



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

Our ref: DEV2012/294

22 December 2014

Sekisui House
C/- Shane Smith
LandPartners Limited
PO Box 3916
SOUTH BRISBANE BC QLD 4101

Dear Shane

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT (4 INTO 3 LOTS) AND BALANCE LOTS WITH A PLAN OF DEVELOPMENT AT 664 - 700 RIPLEY ROAD, RIPLEY VALLEY DESCRIBED AS LOTS 2, 3, 4 AND 5 ON SP 246466 (FORMERLY LOTS 184 AND 510 ON S151860 AND LOT 185 ON SP200943)

On 19 December 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.dsdipl.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 Brandon Bouda on 3452 7422.

Yours sincerely

Lyndy Rapson
A/Director, EDQ Development Assessment

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PDA Decision Notice - Approval

Site information			
Name of urban development area (PDA)	Ripley Valley		
Site address	664 - 700 Ripley Road, Ripley Valley		
Lot on plan description	Lot number	Lot description	
	2	SP246466	Formerly Lots 184 and 510 on S151860 and Lot 185 on SP200943
	3	SP246466	
	4	SP246466	
	5	SP246466	
PDA development application details			
MEDQ reference number	DEV2012/294		
Lodgement date	1 June 2012		
Type of application	☒ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval		
Description of proposal applied for	Reconfiguration of a Lot (4 into 3 lots) and Balance Lot with a Plan of Development		

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Decision date	19 December 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.	Ripley Valley Urban Core Plan of Development Report	4.0	
2.	Proposed Reconfiguration of Part of Lot 5 on SP246466 Ripley Road, Ripley (Stage A)	BRSS3649.1TC-010, Rev H	22/09/2014
3.	Proposed Reconfiguration of Lots 2, 4 & 5 on SP246466, (Stage B) Sheet 1 of 2	BRSS3649.1TC-001, Rev Q	02/12/2014
4.	Proposed Reconfiguration of Lots 2, 4 & 5 on SP246466, (Stage B) Sheet 2 of 2	BRSS3649.1TC-001, Rev Q	02/12/2014
5.	Ripley Valley Town Centre POD Traffic Modelling Report and RFI Response - Section 5.3 Summary of Preferred Intersection Configurations (2015)	P1310, Version 003, Page 15	
6.	Main Street – Typical Cross Section	SKC37	05.08.14

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.

1.	Endorsed Earthworks Infrastructure Master Plan		10 Oct 2013
2.	Endorsed Energy and Communications Infrastructure Master Plan		10 Oct 2013
3.	Endorsed Stormwater Infrastructure Master Plan		10 Oct 2013
4.	Endorsed Water Supply Infrastructure Master Plan		10 Oct 2013

5.	Endorsed Sewer Infrastructure Master Plan		10 Oct 2013
6.	Endorsed Community Greenspace Infrastructure Master Plan		25 Feb 2014
7.	Endorsed Community Facilities Infrastructure Master Plan		24 Jul 2014 (as amended in Red dated 24 July 2014)
8.	Endorsed Movement Network Infrastructure Master Plan		10 Oct 2013
9.	Endorsed Natural Environment Overarching Site Strategy		10 Oct 2013
10.	Endorsed Total Water Cycle Management Overarching Site Strategy		10 Oct 2013
11.	Endorsed Ecological Sustainability and Innovation Overarching Site Strategy		10 Oct 2013
12.	Endorsed Community Development Overarching Site Strategy		10 Oct 2013
13.	Endorsed Housing Diversity and Affordability Overarching Site Strategy		10 Oct 2013
14.	Endorsed Employment and Economic Development Overarching Site Strategy		10 Oct 2013
15.	Ripley Valley Urban Core Context Plan	3649CDC1A	22/05/2013

PREAMBLE

For the purpose of interpreting this Decision Notice, including the conditions of approval, the following applies:-

1. Relationship with the development scheme and other approvals

In relation to this Approval:

- a) Priority Development Area (PDA) exempt development or PDA self-assessable development on the site may be undertaken at any time in accordance with the Ripley Valley Priority Development Area Development Scheme October 2011 and all applicable laws.
- b) Further approvals may be obtained in accordance with the development scheme.

