

27.	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
28.	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 - Allotment Layout Plan Stages 1 - 5 111179-32 dated 05/11/13 prepared by RPS. - Technical Memorandum – AMEX Ripley ARP West Traffic Impact Assessment 790147/027 dated 18/03/14 prepared by Cardno; (i) 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); (ii) the developer is to nominate to DSDIP PDA Development Assessment the intended cross sections to be used for separated cycleway integration; (iii) 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; (iv) address the integration of the off- road shared path network with the overall movement network. (v) Demonstrate the integration of the internal road network with the Urban Core area to the north. (b) Construct the road works generally in accordance with part a) of	Prior to commencement of works Prior to survey plan endorsement for each stage Prior to acceptance 'on - maintenance for each stage

	this condition. (c) Submit to PDA Development Assessment DSDIP "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.	
29.	External Roadworks - Ripley Road (a) Submit to the Principal Engineer PDA Development Assessment DSDIP for compliance endorsement engineering design drawings for construction of a 2 lane interim cross section of Ripley Road between Barrams Road and the development including the proposed intersection providing access to Stages 1 – 5. Unless otherwise approved by DSDIP PDA Development Assessment, the design shall incorporate the provision of an on-verge two-way cycleway in accordance with the Transport & Main Roads Separated Cycleways Guideline February 2014. (b) Construct the road works generally in accordance with the endorsed plans required by part (a) of this condition to Ipswich City Council road construction standards. (c) Submit to PDA Development Assessment DSDIP as constructed drawings in a format acceptable to Ipswich City Council, pavement test results and certification from an RPEQ (Civil) that all road and associated works have been constructed in accordance with part a) of this condition.	Prior to the commencement of siteworks Prior to endorsement of survey plan for Stage 1 Prior to endorsement of survey plan for Stage 1
30.	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
31.	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.
32.	Traffic Management Plan (a) Submit to the DSDIP a traffic management plan (TMP) prepared	Prior to

	and certified by a person holding a current Traffic Management Level 3 qualification or higher. A permit will need to be sought from Ipswich City Council prior to any temporary road closure. The TMP must ensure traffic impacts are minimised where possible during construction. The TMP plan must include but not be limited to:- • provision for the management of traffic around and through the site during and outside of construction work hours; • provision for parking and materials delivery during and outside of construction hours of work; • Planning including risk identification and assessment, staging, etc. • Implementation • Monitoring and measurement • Management review • Traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council road(s) (b) All work shall be undertaken in accordance with the traffic management plan which must be current and available on site at all times during the construction period.	commencement of site works As indicated
33.	Water - Internal (a) Submit to PDA Development Assessment DSDIP Principal Engineer a water network analysis certified by a Registered Professional Engineer Queensland (RPEQ) and endorsed by QUU. (b) Submit to the Principal Engineer PDA Development Assessment DSDIP engineering drawings for the water reticulation system, certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the Water Reticulation Concept Stage 1-5 SK-18 Rev P2 dated 18/06/13 prepared by ETS Group and the <i>SEQ Water Supply and Sewerage Design and Construction Guidelines</i>. The alignment of any trunk main in Ripley Road shall be endorsed by Ipswich City Council. (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 test results	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 for each stage Prior to acceptance 'on -

	required by QUU verified by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with the certified plans required by part a) of this condition.	maintenance for each stage
34.	Water - External Trunk (a) 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 external trunk water main. (b) Submit to the Principal Engineer PDA Development Assessment DSDIP engineering drawings for the water reticulation system, certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the Water Reticulation Concept Stage 1-5 SK-18 Rev P2 dated 18/06/13 prepared by ETS Group and the SEQ Water Supply and Sewerage Design and Construction Guidelines. The alignment of the trunk water main in Ripley Road shall be endorsed by Ipswich City Council (c) Construct works in accordance with the certified plans to QUU standards. (d) Submit to PDA Development Assessment DSDIP "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 first stage of this approval Prior to commencement of works for each stage Prior to survey plan endorsement for each stage Prior to acceptance 'on - maintenance for each stage
35.	Sewer - Internal (a) Submit to the Principal Engineer PDA Development Assessment DSDIP a sewer network analysis endorsed by Queensland Urban Utilities (QUU) (b) Submit to the Principal Engineer PDA Development Assessment DSDIP 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 Sewer Reticulation Concept Layout Plan SK-17 Rev P3 dated 18/06/13 prepared by ETS Group and the current <i>SEQ Water Supply and Sewerage Design and Construction Guidelines</i>.	Prior to commencement of works for the first stage of this approval Prior to commencement of works for each stage

