

	Land for the proposed community facilities for Local Government facilities must be provided with services and dedicated to the Local Government in fee simple. (g) Unless otherwise approved in writing, community facilities land (as described by (d) – (g), above) dedicated as separate lot descriptions must include access and service easements such that access, parking and servicing areas for these lots can be integrated. <i>Note: Please note that the rates of provision for the civic park and the community facilities are to be finalised in consultation with the Ipswich City Council through an Infrastructure Agreement or equivalent as identified in the endorsed IMP.</i>	earlier of survey plan endorsement for stage 54 of the development, the 2500th lot created in the SUCE or the 6000 the dwelling in the Ripley Valley. At all times
25.	Filling and Excavation (a) Submit to DSDIP PDA Development Assessment for compliance endorsement an Earthworks Management Plan (EMP) certified by a Registered Professional Engineer Queensland (RPEQ), including a slope analysis that generally is in accordance with the endorsed IMP, Difficult Topography Constraints Overlay and the Hillside Lots provision of the Reconfiguring a Lot Code of the Ipswich Planning Scheme. The EMP shall • link with and support the Erosion and Sediment Control plans; • where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; • provide full details of any areas where surplus soils are to be stockpiled (b) Undertake the filling and excavation in accordance with approved EMP and AS3798 – 1996 “Guidelines on Earthworks for Commercial and Residential Developments”. (c) Submit to DSDIP PDA Development Assessment certification by a Registered Professional Engineer Queensland (RPEQ) that all filling and excavation works have been carried out in generally accordance with the approved EMP and any unsuitable material encountered has been treated or replaced	Prior to pre-construction certification Prior to survey plan endorsement for each stage Prior to survey plan endorsement for each stage

	with suitable replacement material.	
26.	Retaining Walls (a) Submit to DSDIP PDA Development Assessment for compliance endorsement detailed engineering plans, certified by a Registered Professional Engineer Queensland (RPEQ) of all retaining walls 1.0m or greater in height. (b) Construct the works in accordance with the endorsed plans; (c) Submit to DSDIP PDA Development Assessment, certification by a Registered Professional Engineer Queensland (RPEQ) that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	Prior to pre-construction certification Prior to survey plan endorsement for the relevant stage Prior to survey plan endorsement for the relevant stage
Engineering Conditions		
27.	Pre-Construction Certification No work shall commence until the DSDIP PDA Development Assessment acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with DSDIP Certification Procedures Manual.	Prior to commencement of construction
28.	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
29.	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 through the site during and outside of construction work hours; - provision for parking and materials delivery during and outside of construction hours of work; - management of dust generated from the site during and outside construction work hours; - management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with	(a) Prior to commencement of site works

	Ipswich City Council's standards; - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; and - Unless otherwise approved - Hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays. (b) The Site Based Construction Management Plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. (c) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	(b) During site works and prior to survey plan endorsement (c) As indicated
30.	Bus Stops The developer must provide bus stops and associated infrastructure. Each bus stop must be positioned, designed and constructed in accordance with Translink specifications and standards as published in the <i>Translink Public Transport Infrastructure Manual Version 1 June 2007 Section 2.4.1 Bus Stop Layout and Construction Details</i>, Drawing No's TL-R02, TL-I02, TL-P01, TL-S01 for the applicable standard of bus stop required (Regular, Intermediate, Premium or Signature stop), and <i>Disability Standards for Accessible Public Transport 2004</i>. Where a bus bay fronts allotment(s) on a collector road, a driveway (and crossover if necessary) must be constructed for each affected allotment. The driveway and cross over must not be constructed within the bus set-down area but must be constructed within the tapers of the bus bay or outside the bus bay area.	Prior to the survey plan endorsement for the relevant stage
31.	Roads Internal (a) Submit to the DSDIP PDA Development Assessment detailed engineering drawings of all proposed road works, certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with - Plan of Subdivision 6837-194 Sheet 1 Rev C dated 14/02/14 prepared by RPS. - Typical Cross Sections Sheet 1 7901-47-035-SK-018 Rev 1 dated 13/02/14 prepared by Cardno; - Typical Cross Sections Sheet 2 7901-47-035-SK-019 Rev 1	Prior to commencement of works