2. Infrastructure agreement

- (a) An infrastructure agreement may be entered into with MEDQ for the following works required by this approval:
 - (i) Roads – External;
 - (ii) Water - Trunk;
 - (iii) Sewer – Trunk; and
 - (iv) Open Space
- (b) Where an infrastructure agreement is not entered into with MEDQ, offsets may be available for the prescribed works above

3. Compliance assessment

- (a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the:
 - (i) Stamped approved Plan of Development;
 - (ii) Ripley Valley Priority Development Area Development Scheme;
 - (iii) EDQ guidelines;
 - (iv) Endorsed Infrastructure Master Plans and Overarching Site Strategies; and
 - (v) Timings set out in these conditions.
- (b) The applicant must pay the relevant fee associated with any request for compliance assessment, including any third party specialists review fees which will be charged at 100 per cent cost recovery basis. The assessment fee is set out in the MEDQ's development assessment fee schedule in force at the date the assessment is lodged.
- (c) Compliance assessment and endorsement by EDQ Development Assessment DSDIP is required prior to any work commencing, unless the works have been separately approved as enabling works or are exempt development.

- (d) Compliance assessment and endorsement may be repeated where a different operational or building works design or solution to that already endorsed, is sought. Additional compliance assessment fees may be required.
- (e) The process and timeframes that apply to compliance assessment are:
- (i) the applicant submits plans and supporting information as required for compliance assessment.
 - (ii) on receipt of the relevant compliance assessment fee, within **20 business days** –EDQ Development Assessment Division, DSDIP or its delegate assesses the plans and supporting information and:
 - a. if satisfied with the information as submitted – endorses the information and the condition of approval (or element of the condition) is determined to have been met; or
 - b. if not satisfied with the information as submitted – notifies the applicant accordingly.
 - (iii) If the applicant is notified under (ii)b. above, the information and plans addressing the concerns are to be resubmitted to EDQ Development Assessment DSDIP **within 20 business days** from the date of notice.
 - (iv) **within 20 business days** – EDQ development Assessment DSDIP assess the re-submitted plans and supporting information and:
 - a. if satisfied with the information as submitted – endorses the information and the condition of approval (or element of the condition) is determined to have been met; or
 - b. if not satisfied with the information as submitted – notifies the applicant accordingly.
 - (v) if EDQ Development Assessment DSDIP is not satisfied that compliance has been achieved, within **20 business days** - repeat steps (iii) and (iv) above. 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.

When EDQ Development Assessment DSDIP and applicant are both satisfied with the re-submitted information lodged - EDQ Development Assessment DSDIP endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met.

- (f) The following generally outlines the information required to be submitted for compliance assessment which may be more specifically identified in a particular condition of approval:
- (i) plans for each building (site plan, floor plans, elevations, sections, roof plans, private and visitor car parking, private and semi-private open space, etc);
 - (ii) gross floor area schedule and apartment numbers;
 - (iii) details of proposed building materials;
 - (iv) public realm and landscape plans;
 - (v) details of proposed roads and intersections (if required) ;
 - (vi) end of trip facilities;
 - (vii) access and car parking arrangements; and
 - (viii) specialist assessment reports as required that may include traffic, heritage, civil engineering, geotechnical, flooding, acoustics and air quality.

ABBREVIATIONS

The following identified abbreviations form part of the conditions package.

1. **AILA** means a registered Australian Institute of Landscape Architect.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Ipswich City Council
4. **DEHP** means the Department of Environment and Heritage Protection
5. **DSDIP** means the Department of State Development, Infrastructure and Planning
6. **EDQ** means the Economic Development Queensland
7. **ICOP** means the Economic Development Queensland Infrastructure Charging Offset Plan - Ripley Valley Priority Development Area
8. **IECA** means International Erosion Control Association
9. **IFF** means the Economic Development Queensland Infrastructure Funding Framework
10. **IFFCOA** means the Economic Development Queensland Infrastructure funding Framework, Crediting and Offset Arrangements
11. **Infrastructure Agreement** - a reference to an infrastructure agreement to which Part 7 of the *Economic Development Act 2012* applies
12. **MEDQ** means The Minister for Economic Development Queensland
13. **PDA** means Priority Development Area
14. **QUU** means the Queensland Urban Utilities
15. **RPEQ** means Registered Professional Engineer Queensland

