65m²) on a lot 250m² or greater or a display home on a lot 250m² or greater; (ii) Multiple residential containing no more than 2 dwelling units on a lot 500m² or greater (b) Detailed design documentation must detail the following matters, to the extent they are applicable to the Approved Use: (i) location (ii) lot size and configuration (iii) building height (iv) plot ratio / gross floor area / gross leasable area (v) site cover (vi) building design including elevations and materials (vii) site access arrangements (viii) on-site parking and servicing arrangements (ix) interface with adjoining residential uses (x) demonstrate active frontages. (xi) open space provision (c) If the development shown in the detailed design documentation is	Prior to commencing the relevant development.

	inconsistent with the development shown on an approved plan of development, the detailed design documentation must also comply with the requirements of condition 5(d) so far as they are relevant. (d) The detailed design documentation will be assessed against: (i) the endorsed Context Plan for that part of the site (ii) the approved Plan of Development for that part of the site (iii) the relevant provisions of the development scheme in force at the time of this Approval (iv) relevant ULDA guidelines in effect at the time of this Approval and (v) any further requirements set out in a condition of this Approval (including endorsed IMP's and OSS's).	
6.	Compliance assessment (a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in these conditions. (b) Compliance assessment must be repeated where a new infrastructure master plan or new overarching site strategy to that already endorsed, is sought. (c) Before compliance assessment will commence, payment for the fee must accompany any request for compliance assessment. The fee is set out in the EDQ's development assessment fee schedule in force at the date the request is lodged. (d) The process and timeframes that apply to compliance assessment are: (i) the applicant submits plans and supporting information as required for compliance assessment (ii) within 20 business days (for all requests except for compliance assessment for Infrastructure Master Plans and Overarching Site Strategies where 40 business days applies) – the nominated assessing authority assesses the plans and supporting information and:- a. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted – notifies the applicant accordingly	Ongoing

	(e) If the applicant is notified under (d)(ii)b above: (i) the information and plans addressing the concerns are to be resubmitted (ii) within a further 15 business days (for all requests except for compliance assessment for Infrastructure Master Plans and Overarching Site Strategies where 20 business days applies) – the nominated assessing authority assesses the re-submitted plans and supporting information and:- a. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted - notifies the applicant accordingly. (f) If the applicant is notified under (e) (ii) b above, within 10 business days - the nominated assessing authority and applicant will repeat steps (e) (i) and (ii). 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. (g) When the nominated assessing authority and applicant are both satisfied with the re-submitted information lodged - the nominated assessing authority endorses the relevant instrument of document and the condition of the Approval (or element of the condition) is determined to have been met.	
Infrastructure Master Plans		
7.	Energy and communication service infrastructure (a) Submit for compliance assessment an infrastructure master plan for energy and communication service infrastructure. (b) In addition to the requirements set out in PDA condition 3 of this Approval, this energy and communication service infrastructure master plan must: (i) where reasonably possible, include written evidence confirming an agreement exists with relevant service providers to an infrastructure master plan for service infrastructure within the site. If this is not possible for a whole site, then provide advice from a service provider that service infrastructure can be provided to the site (ii) address information communication technologies for the site and	Prior to the approval of the 1st subsequent application for the site (beyond proposed stages 1-5)