	dated 13/02/14 prepared by Cardno; - Typical Cross Sections Sheet 3 7901-47-035-SK-020 Rev 1 dated 13/02/14 prepared by Cardno; (b) The applicant must undertake one of the following: - Prepare a cross section for a 20.0 metre road for the construction of the length of the existing Barrams Road reserve; or - Modify the Proposal Plans to include additional road reserve to increase Barrams Road to a minimum 20.5 metre width. (c) The applicant must amend the above referenced cross sections to consider the inclusion of Submit to the off road cycle ways generally in accordance with the current TMR Separated Cycleways Guideline or equivalent. (d) The developer is to nominate to DSDIP PDA Development Assessment the intended cross sections to be used with reference to separated cycleway integration; (e) Construct the road works generally in accordance with part s (a) to (c) of this condition. (f) Submit to DSDIP PDA Development Assessment "As Constructed" plans including an asset register in a format acceptable to Ipswich City Council certified by a Registered Professional Engineer Queensland (RPEQ-Civil) of works undertaken in accordance with part b) of this condition.	Prior to pre-construction certification Prior to pre-construction certification Prior to pre-construction certification Prior to survey plan endorsement for each stage Prior to acceptance 'on - maintenance for each stage
32.	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
33.	Roads - Secondary Access Provide a secondary access road to the development for safety and emergency purposes	Prior to survey plan endorsement of the 300 th lot.

36.	Water – External Trunk (a) Unless otherwise approved in writing by DSDIP PDA Development Assessment, submit to DSDIP PDA Development Assessment Principal Engineer a water network analysis certified by a Registered Professional Engineer Queensland (RPEQ) endorsed by QUU verifying the diameter of the proposed 300mm external trunk main between Ripley and Wensley Roads as shown on the approved plans and the endorsed IMP. (b) Submit to DSDIP PDA Development Assessment engineering drawings for the QUU endorsed trunk water main as required by part a) of this condition, certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved plans and the SEQ Water Supply and Sewerage Design and Construction Guidelines and the endorsed IMP. (c) Unless otherwise approved in writing by DSDIP PDA Development Assessment Construct works in accordance with the certified plans to QUU standards. (d) Submit to DSDIP PDA Development Assessment "As Constructed" plans including an asset register and all tests results required by QUU checked by a Registered Professional Engineer Queensland (RPEQ-Civil), verifying that the works have been completed in accordance with the certified plans required by part b) of this condition.	Prior to commencement of works / survey plan endorsement for the relevant stage associated with the SUCE Prior to commencement of works Prior to survey plan endorsement for stage containing the 1500th lot Prior to acceptance 'on - maintenance for stage containing the 1500th lot
37.	Sewer - Internal (a) Submit to DSDIP PDA Development Assessment a sewer network analysis endorsed by Queensland Urban Utilities (QUU) (b) Submit to the DSDIP PDA Development Assessment detailed sewer reticulation design plans certified by a Registered Professional Engineer Queensland (RPEQ) for a sewerage reticulation system providing a connection to each lot generally in accordance with endorsed QUU network analyses required by part a) of this condition and the current <i>SEQ Water Supply and Sewerage Design and Construction Guidelines</i>. (c) Construct the works in accordance with the certified plans to QUU standards	Prior to commencement of works for the first stage of this approval Prior to commencement of works for each stage Prior to survey plan endorsement

	(d) Submit to DSDIP PDA Development Assessment "As Constructed" plans including an asset register and all tests results required by QUU checked by a Registered Professional Engineer Queensland (RPEQ-Civil), verifying that the works have been completed in accordance with the certified plans required by part b) of this condition.	for each stage Prior to acceptance 'on - maintenance for each stage
38.	Sewer -Trunk (a) Submit to the DSDIP PDA Development Assessment a sewer network analysis endorsed by Queensland Urban Utilities (QUU) verifying the diameter of the trunk sewers proposed in accordance with the approved plans and the endorsed IMP. (b) Submit to the DSDIP PDA Development Assessment detailed engineering design plans for the QUU endorsed trunk sewers as required by part (a) of this condition, certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved plans, the endorsed IMP and the current <i>SEQ Water Supply and Sewerage Design and Construction Guidelines</i>. (c) Construct the works in accordance with the certified plans to QUU standards (d) Submit to DSDIP PDA Development Assessment "As Constructed" plans including an asset register and all tests results required by QUU checked by a Registered Professional Engineer Queensland (RPEQ-Civil), verifying that the works have been completed in accordance with the certified plans required by part b) of this condition.	Prior to commencement of works for the relevant stage Prior to commencement of works for the relevant stage Prior to survey plan endorsement for the relevant stage Prior to acceptance 'on - maintenance for the relevant stage
39.	Sewer Works Guarantee Where an interim sewerage solution is to be provided until a connection to the regional system is completed, and/or the external sewerage system from the site to an approved connection point, which services this stage of development, are not complete prior to the endorsement of the survey plans, submit to DSDIP PDA Development Assessment a guarantee for an amount equivalent to the cost of providing the interim solution and for the cost of construction of the connection to the regional system that is not constructed at the time of survey plan endorsement. The guarantee shall remain in place until such time as the approved lots are connected to the regional sewerage and will be in a form satisfactory to DSDIP PDA Development Assessment.	Prior to endorsement of survey plan for the relevant stage.