PDA Reconfiguration of a Lot Conditions

No	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plan/s, drawing/s and document/s.	Prior to survey plan endorsement for each stage
2.	Certification of Operational Works All operational works undertaken on the site must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Street Naming Submit to the EDQ Development Assessment Division DSDIP a schedule of road names as approved by the Council.	Prior to survey plan endorsement of each stage
4.	Entry Walls or Features The provision of entry walls or features is prohibited on road reserves, drainage reserves or parkland unless otherwise approved by the EDQ Development Assessment DSDIP. Entry walls must be designed in accordance with <i>Implementation Guideline No. 18 - Estate and Directional Signage</i> of Ipswich Planning Scheme 2006.	As indicated
Engineering		
5.	Construction Management Plan a) Submit to the EDQ Development Assessment DSDIP a Site Based Construction Management Plan prepared by the principal site contractor that includes the following: i. management of noise and dust generated from the site during and outside construction work hours; ii. management of stormwater around or through the site without increasing the concentration of suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties;	a) Prior to commencement of works for each stage

	iii. management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; iv. management of dispersive soils in accordance with Council's relevant implementation guidelines. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) As indicated
6.	Traffic Management Plan a) Submit to the EDQ Development Assessment DSDIP a Traffic Management Plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction. The TMP must include: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc. iv. implementation; v. monitoring and measurement; vi. management review; vii. traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices for any temporary part or full road closures of any Council or State road(s). A permit will need to be sought from Council prior to any temporary road closure or road opening works. b) All work shall be undertaken in accordance with the TMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) As indicated

7.	Retaining Walls a) Submit to the EDQ Development Assessment DSDIP detailed engineering plans, certified by a RPEQ of all retaining walls 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to the EDQ Development Assessment DSDIP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement of each stage
8.	Filling and Excavation a) Submit to the EDQ Development Assessment Division DSDIP an Earthworks Management Plan certified by a RPEQ which is generally in accordance with AS3798 – 2007 <i>"Guidelines on Earthworks for Commercial and Residential Developments"</i> The certified Earthworks Plan shall: - include a geotechnical soils assessment of the site; - be consistent with 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) Carry out the filling and excavation generally in accordance with the certified plans required under part a) of this condition. c) Submit to the EDQ Development Assessment DSDIP certification from a RPEQ that all filling and excavation works have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
9.	Compliance Assessment – Roads - Internal a) Submit for compliance assessment to the EDQ	a) Prior to commencement of

	Development Assessment DSDIP functional layout plans for all proposed internal roads including cross sections, intersection treatments, parking bays, bus stop locations (non-indented) traffic devices, footpaths, cycle lanes and traffic volumes generally in accordance with the following plans: i. Proposed Reconfiguration of Lots 2, 4 & 5 on SP246466, (Stage B), Sheet 1 of 2, Drawing No. BRSS3649.1TC-010, Rev Q dated 02/12/2014; ii. Proposed Reconfiguration of Lots 2, 4 & 5 on SP246466, (Stage B), Sheet 2 of 2, Drawing No. BRSS3649.1TC-010, Rev Q dated 02/12/2014; iii. Main Street – Typical Section, Drawing No. SKC37, dated 05/08/14; iv. Translink Transit Authority Public Transport Infrastructure Manual May 2012; v. Disability Standards for Accessible Public Transport 2004. b) Submit to the EDQ Development Assessment DSDIP engineering design/construction drawings certified by a RPEQ for internal roads, including parking bays, traffic devices and pedestrian footpaths generally in accordance with the following plans/documents: i. <i>PDA Guideline No.13 Engineering Standards - Minor roads</i>; and ii. the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans as required under part b) of this condition. d) Submit to the EDQ Development Assessment DSDIP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition. e) Provide verification to the EDQ Development Assessment DSDIP from a RPEQ that all works have been completed generally in accordance with the certified plans required under part b) of this condition.	works b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage e) Prior to survey plan endorsement for each stage
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10.	Roads - External a) Submit to the EDQ Development Assessment DSDIP detailed engineering drawings certified by a RPEQ for the two intersections on Ripley Road generally in accordance with the approved Ripley Valley Town Centre POD Traffic Modelling Report and RFI Response - Section 5.3 Summary of Preferred Intersection Configurations (2015), project number P1310, Version 003 and the following documents: <i>PDA Guideline No.13 Engineering Standards - Major roads;</i> <i>PDA Guideline No. 19 Ripley Road Design Guideline</i> b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to the EDQ Development Assessment DSDIP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition. d) Provide verification to the EDQ Development Assessment DSDIP from a RPEQ that all works have been completed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement of each stage c) Prior to survey plan endorsement of each stage d) Prior to survey plan endorsement of each stage
11.	Water - Internal a) Submit to the EDQ Development Assessment DSDIP a water reticulation Precinct Network Plan endorsed by QUU. b) Submit to the EDQ Development Assessment DSDIP detailed water reticulation design plans certified by a RPEQ generally in accordance with the current <i>SEQ Water Supply and Sewerage Design and Construction Guidelines</i> and the endorsed Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to the EDQ Development Assessment DSDIP 'as-constructed' plans, asset register,	a) Prior to the commencement of works for the first stage b) Prior to commencement for works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage

	pressure and bacterial test results in accordance with QUU's current adopted standards. e) Provide verification to the EDQ Development Assessment from a RPEQ that all works have been completed generally in accordance with the certified plans required under part b) of this condition.	e) Prior to survey plan endorsement for each stage
12.	Water -Trunk a) Submit to the EDQ Development Assessment DSDIP a trunk water reticulation plan endorsed by QUU connecting the precinct to the existing water network. b) Submit to the EDQ Development Assessment DSDIP detailed trunk water reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed trunk water reticulation plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to the EDQ Development Assessment DSDIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with QUU current adopted standards. e) Provide verification to the EDQ Development Assessment DSDIP from a RPEQ that all works have been completed generally in accordance with the certified plans required under part b) of this condition.	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage e) Prior to survey plan endorsement for each stage
13.	Sewer - Internal a) Submit to the EDQ Development Assessment DSDIP a sewer reticulation Precinct Network Plan endorsed by QUU. b) Submit to the EDQ Development Assessment, DSDIP detailed sewer reticulation design plans certified by a RPEQ generally in accordance with the current <i>SEQ Water Supply and Sewerage Design and Construction Guidelines</i> and the endorsed Precinct Network Plan required under part a) of this condition.	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for each stage

	c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to the EDQ Development Assessment DSDIP 'as-constructed' plans, asset register, pressure and CCTV test results in accordance with QUU's current adopted standards. e) Provide verification to the EDQ Development Assessment from a RPEQ that all works have been completed generally in accordance with the certified plans required under part b) of this condition.	c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage e) Prior to survey plan endorsement for each stage
14.	Sewer - Trunk a) Submit to EDQ Development Assessment DSDIP a trunk sewer reticulation plan endorsed by QUU connecting the precinct to the existing sewer network. b) Submit to the EDQ Development Assessment DSDIP detailed trunk sewer reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed trunk sewer reticulation plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to the EDQ Development Assessment DSDIP 'as-constructed' plans, asset register, pressure and CCTV test results in accordance with QUU's current adopted standards. e) Provide verification to EDQ Development Assessment DSDIP from a RPEQ that all works have been completed generally in accordance with the certified plans required under part b) of this condition.	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage e) Prior to survey plan endorsement for each stage
15.	Compliance Assessment - Stormwater Management (Quality) a) Submit to EDQ Development Assessment DSDIP for compliance assessment concept plans certified by a RPEQ for the proposed stormwater treatment devices generally in	a) Prior to commencement of works of the first stage

	accordance with the endorsed Stormwater Infrastructure Master Plan. b) Submit to the EDQ Development Assessment DSDIP detailed engineering design and construction drawings certified by a RPEQ for the proposed stormwater treatment devices generally in accordance with the endorsed concept plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to the EDQ Development Assessment DSDIP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council. e) Provide verification to the EDQ Development Assessment DSDIP from a RPEQ that the works have been completed generally in accordance with the certified plans required under part b) of this condition.	b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage e) Prior to survey plan endorsement for each stage
16.	Stormwater Management (Quantity) a) Submit to the EDQ Development Assessment DSDIP detailed design plans and hydraulic calculations certified by a RPEQ for the proposed stormwater drainage system generally in accordance with the endorsed Stormwater Infrastructure Master Plan. b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to the EDQ Development Assessment DSDIP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council. d) Provide verification to the EDQ Development Assessment DSDIP from a RPEQ that the works have been completed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement of each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
17.	Street Lighting Design and install a street lighting system certified	Prior to survey plan endorsement

	by a RPEQ to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: - meet the relevant standards of the electricity supplier - be acceptable to the electricity supplier as 'Rate 2 Public Lighting' - be endorsed by the Council as the Energex 'billable customer' - be generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>' and AS4282 – '<i>Control of the Obtrusive Effects of Outdoor Lighting</i>'.	for each stage
18.	Electricity Submit to EDQ Development Assessment DSDIP either: - written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or - written evidence from Energex confirming that the applicant has entered into an agreement with Energex to provide underground electricity services.	Prior to survey plan endorsement for each stage
19.	Telecommunications Submit to the EDQ Development Assessment DSDIP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement for each stage
20.	Broadband Provide to the EDQ Development Assessment DSDIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> 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