	(iii) address energy usage and supply (and specifically in respect to peak energy) for the site.	
8.	Movement network (a) Submit for compliance assessment an infrastructure master plan for the movement network. (b) In addition to the requirements set out in PDA condition 3 of this Approval, this infrastructure master plan for the movement network (which includes, but is not limited to the upgrade to Ripley Road south of Barrams Road) must: (i) Be generally consistent with the following supporting documents/plans: a. ARP West Traffic Impact Assessment 790147/027 dated 18/03/14 prepared by Cardno ; b. Movement Network Plan 111179-13 Rev D dated 24/01/14 prepared by RPS; (ii) the cross sections are to be further amended to refer to the same hierarchical language as the movement network plan and to include an option for parking / cycleway as part of the Neighbourhood Connector Street cross section (or equivalent); (iii) the developer is to nominate to DSDIP PDA Development Assessment the intended cross sections to be used for separated cycleway integration; (iv) address the general compatibility of the proposed traffic network in accordance with the ICOP or other plan approved by the authority that will ultimately be responsible for the asset; (v) address the integration of the off- road shared path network with the overall movement network. (vi) Demonstrate the integration of the internal road network with the Urban Core area to the north.	Prior to the approval of the 1 st subsequent application for the site (beyond proposed stages 1-5)
9.	Sewer (a) Submit for compliance assessment an infrastructure master plan for sewer infrastructure. (b) In addition to the requirements set out in PDA condition 3 of this Approval, this infrastructure master plan for the sewer network must: (i) Include an updated sewer network analysis endorsed by	Prior to the approval of the 1 st subsequent application for the site (beyond proposed stages 1-5)

	Queensland Urban Utilities (QUU) confirming the appropriateness of the proposed sewerage strategy including trunk main sizing indicated within the support document referred to in part (ii) below; (ii) Be generally consistent with the supporting document - Sewer Servicing Report Rev C dated 26/07/13 prepared by ETS Engineering or any alternative strategy approved by QUU; (iii) Demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM.	
10.	Water supply (a) Submit for compliance assessment an infrastructure master plan for water supply. (b) In addition to the requirements set out in PDA condition 3 of this Approval, this infrastructure master plan must: (i) Include an updated H20map network analysis endorsed by Queensland Urban Utilities (QUU) confirming the appropriateness of the proposed water delivery strategy including trunk main sizing indicated within the support document referred to in part (ii) below. (ii) Be generally consistent with the supporting document - Water Servicing Report Rev B dated 02/08/13 prepared by ETS Engineering or any alternative network plan approved by QUU; (iii) Demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM.	Prior to the approval of the 1st subsequent application for the site (beyond proposed stages 1-5)
11.	Stormwater (a) Submit for compliance assessment an infrastructure master plan for stormwater infrastructure. (b) In addition to the requirements set out in PDA condition 3 of this Approval, this infrastructure master plan must: (i) be generally consistent with the following supporting documents: a. ARP West Flood Study 7901/47-027 dated 27 June 2013 and prepared by Cardno b. Site Based Stormwater Quality Management Report for proposed development at 813-843 Ripley Road, South	Prior to the approval of the 1st subsequent application for the site (beyond proposed stages 1-5)

	Ripley 4306 for AMEX Corporation Pty Ltd prepared by ETS Group and dated 28 May 2013 detailing stormwater quality measures to be implemented to ensure the integrity and values of waterways are maintained and enhanced by providing appropriate management of water quality and water quantity. (ii) address how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM. (iii) address how creek stability is to be achieved and sustained. In particular, the IMP is to outline a plan for rehabilitation and a maintenance programme for the 50m wide buffer to Bundamba Creek. (iv) address the inter-relationship between existing groundwater conditions and proposed development design (v) address the management of likely risks to infrastructure/urban development posed by the movement of the creek over time.	
12.	Earthworks strategy (a) Submit for compliance assessment an infrastructure master plan for earthworks. (b) In addition to the requirements set out in PDA condition 3 of this Approval, this infrastructure master plan must: (i) be supported by a geotechnical report that broadly identifies areas of high risk, for example, slope stability, risk of landslip, erosion, dispersive soils etc. (ii) generally comply with AS3798-2007-Guidelines on Earthworks for Commercial and Residential Developments (iii) address the implications of the dispersive soils in the future development of any Earthworks Management Plan for subsequent applications (iv) address priorities for erosion prevention measures over control measures and proposing overall procedures and strategies that would need to be implemented in the preparation of an Earthworks Management Plan.	Prior to the approval of the 1st subsequent application for the site (beyond proposed stages 1-5)
13.	Community greenspace (a) Submit for compliance assessment an infrastructure master plan for community greenspace. (i) In addition to the requirements set out in PDA condition 3 of this Approval, this infrastructure master plan must reflect	Prior to the approval of the 1st subsequent application for the site

