Queensland
Government

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

Our ref: DEV2013/438

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 RECONFIGURING A LOT (WITH PLAN OF DEVELOPMENT) FOR 1775 LOTS (1761 RESIDENTIAL LOTS, 14 SUPER LOTS [SUBJECT TO SEPARATE APPROVAL], OPEN SPACE, LAND FOR DRAINAGE AND ROADS) OVER MULTIPLE STAGES AT LAND LOCATED AT BARRAMS, ABRAHAMS AND BAYLISS ROADS, SOUTH RIPLEY, AND DESCRIBED AS LOT 56 ON SP200934, LOTS 58-62 & 75-77 ON S151855, LOT 79 ON SL79, LOTS 109 & 113 ON M3174 AND PART OF ABRAHAMS ROAD (TO BE CLOSED)**

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.dsdip.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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ABN 29 230 178 530

# PDA Decision Notice – Approval

| Site information | | |
|---|---|---|
| Name of urban development area (PDA) | Ripley Valley PDA | |
| Site address | Barrams, Abrahams and Bayliss Roads, South Ripley | |
| Lot on plan description | Lot number | Lot description |
| | Lots 58-62 & 75-77 | S151855 |
| | Lot 79 | SL79 |
| | Lot 56 | SP200934 |
| | Lots 109 & 113 | M3174 |
| **PDA development application details** | | |
| MEDQ reference number | DEV2013/438 | |
| Lodgement date | 14 April 2013 | |
| Type of application | ☑New development involving:-<br>☐Material change of use<br>☐Preliminary approval<br>☐Development permit<br>☑Reconfiguring a lot<br>☐Preliminary approval<br>☑Development permit<br>☐Operational work<br>☐Preliminary approval<br>☐Development permit<br>☐Changing a PDA development approval<br>☐Extending the currency period of a PDA approval | |
| Description of proposal applied for | Reconfiguring a lot (with plan of development) for 1775 lots (1761 residential lots, 14 super lots [subject to separate approval], open space, land for drainage and roads) over multiple stages | |

| PDA development approval details | |
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| 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 | 26 March 2014 |
| Currency period | 10 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. | Plan of Subdivision (Providence Ripley SUCE), prepared by RPS | 6837-194 Rev C Sheets 1 to 6 | 14/2/14 |
| 2. | Plan of Development (Providence Ripley SUCE), prepared by RPS | 6837-192 Rev C Sheets 1 of 5 | 25/3/14 |
| 3. | Typical Cross Sections Sheet 1, prepared by Cardno | 7901-47-035-SK-018 Rev 1 | 13/2/14 |
| 4. | Typical Cross Sections Sheet 2, prepared by Cardno | 7901-47-035-SK-019 Rev 1 | 13/2/14 |
| 5. | Typical Cross Sections Sheet 3, prepared by Cardno | 7901-47-035-SK-020 Rev 1 | 13/2/14 |
| 6. | Water Supply Master Plan Overview | 7901-47.038 Figure C-2 Rev 2 | 14/2/14 |
| 7. | Water Supply Layout Plan | 7901-47.038 Figure C-3 Rev 2 | 14/2/14 |
| 8. | Potential Booster Pump Areas | 7901-47.038 Figure C-4 Rev 2 | 14/2/14 |
| 9. | Development Sewer Master Plan Strategic Layout | 7901-47.038 Figure C-5 Rev 2 | 14/2/14 |
| 10. | Sewer Network | 7901-47.038 Figure C-6 Rev 2 | 14/2/14 |
| 11. | Concept Stormwater Layout Plans Overall | 7901-47-035-SK010 REV 1 | 11/2/14 |
| 12. | Concept Stormwater Layout Plans Sheet 1 of 7 | 7901-47-035-SK011 REV 1 | 11/2/14 |
| 13. | Concept Stormwater Layout Plans Sheet 2 of 7 | 7901-47-035-SK012 REV 1 | 11/2/14 |
| 14. | Concept Stormwater Layout Plans Sheet 3 of 7 | 7901-47-035-SK013 REV 1 | 11/2/14 |
| 15. | Concept Stormwater Layout | 7901-47-035-SK014 REV | 11/2/14 |