	(c) Construct the works in accordance with the certified plans to QUU standards (d) Submit to PDA Development Assessment DSDIP "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 survey plan endorsement for each stage Prior to acceptance 'on - maintenance for each stage
36.	Sewer - External Trunk (a) Submit to the Principal Engineer PDA Development Assessment DSDIP a sewer network analysis endorsed by Queensland Urban Utilities (QUU) verifying the diameter of the proposed trunk sewer external to the site. (b) Submit to the Principal Engineer PDA Development Assessment DSDIP detailed engineering design plans certified by a Registered Professional Engineer Queensland (RPEQ) and endorsed by QUU for the trunk sewer reticulation generally in accordance with Sewer Reticulation Concept Layout Plan SK-17 Rev P3 dated 18/06/13 prepared by ETS Group 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 PDA Development Assessment DSDIP "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
37.	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 PDA Development Assessment DSDIP 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	Prior to endorsement of survey plan for the relevant stage.

	place until such time as the approved lots are connected to the regional sewerage and will be in a form satisfactory to DSDIP.	
38.	Flooding Completed works generally must comply with the Ripley Valley West Flood Study Report 7901/47-027 dated 27 June 2013 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
39.	Stormwater Management (Quality) (a) Submit to the Principal Engineer PDA Development Assessment DSDIP engineering design and construction drawings certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed stormwater quality devices generally in accordance with the Site Based Stormwater Quality Management Report Rev B dated 28/05/13 prepared by ETS Group and the relevant DSDIP Guideline No. 13 - Engineering standards. (b) Construct the works generally in accordance with the certified plans and Ipswich City Council adopted standards. (c) Submit to PDA Development Assessment DSDIP '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 each stage Prior to survey plan endorsement for each stage Prior to acceptance 'on - maintenance for each stage
40.	Stormwater Management (Quantity) (a) Submit to the Principal Engineer PDA Development Assessment DSDIP 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 requirements of QUDM and Ipswich City Council guidelines. The stormwater design and hydraulic calculations shall demonstrate • discharge of stormwater occurs to a lawful point of discharge; and • generally 'non-worsening' or no 'actionable nuisance' from changes of flood levels to adjoining upstream and downstream properties for a range of storm events.	Prior to commencement of works

	(b) Construct the works in accordance with the certified plans.to the Ipswich City Council standards (c) Submit to PDA Development Assessment DSDIP "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
41.	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) (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) (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
42.	Filling and Excavation (a) Submit to the Principal Engineer PDA Development Assessment DSDIP an Earthworks Management Plan (EMP) certified by a Registered Professional Engineer Queensland (RPEQ), including a slope analysis that generally is in accordance with the 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	Prior to commencement of works for each stage

	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 PDA Development Assessment DSDIP 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 with suitable replacement material.	Prior to survey plan endorsement for each stage Prior to survey plan endorsement for each stage
43.	Retaining Walls (a) Submit to the Principal Engineer PDA Development Assessment DSDIP, 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 certified plans; (c) Submit to the PDA Development Assessment DSDIP, 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 commencement of works for the relevant stage Prior to survey plan endorsement for the relevant stage Prior to survey plan endorsement for the relevant stage
44.	Erosion and Sediment Management (a) Submit to the Principal Engineer PDA Development Assessment DSDIP 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). • Any relevant Ipswich City Council standards. (b) The ESCP must be implemented in accordance with Best	Prior to commencement of site works for each stage At all times

	Practice Erosion and Sediment Control for building and construction sites.	during construction
45.	Electricity (a) Submit to PDA Development Assessment DSDIP 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 PDA Development Assessment DSDIPa 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 Submit a strategy to PDA Development Assessment DSDIP for the provision of a regular bus service, or augmentation of the existing bus service, that connects major education, health and retail centres and/or major transit hubs in the Ripley Valley. Unless a relevant infrastructure agreement provides to the contrary, subsidise the interim (for up to five years) public transport (bus) service. The cost of providing the service can be offset against the Municipal Charge (refer Condition 51) in accordance with the ICOP.	To commence prior to occupation of the 200 th residential lot within the AMEX West master plan area.

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 including those elements of State Infrastructure set out in 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 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. (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
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 MEDQ's development assessment fee schedule in force at the date of lodgement. (c) The process and timeframes that apply to compliance assessment are: (vii) the applicant submits plans and supporting information as required for compliance assessment; (viii) within 20 business days – the MEDQ 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 be re-submitted; (iv) within a further 15 business days – the MEDQ 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 - MEDQ 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.	As indicated.
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 grades (post operational works) of 15% or greater within the building envelope identified on the POD). (b) Detailed design documentation must detail the following:	Prior to approval of or commencement of building works

	i. Demonstration that the proposal complies with the Ipswich Planning Scheme Part 11: Overlays; 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 and 8.	
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 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: i. Location ii. Lot size and configuration iii. Building height iv. Plot ratio, gross floor area and site cover v. Number of dwelling units and bedrooms vi. Interface with adjoining dwellings vii. Building design including elevations and materials viii. On-site parking and servicing arrangements ix. 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>	Prior to commencement 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 the catalyst infrastructure agreement (payments IA) executed on 23 December 2014 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 the catalyst infrastructure agreement (payments IA) executed on 23 December 2014 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.

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 ****