	the land and embellishments rates generally in accordance with the Ripley Valley Development Scheme and ULDA Guideline No. 12 – Park Planning & Design unless a relevant infrastructure agreement/infrastructure master plan provides to the contrary. (ii) detail how and when the community greenspace will be dedicated or transferred to the State or Ipswich City Council and (iii) include undertakings for monitoring and reporting on the achievement of the infrastructure master plan outcomes Note: Unless otherwise approved as part of an infrastructure agreement, infrastructure credits or offsets are not applicable to any land and embellishments above and beyond the requirements of this condition and Guideline 12: Park Planning and Design. To this end, it is acceptable for the function of the District Recreation Park to be split as identified on the approved plan so long as the desired standards of service are achieved.	(beyond proposed stages 1-5)									
14.	Community facilities (a) Submit for compliance assessment an infrastructure master plan for community facilities. (b) In addition to the requirements set out in PDA condition 3 of this Approval, the community facilities infrastructure master plan must: (i) reflect the land transfer rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary. (ii) identify an indicative location and timing for the land transfer for the community facilities within the ultimate development and (iii) identify how the land will be serviced and made ready for use. Table 1: Serviced land requirements for State government facilities <table border="1"> <thead> <tr> <th>Facility or service</th><th>Number of facilities</th><th>Site/facility area</th></tr> </thead> <tbody> <tr> <td>State Secondary School</td><td>1</td><td>11.4ha</td></tr> <tr> <td>Large Ambulance Station</td><td>1</td><td>0.6ha</td></tr> </tbody> </table> <i>Advisory notes: In considering the delivery of community facilities, variances in the provision of land or number of facilities will be considered where alternative, innovative solutions that would benefit the community can be demonstrated.</i>	Facility or service	Number of facilities	Site/facility area	State Secondary School	1	11.4ha	Large Ambulance Station	1	0.6ha	Prior to the approval of the 1 st subsequent application for the site (beyond proposed stages 1-5)
Facility or service	Number of facilities	Site/facility area									
State Secondary School	1	11.4ha									
Large Ambulance Station	1	0.6ha									

Overarching Site Strategies		
15.	Total water cycle management (TWCM) (a) Submit for compliance assessment an overarching site strategy for TWCM. (b) In addition to the requirements set out in PDA condition 4 of this Approval, this overarching site strategy must: (i) address 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 and (ii) include strategies for sewage, potable water, stormwater management and water self-sufficiency. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that on a yearly basis (or as otherwise agreed with the EDQ) provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. <i>Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy where clear innovations initiatives are implemented.</i>	Prior to the approval of the 1st subsequent application for the site beyond proposed stages 1-5)
16.	Natural environment (a) Submit for compliance assessment an overarching site strategy for the management of the natural environment. (b) In addition to the requirements set out in PDA condition 4 of this Approval, this overarching site strategy must: (i) outline measures to conserve and enhance the site's biodiversity and scenic amenity values (areas of ecological significance, waterways and vegetation management and enhancement) (ii) identify strategies for the retention and clearing of protected or endangered where identified by detailed site assessments vegetation in accordance with relevant standards (iii) identify rehabilitation strategies for any corridors of native vegetation to improve habitat extent and wildlife movement	Prior to the approval of the 1st subsequent application for the site (beyond proposed stages 1-5)