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| | Plans Sheet 4 of 7 | 1 | |
| 16. | Concept Stormwater Layout Plans Sheet 5 of 7 | 7901-47-035-SK015 REV 1 | 11/2/14 |
| 17. | Concept Stormwater Layout Plans Sheet 6 of 7 | 7901-47-035-SK016 REV 1 | 11/2/14 |
| 18. | Concept Stormwater Layout Plans Sheet 7 of 7 | 7901-47-035-SK017 REV 1 | 11/2/14 |
| 19. | Ripley Valley Secondary Urban Centre East – Southern and Eastern Precincts Stormwater Management Report | 7901/47-27 Rev 6 | 14/2/14 |
| 20. | Ripley Valley SUCE Flood Study prepared by Cardno | 7901/47-027 Rev 5 | 04/02/13 |

**Supporting Documents**

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

| **Supporting plans, reports and specifications** | | **Number** *(if applicable)* | **Date** *(if applicable)* |
|---|---|---|---|
| 21. | Endorsed Context Land Use & Density Plan, prepared by RPS | 6837-156 F | March 2013 |
| 22. | Major Sports Park – Concept, prepared by Cardno | SP114503-01 Issue A | 8 August 2013 |
| 23. | Linear Park – Concept, prepared by Cardno | SP114503-02 Issue B | 14 October 2013 |
| 24. | Carparking Analysis Plan, prepared by RPS | 6837-189 Rev B | 01/11/13 |
| 25. | Endorsed SUCE (Overarching Site Strategy) Total Water Cycle Management Site Strategy | 7901/47-035 | August 2013 |
| 26. | Endorsed SUCE (Overarching Site Strategy) Community Development Strategy | 118005-1 | 27 August 2013 |
| 27. | Endorsed SUCE (Overarching Site Strategy) Ecological Sustainability & Innovation Strategy | 06837-2 Version F | September 2013 |
| 28. | Endorsed SUCE (Overarching Site Strategy) Employment & Economic Development Strategy | 117927-1 | 5 September 2013 |
| 29. | Endorsed SUCE (Overarching | 117926-1 | 27 August 2013 |

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| | Site Strategy) Housing Diversity & Affordability Strategy | | |
| 30. | Endorsed SUCE (Overarching Site Strategy) Natural Environment Site Strategy | 790147-035 – Version 2 | August 2013 |
| 31. | Endorsed SUCE (Infrastructure Master Plan) Community Facilities Master Plan | 7901/47-035 | September 2013 |
| 32. | Endorsed SUCE (Infrastructure Maser Plan) Community Greenspace Master Plan | 7901/47-035 | September 2013 |
| 33. | Endorsed SUCE (Infrastructure Master Plan) Earthworks Infrastructure Master Plan | 7901/47-035 | August 2013 |
| 34. | Endorsed SUCE (Infrastructure Master Plan) Energy & Communications Infrastructure Master Plan | 7901/47-035 | May 2013 |
| 35. | Endorsed SUCE (Infrastructure Master Plan) Movement Infrastructure Master Plan | 7901/47-035 | August 2013 |
| 36. | Endorsed SUCE (Infrastructure Master Plan) Stormwater Infrastructure Master Plan | 7901/47-035 | August 2013 |
| 37. | Endorsed SUCE (Infrastructure Master Plan) Water Supply & Sewerage Infrastructure Master Plan | 7901/47-035 | August 2013 |

**PDA Development Conditions**

| CONDITIONS – RECONFIGURATION OF A LOT | | TIMING |
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| **Planning and General Conditions** | | |
| 1. | **Carry out the approved development**<br><br>Carry out the approved development generally in accordance with the approved plans and documents. | Prior to survey plan endorsement for each stage |
| 2. | **Balance Land subject to further approval**<br><br>Unless otherwise approved in writing by DSDIP PDA Development Assessment, Stage 54 and the Town Centre are to be preserved as a | At all times. |