40.	Flooding Completed works generally must comply with the Ripley Valley SUCE Flood Study Report 7901/47-027 Version 5 dated 04/02/13 prepared by Cardno. All development lots must have a minimum 300mm freeboard above the Q100 inundation line as set by the above flood study.	Prior to survey plan endorsement for each stage
41.	Stormwater Management (Quality) (a) Submit to the DSDIP PDA Development Assessment engineering design and construction drawings certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed stormwater quality devices generally in accordance with the Stormwater Management Report Rev 6 dated 14/02/14 prepared by Cardno and the relevant DSDIP Guideline No. 13 - Engineering standards. (b) Submit to DSDIP PDA Development Assessment certification by a Registered Professional Engineer Queensland (RPEQ) a Sequencing Strategy for the proposed stormwater quality devices as proposed in the Stormwater Management Report Rev 6 dated 14/02/14 prepared by Cardno (c) Construct the works generally in accordance with the certified plans to Ipswich City Council adopted standards. (d) Submit to DSDIP PDA Development Assessment 'as constructed' drawings including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), in a format acceptable to the Ipswich City Council verifying that the works have been completed in accordance with the certified plans.	Prior to commencement of works for the relevant stage Prior to commencement of works for the first stage of this approval Prior to survey plan endorsement for the relevant stage Prior to acceptance 'on - maintenance for the relevant stage
42.	Stormwater Management (Quantity) (a) Submit to DSDIP PDA Development Assessment detailed design plans and hydraulic calculations certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed stormwater drainage system generally in accordance with the following concept plans: • Concept Stormwater Layout Plans Sheets 1 to 7 Nos. 7901-47-035-SK011 to SK17 Rev 1 dated 14/02/14 prepared by Cardno The stormwater design and hydraulic calculations in accordance with QUDM shall demonstrate • discharge of stormwater occurs to a lawful point of discharge; and	Prior to commencement of works

	generally “non-worsening’ or no ‘actionable nuisance’ from changes of flood levels to adjoining upstream and downstream properties for a range of storm events. (b) Construct the works in accordance with the certified plans.to the Ipswich City Council standards (c) Submit to DSDIP PDA Development Assessment "as constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), in a format acceptable to Ipswich City Council verifying that the works have been completed in accordance with the certified plans to Ipswich City Council construction standards.	Prior to survey plan endorsement Prior to survey plan endorsement
43.	Stormwater Management (Quantity) - Detention Basins Detention or retention basins must generally be designed and constructed in accordance with QUDM 2008 excepting: (a) Batter slopes must not generally exceed 1 in 6, except around outlets where the batters are not to exceed 1 in 4. (b) Minimise the use of retaining walls where possible to preserve existing vegetation and/or reduce potential impacts of the development. (c) Incorporate 3.0m wide concrete maintenance access strip extending between road pavement and for either the trash rack/inlet sediment forebay or a screened outlet structure (d) Basin floor must have minimum 1.5% fall from inlet to outlet or include the provision of low flow capture system such as invert sub-drainage infiltration coupled with collection pipes. Notwithstanding floor grade, the immediate area surrounding the outlet must include provision of low flow capture and disposal system (e) Basins must be modelled to determine their performance over the full spectrum of possible flooding events up to and including PMF. This modelling must check for sensitivities to parameter selection and consequences.	Prior to survey plan endorsement for the relevant stage
44.	Erosion and Sediment Management (a) Submit to the DSDIP PDA Development Assessment an Erosion and Sediment Control Plan (ESCP) 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:- - State Planning Policy for Healthy Waters, - Urban Stormwater Quality Planning Guidelines (DEHP) - Best Practice Erosion and Sediment Control (IECA).	Prior to commencement of site works for each stage

	(b) The ESCP must be implemented in accordance with Best Practice Erosion and Sediment Control for building and construction sites.	At all times during construction
45.	Electricity (a) Submit to DSDIP PDA Development Assessment either: written evidence from an authorised electricity provider (eg. Energex) that an existing underground low-voltage electricity supply is available to the newly created lots; or (b) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (eg Energex) to provide underground electricity services.	Prior to survey plan endorsement for each stage
46.	Telecommunications Enter into an agreement with an authorised telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development.	Prior to survey plan endorsement for each stage
47.	Broadband Provide to DSDIP PDA Development Assessment 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
48.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with Ipswich City Council's development guidelines	Prior to survey plan endorsement for each stage
49.	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	To commence prior to occupation of the 200 th residential lot associated with the development of the SUCE.