	(iv) identify any buffering to areas of environmental significance and which have associated conservation, biodiversity, habitat or scenic amenity values with specific reference to development interface works (fire trails, services, roadworks, footpaths, stormwater infrastructure and the like) (v) identify strategies to prevent land degradation (vi) identify strategies to rehabilitate major drainage lines (vii) identify strategies for bushfire management (viii) identify strategies for pest and weed management and (ix) identify strategies for monitoring vegetation rehabilitation. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site and should also make reference to the Earthworks IMP required pursuant to this approval. (d) Include a monitoring program that on a yearly basis (or as otherwise agreed with the EDQ) provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report.	
17.	Ecological sustainability and innovation (a) Submit for compliance assessment an overarching site strategy for ecological sustainability and innovation. (b) In addition to the requirements set out in PDA condition 4 of this approval, this overarching site strategy must: (i) demonstrate climate change resilience and greenhouse gas emission reduction (ii) demonstrate pollution minimisation (iii) demonstrate the efficient use of materials and (iv) detail waste reduction and management strategies for construction. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that on a yearly basis (or otherwise agreed with the EDQ) provides a report that analyses the achievement against the set targets. Should the monitoring	Prior to the approval of the 1st subsequent application for the site (beyond proposed stages 1-5)

	program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. <i>Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	
18.	Community development (a) Submit for compliance assessment an overarching site strategy for community development. (b) In addition to the requirements set out in PDA condition 4 of this Approval, this overarching site strategy must detail: (i) a community facilities plan and program and (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 and (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 and (v) a baseline of available community resources and networks. (e) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (f) Include a monitoring program that on a yearly basis (or as otherwise agreed with the EDQ) provides a report that analyses the achievement against the set targets. Should the monitoring	Prior to the approval of the 1st subsequent application for the site (beyond proposed stages 1-5)

	program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. <i>Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	
19.	Housing diversity and affordability (a) Submit for compliance assessment an overarching site strategy for the delivery of housing diversity and affordability outcomes. (b) In addition to the requirements set out in PDA condition 4 of this Approval, this overarching site strategy for housing diversity and affordability must: (i) outline an approach to deliver 25% of housing that is affordable to first home buyers and key workers (ii) outline an approach to deliver 10% accessible housing and (iii) outline an approach to deliver 5% social housing. (c) Include a monitoring program that on a yearly basis (or as otherwise agreed with the EDQ) provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. <i>Advisory note: The affordable housing provisions of the strategy should include:</i> • <i>Specification of a target household income for first home buyers and key workers (such as Low to Moderate income households defined in the ULDA Guideline Number 16 – Housing).</i> • <i>Allow for Incomes to be updated annually.</i> • <i>Sub-targets within the 25% overall affordable housing figure to make housing affordable across a range of the target households (e.g. 5% in the lowest band, 10 % in the middle band and 10% in the highest band of the target households).</i>	Prior to the approval of the 1st subsequent application for the site (beyond proposed stages 1-5)
20.	Employment and economic development (a) Submit for compliance assessment an overarching site strategy for employment and economic development. (b) In addition to the requirements set out in PDA condition 4 of this Approval, this overarching site strategy must: (i) outline an approach to achieve a high level of local employment (ii) set out the approximate staging of activity centres in line with anticipated population growth and the approximate	Prior to the approval of the 1st subsequent application for the site (beyond proposed stages 1-5)

	land allocation for employment uses over time (iii) outline an approach to formulate and implement diverse and connected employment generation strategies (iv) outline an approach to providing local training opportunities and (v) outline an explanation and rationale for any implementation charge offsets proposed. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. (d) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. <i>Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i>	
General		
21.	Ripley Road Upgrade (a) Unless a relevant infrastructure agreement provides to the contrary, upgrade Ripley Road between: (i) Barrams Road and the neighbourhood (Major Collector) intersection initially; and (ii) From the Neighbourhood (Major Collector) intersection to the Watsons road intersection; (b) The works are to be generally in accordance with the following documentation: (i) Ripley West Context Plan Movement Network 111179-13 Rev D and dated 24 January 2014 prepared by RPS (ii) Ripley West Typical Cross Sections Sheet 3 7901.47.027-SK005 Rev 3 dated 18/03/14 and sheet 4 7901.47.027-SK006 Rev 1 dated 18/03/14 prepared by Cardno noting the amendments required by Condition 8 (as contained within the Technical Memorandum – AMEX Ripley ARP West Traffic Impact Assessment Reference 790147/027 dated 18/3/14)	(a) Prior to the signing of the plan of subdivision for the first allotment created pursuant to this approval (b) Prior to the signing of the plan of subdivision for the stage containing the 625th lot created pursuant to this approval.