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| | single balance lot (including civic open space and community facilities, but excluding the proposed road network). In order to create individual lots, open space or drainage reserve, further development approval will be required.<br><br>*Note: Unless otherwise approved in an infrastructure agreement, any component of the civic park that is not to be dedicated to Council is to be the subject of legal mechanism in favour of ICC to be instituted at the time the land for the Civic Park is to be dedicated. Details of the legal mechanism including specifics of tenure, works and indemnity are to be negotiated directly with the Council.* | |
| 3. | **Complete all Operational Work and Building Works**<br><br>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. | **Survey Marks**<br><br>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 |
| 5. | **Stages for Reconfiguration**<br><br>Unless otherwise approved in writing by the assessing authority, each stage must be independently serviced by roads, water, sewer, stormwater, and any other relevant utilities. | Prior to survey plan endorsement for each stage |
| 6. | **Easements over infrastructure – water supply, sewerage, drainage**<br><br>Where public utilities and associated access routes are located on private land, public utility easements must be provided in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets.<br><br>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.<br><br>*Note:*<br>*Easement plans/documents must be submitted initially to DSDIP PDA Development Assessment for compliance assessment and not directly to utility authorities.* | Prior to survey plan endorsement for each stage |

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| 7. | **Road Naming**<br><br>The developer must submit to DSDIP PDA Development Assessment a list of road names approved by Ipswich City Council | Prior to survey plan endorsement for each stage |
| 8. | **Entry Walls or Features**<br><br>The provision of entry walls or features is prohibited on road reserves, in drainage reserves or on proposed parkland. Entry walls or features must be fully contained on private property. | As indicated |
| 9. | **Cultural Heritage**<br><br>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 works |
| 10. | **Housing Diversity & Affordability**<br><br>Submit to DSDIP PDA Development Assessment evidence that the development accords with the endorsed Overarching Site Strategy – Housing Diversity & Affordability. | Prior to survey plan endorsement for each stage |
| 11. | **Density**<br><br>The development of multiple residential uses on High Density Residential Lot (the subject of future Material Change of Use development applications) must be developed to achieve a minimum density of 100 dwellings / hectare. | At all times |
| **Compliance Assessment** | | |
| 12. | **Compliance Assessment**<br><br>(a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in the conditions.<br><br>(a) 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 PDA Development Assessment's development assessment fee schedule in force at the date of lodgement.<br><br>(b) The process and timeframes that apply to compliance assessment are:<br><br>(i) the applicant submits plans and supporting information as required for compliance assessment;<br>(ii) within **20 business days** – the DSDIP PDA Development | At all times |

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| | Assessment or its delegate assesses the plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly.<br><br>(c) If the applicant is notified under (c)(ii) above:<br><br>(i) the information and plans addressing the concerns are to be re-submitted;<br>(ii) within a further **15 business days** – the DSDIP PDA Development Assessment or its delegate assesses the re-submitted plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly.<br><br>If the applicant is notified under (d)(ii) above, within **10 business days** - DSDIP PDA Development Assessment 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. | |
| 13. | **House Plans for lots less than 250m²**<br><br>(a) Submit to DSDIP PDA Development Assessment for endorsement House Plans for lots less than 250m². The House Plans are to be generally in accordance with the approved Plan of Development.<br><br>(b) Titling of lots less than 250m² must not occur until a plan has been endorsed pursuant to 10 (a), building approval has been issued and building construction has commenced. | (a) Prior to commencement of building works.<br><br>(b) As indicated |
| 14. | **Noise Management**<br><br>(a) Submit to DSDIP PDA Development Assessment an updated version of the Road Traffic Noise Impact Assessment – Ripley Valley Amex SUCE Development ROL Phase (Project No. A038_790147) prepared by Cardno and dated August 2013. The updated report shall include the final lot layout, terrain elevation, traffic counts along with a reduced acoustic barrier to a maximum height of 1.8 metres from finished ground level. The updated report must outline assessment and mitigation strategies to be considered in the construction of dwellings to meet the appropriate acoustic attenuation standards for internal noise only. The proposed barrier works must include interface works to roads, permit pedestrian access along and between road reserves and, unless otherwise approved in writing by DSDIP PDA Development Assessment, not extend for the length of any parks or drainage reserves and must include landscaping between the barrier and constructed / | (a) Prior to survey plan endorsement for each stage |