	(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. (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 (Reconfiguration of a Lot)		
50.	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 the conditions 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
51.	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 the conditions 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
52.	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.	As required by the IFF

	(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.	
53.	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 the conditions 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
54.	Catalyst infrastructure The applicant must comply with the catalyst infrastructure agreement (payments IA) executed on 23 December 2014.	As required by the infrastructure agreement
CONDITIONS - PLAN OF DEVELOPMENT (POD) RESIDENTIAL		TIMING
55.	Compliance Assessment (a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in the conditions. (b) Before compliance assessment will commence, payment for any applicable fees must accompany any request for compliance assessment. The fee is set out in the DSDIP PDA Development Assessment's development assessment fee schedule in force at the date of lodgement. (c) The process and timeframes that apply to compliance assessment are: (i) the applicant submits plans and supporting information as required for compliance assessment; (ii) within 20 business days – the DSDIP PDA Development Assessment or its delegate assesses the plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly. (d) If the applicant is notified under (c)(ii) above: (iii) the information and plans addressing the concerns are to	As indicated.

	be re-submitted; (iv) 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. (e) 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.	
56.	Residential uses on difficult Topography - Detailed Design Documentation (a) Unless otherwise approved in writing by DSDIP PDA Development Assessment, Submit to DSDIP PDA Development Assessment for compliance assessment detailed design documentation for Residential Development located on allotments containing finished post operational works grades of 15% or greater within the POD. (b) Detailed design documentation must detail the following: i. Demonstration that the proposal complies with the Development scheme ii. Topography and bushfire responsive design (including split plane slab on ground construction or equivalent) with reference to the endorsed bushfire management plan. iii. Location iv. Lot size and configuration v. Building height vi. Plot ratio, gross floor area and site cover vii. Number of dwelling units and bedrooms viii. Interface with adjoining dwellings ix. Building design including elevations and materials x. On-site parking and servicing arrangements xi. Open space provision (c) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development as well as ULDA Guideline 7.	Prior to approval of or commencement of building works
57.	Particular Multiple Residential Development - Detailed Design Documentation (a) Where Multiple Residential development comprises more than 2 dwelling units, or the allotment is <500m², the requirements	Prior to commencement

	of (b) – (d) below must be satisfied. (b) Submit to DSDIP PDA Development Assessment for compliance assessment detailed design documentation for Multiple Residential development. (c) Detailed design documentation must detail the following: - Location - Lot size and configuration - Building height - Plot ratio, gross floor area and site cover - Number of dwelling units and bedrooms - Interface with adjoining dwellings - Building design including elevations and materials - On-site parking and servicing arrangements - Open space provision. (d) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development. <i>Note: To remove any doubt, Multiple Residential developments comprising no more than 2 dwelling units on a lot 500m² or greater are not subject to the requirements of (b) – (d) above.</i>	of building works
Infrastructure Charges (POD - Multiple Residential)		
58.	Infrastructure Charges - Particular Multiple Residential Development For any lots where Multiple Residential dwellings are to be constructed in accordance with the approved Plan of Development, the applicant must pay to the MEDQ infrastructure charges in accordance with the IFF and indexed to the date of payment. <i>Note: To remove any doubt, Multiple Residential developments comprising no more than 2 dwelling units on a lot 500m² or greater are not subject to the requirements of this condition.</i>	Prior to compliance assessment for detailed design documentation
59.	Infrastructure Charges - Multiple Residential Development Comprising 2 Dwelling Units on a Lot 500m² or Greater (a) For any lots where Multiple Residential dwellings are to be constructed in accordance with the approved Plan of Development, the applicant must pay to the MEDQ infrastructure charges in accordance with the IFF and indexed to the date of payment. (b) Payment of infrastructure charges must be supported by Floor Plans showing the gross floor area of each dwelling to be constructed. <i>Note: To remove any doubt, where Multiple Residential development comprises more than 2 dwelling units, or the allotment is <500m², the requirements of this condition do not apply.</i>	Prior to issuing of a Form 21 – final Inspection certificate, commencement of use or endorsement of Building Format Plan whichever is the earlier.

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.

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 Part of Abrahams 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*.

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 ****