22.	Noise Attenuation – Road All subsequent development applications for reconfiguring a lot or material change of use for sensitive uses within 100m of Ripley Road, the Centenary Highway or roads identified as major road linkages on Ripley West Context Plan Movement Network 111179-13 Rev D and dated 24 January 2014 prepared by RPS and must include an updated Road Traffic Noise Assessment. The above Noise Assessment Reports must be prepared by a suitably qualified acoustic consultant and demonstrate that all lots which may accommodate sensitive uses include necessary noise attenuation treatments that achieves criteria within the relevant Australian Standards and the Queensland Development Code. Unless otherwise approved in writing by DSDIP PDA Development Assessment, the means of attenuation must not include the use of acoustic barriers. <i>Note: The use of acoustic barriers are the least preferential method of acoustic attenuation in the urban environment. Each subsequent application must specifically address acoustic requirements with consideration to the avoidance of acoustic barriers in all instances.</i>	To be submitted with subsequent RoL applications
23.	Bushfire Assessment Submit a bushfire assessment as part of any application that proposes residential development within 50m of any of the Medium Bushfire Hazard Areas identified in Figure 6 of the Amex Ripley Valley West Bushfire Hazard Assessment Report (Version 3) dated 15 May 2013.	To be submitted with subsequent applications
24.	Cultural Heritage Submit to DSDIP PDA Development Assessment 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
25.	Early public transport (bus) provision (a) Unless a relevant infrastructure agreement provides to the contrary, subsidise an interim (for five years from the date of commencement of the service) public transport (bus) service in accordance with an endorsed strategy. (b) Submit for compliance assessment an interim public transport strategy that demonstrates: (i) public transport service to connect to an existing local network (ii) timeframes for bus services including peak times and other times for (iii) weekdays and times for services on weekends and public holidays (iv) cost to deliver the bus services.	To commence prior to occupation of the 200 th residential lot within the AMEX West master plan area.

	(v) provision of services having regard to the staged development of the site and (vi) sustainability of the service beyond the stated subsidy period (c) The cost of the subsidy may be offset against the municipal charge as set out in the IFF for an endorsed strategy.	
Infrastructure Charges		
26.	State Charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the state charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) The State infrastructure is that set out in the ICOP for the Ripley Valley PDA including those elements of State Infrastructure set out in condition 14 of this Approval. (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
27.	Municipal charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the municipal charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) The Municipal infrastructure is that set out in the ICOP for the Ripley Valley PDA including those elements of Municipal infrastructure set out in conditions 8, 9, 10, 13, 21 and 30 of this Approval. (c) Infrastructure Contributions carried out under item (b) may be offset against the municipal charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF
28.	Sub-regional charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional infrastructure charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) The sub-regional infrastructure is that set out in the ICOP. (c) Infrastructure Contributions carried out under item (b) may be offset against the sub-regional charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF

29.	Implementation charge (a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the implementation charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment. (b) The Implementation works are those set out in the ICOP including those elements of Implementation charge set out in conditions 17, 18 and 20 of this Approval. (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
30.	Catalyst infrastructure The applicant must comply with the catalyst infrastructure agreement (payments IA) executed on 23 December 2014.	As required by the infrastructure agreement

ADVICE

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

Plan Sealing and Uncompleted Works Bonds

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

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.

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.

Clearing of Vegetation

This UDA development approval does not approve the clearing of vegetation. An Operational Works approval needs to be obtained prior to the clearing of significant vegetation

**** End of Package ****