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| | future roads.<br><br>(b) The proposed barrier must be constructed at the same time as the construction of the allotments to be protected by the barrier, and landscaped between the barrier and the adjoining road.<br><br>(c) The developer must prepare a strategy for communication of the acoustic attenuation requirements for future owners of affected properties. The strategy must consider all options for communication of the requirements, including, but not limited to, covenants, certificates and searches, contracts of sale and property notices for all of the lots that are subject to elevated road traffic noise levels and construction standards. At minimum, the developer must supply all purchasers of affected lots a copy of the recommendations of the Cardno Report, being the amended (amended in accordance with Part (a) of this condition) Road Traffic Noise Impact Assessment – Ripley Valley Amex SUCE Development ROL Phase (Project No. A038_790147) prepared by Cardno and dated August 2013.<br><br>(d) The developer is required to notify all prospective buyers of any lots that are affected by elevated road traffic noise and construction standards. | (b) Prior to survey plan endorsement for each stage<br><br>(c) Prior to survey plan endorsement for each stage<br><br>(d) As specified |
| 15. | **Open Space Planning and Sequencing – Compliance Assessment**<br><br>(a) An open space staging plan is to be provided to DSDIP PDA Development Assessment for compliance assessment. The plan is to demonstrate:<br><br>(i) The staged delivery of open space in accordance with the desired standards of service required by the endorsed IMP, the Ripley Valley Development Scheme, the Ripley Infrastructure Charges Offset Plan and the Infrastructure Funding Framework for each stage of open space to be dedicated and embellished.<br><br>(ii) Open Space provision in accordance with the desired standards of service required by DEV2012/275, the Ripley Valley Development Scheme and the endorsed IMP for Community Greenspace for each stage of open space to be dedicated and embellished.<br><br>(iii) The achievement of the desired standards of service and a sequence of staging to align with the development of allotments to ensure that recreation space is provided to satisfy the needs of the community and the ultimate desired standard of service for each space.<br><br>(iv) Unless otherwise approved in writing by DSDIP PDA Development Assessment, the open space staging plan | Prior to survey plan endorsement for the first stage pursuant to this development permit. |

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| | must be submitted a single document for the whole of the area of this development application.<br><br>Note: The proposed Civic Park does not meet the requirements of the IMP and should be further considered in consultation with DSDIP PDA Development Assessment. Furthermore, 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.<br><br>Note: Consideration may be given to the submission of a staging plan in parts, so long as the submission of multiple staging plans does not prejudice the delivery of the open space in accordance with the endorsed IMP and Conditions 15 and 16. | |
| 16. | **Open Space Landscape Works – Compliance Assessment**<br><br>(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 the relevant guidelines/standards, documenting the following;<br><br>▪ Existing contours or site levels.<br>▪ Location of existing under- and above-ground services within the proposed parkland (eg drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.).<br>▪ Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk.<br>▪ Location and description of existing fencing and retaining walls within and abutting the park.<br><br>**Site Preparation**<br>▪ Proposed finished levels, including sections across and through the parkland at critical points (eg Interface with roads or water bodies, retaining walls or batters).<br><br>**New Works**<br>▪ Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions.<br>▪ Provision of electricity and water connections to the park.<br>▪ Construction of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access.<br>▪ Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland that includes fencing and gates to limit unauthorised vehicular access. | (a) Prior to commence ment of site works for the relevant stage. |

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| | ▪ Details and locations of any proposed building works or planting, including: bridges, park furniture, picnic facilities and play equipment.<br>▪ 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.<br>▪ 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; | (b) Prior to survey plan endorsement for each stage |
| | (c) Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the DSDIP PDA Development Assessment that the works are satisfactory. | (c) As indicated |
| | (d) On completion of the minimum 12 month maintenance period, contact the DSDIP PDA Development to arrange an Off Maintenance inspection. | (d) As indicated |
| 17. | **Streetscape Works – Compliance Assessment** | |
| | (a) Submit to the DSDIP PDA Development Assessment for compliance endorsement detailed public realm works drawings including footpath locations, street tree species and locations, verge treatments, parking bays, etc certified by Australian Institute of Landscape Architects (AILA) registered landscape architect generally in accordance with the approved plans and Ipswich City Council standards. | (a) Prior to commencement of works on site for each stage |
| | (b) Construct the works in accordance with the endorsed plans required under part (a) of this condition. | (b) Prior to survey plan endorsement for each stage |
| | (c) Submit to the DSDIP PDA Development Assessment "as constructed" plans and asset register in a form acceptable to Ipswich City Council certified by an AILA qualified Landscape Architect demonstrating compliance with this condition. | (c) Prior to acceptance 'on - maintenance for each stage |
| | (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. | (d) Prior to survey plan endorsement for each |

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| | (e) Where drainage reserve is not provided with 100% road frontage, any interface with a private lot must be fenced in accordance with condition 20 and landscaped in conjunction with surrounding streetscape works. | stage<br><br>(e) Prior to survey plan endorsement for each stage |
| 18. | **Environmental Management**<br><br>Submit to DSDIP PDA Development Assessment for compliance endorsement the following plans and reports:<br><br>- Bundamba Creek Rehabilitation Plan<br><br>- Vegetation Rehabilitation and Monitoring Plan<br><br>- Detailed Staged Bushfire Risk Assessment<br><br>- Dispersive soil management<br><br>- The above plans and reports must be prepared to address the requirements of the endorsed Natural Environmental Overarching Site Strategy.<br><br>DSDIP PDA Development Assessment reserves the right to obtain a third party review of the submitted environmental management plan plans.<br><br>Note: Where these detailed reports have been submitted or prepared in support of previous stages, the applicant is to demonstrate that these reports are applicable to the subject development application. | Prior to commencement of site works |
| **Landscaping/Streetscape/Land Dedication** | | |
| 19. | **Disposal of Cleared Vegetation**<br><br>The following means of disposal are to be used, though the DSDIP PDA Development Assessment may consider other means on request:<br><br>▪ Processing through a wood-chipper;<br>▪ Disposal for firewood;<br>▪ Disposal for landscaping purposes; or<br>▪ Transport to alternative site for chipping.<br><br>*Please Note: Burning off is not an acceptable means of disposal* | Prior to survey plan endorsement and then to be maintained |
| 20. | **Fencing**<br><br>Unless otherwise approved in writing by the assessing authority, any fencing proposed along public thoroughfares and drainage reserves must have a maximum height of: | Prior to survey plan endorsement |

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| | (a) 1.2m high if not transparent; and<br><br>(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. | for the relevant stage |
| 21. | **Controlling Vehicle/Motorcycle Access to Drainage Reserves**<br><br>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.<br><br>Access points for maintenance vehicles must be incorporated at appropriate locations to the satisfaction of the assessing authority; and must be installed and consist of materials in accordance with Ipswich City Council's Standard Details. | Prior to survey plan endorsement for the relevant stage |
| 22. | **Street Lighting**<br><br>Design and install a street lighting system (including connections and energising) to all roads within the subdivision and to all footpaths/bikeways within road reserves and parks associated with the subdivision at no cost to Council<br>The design and construction of the street lighting system must:-<br>i. be certified by a Registered Professional Engineer Queensland (RPEQ);<br>ii. be in accordance with Ipswich City Council's Planning Scheme Engineering Design Guidelines<br>iii. meet the relevant standards of the electricity supplier<br>iv. be acceptable to the electricity supplier as 'Rate 2 Public Lighting'<br>v. be endorsed by Ipswich City Council as the Energex 'billable customer' | Prior to survey plan endorsement for each stage |
| 23. | **Drainage Reserve**<br><br>(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.<br><br>(b) Unless otherwise approved in writing by Council, 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 |

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| 24. | **Open Space, Education and Community Infrastructure Delivery** | |
| | (a) Unless otherwise approved in an Infrastructure Agreement, Open space must be dedicated and embellished for each stage of the development in accordance with the approved open space staging plan pursuant to Condition 15. | As specified. |
| | (b) Unless otherwise approved in writing, land for community facilities must be provided at the rates outlined in the endorsed Community Facilities IMP in accordance with conditions (c) to (g) below. | As specified |
| | (c) The size, shape and area of land proposed to be dedicated for community facilities must be submitted for approval in writing by DSDIP PDA Development Assessment supported by agreement from the intended controlling authority for the proposed community facilities that the proposed site area meets the desired standards of service and the requirements of the endorsed Community Facilities IMP. | Prior to the submission of a development application for any land in the Town Centre identified as being subject to separate applications. |
| | (d) Unless otherwise approved in writing, 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 | Prior to the earlier of survey plan endorsement for stage 12 of the development, the 2000th lot created in the SUCE or the 3000th dwelling created in the Ripley Valley. |
| | (e) Unless otherwise approved in an Infrastructure agreement, Land for the proposed community facilities for a Health Precinct and Local Police Station must be provided with services and dedicated to the State Government in fee simple. | Prior to the earlier of survey plan endorsement for stage 54 of the development, the 2500th lot created in the SUCE or the 8000th dwelling created in the Ripley Valley. |
| | (f) Unless otherwise approved in an Infrastructure agreement, | Prior to the |