21.	Road Closures and Openings 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. The closure may remain effective until the road works are accepted On Maintenance, or unless otherwise agreed by the EDQ Development Assessment DSDIP.	As indicated
22.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement for each stage
23.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to survey plan endorsement for each stage
Landscape and Environment		
24.	Compliance Assessment – Bundamba Creek Management a) Submit to the EDQ Development Assessment DSDIP for compliance assessment a Bundamba Creek Management Strategy certified by a suitably qualified environmental professional generally in accordance with the endorsed <i>Natural Environmental Overarching Site Strategy</i> . b) Submit to the EDQ Development Assessment DSDIP detailed design/construction plans certified by an AILA for all works required by the endorsed Bundamba Creek Management Strategy. c) Carry out works generally in accordance with the certified plans as required under part b) of this condition.	a) Prior to commencement of site works for Stage B b) Prior to commencement of site works for Stage B c) Prior to survey plan endorsement for Stage B

	d) Submit to the EDQ Development Assessment DSDIP 'As Constructed' plans and an asset register in a format acceptable to Council. e) Provide to EDQ Development Assessment DSDIP verification from an AILA that the works have been inspected and completed generally in accordance with part b) of this condition.	d) Prior to survey plan endorsement for Stage B e) Prior to survey plan endorsement for Stage B
25.	Compliance Assessment - Streetscape Works a) Submit to the EDQ Development Assessment DSDIP for compliance assessment detailed public realm streetscape works drawings certified by an AILA generally in accordance with the <i>Ipswich Streetscape Design Guide</i>. The streetscape works are to include: - location and type of street lighting in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>' and AS4282 – '<i>Control of the Obtrusive Effects of Outdoor Lighting</i>'; - footpath treatments; - location and types of streetscape furniture; - location and sizes of stormwater treatment devices; - street trees, including species, size and location generally in accordance with the Council's adopted planting schedule and guidelines. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to the EDQ Development Assessment DSDIP 'As Constructed' plans and asset register in a format acceptable to the Council. d) Provide verification to EDQ Development Assessment DSDIP from an AILA that the works have been inspected and completed generally in accordance with the endorsed plans required by parts a) of this condition.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
26.	Compliance Assessment - Parks and Open Space Landscape Works a) Submit to the EDQ Development Assessment DSDIP for compliance assessment detailed landscape plans certified by an AILA for	a) Prior to the commencement of works for Stage B

	improvement works within the proposed parks and open space areas generally in accordance with the <i>PDA Guideline No. 12 – Park planning and design</i> and the following plans / documents: i. endorsed Community Greenspace Infrastructure Master Plan The plans are to document the following where appropriate: 1. existing contours or site levels, services and features; 2. proposed finished levels, including sections across and through the parkland at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); 3. location of proposed drainage and stormwater works within the park, including cross-sections and descriptions; 4. locations of electricity and water connections to the park; 5. location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; 6. details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment; 7. trees and plants, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines; and 8. public lighting in accordance with AS1158 – “<i>Lighting for Roads and Public Spaces</i>” and AS4282 – “<i>Control of the Obtrusive Effects of Outdoor Lighting</i>”.	
	b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.	b) Prior to survey plan endorsement for Stage B
	c) Submit to the EDQ Development Assessment DSDIP ‘As Constructed’ plans and an asset register in a format acceptable to Council.	c) Prior to survey plan endorsement for Stage B
	d) Provide verification to the EDQ Development Assessment DSDIP by an AILA that the works have been inspected	d) Prior to survey plan endorsement for Stage B

	and completed generally in accordance with part a) of this condition.	
27.	Vegetation management a) Development within proposed stages A and B as shown on Proposed Reconfiguration of Part of Lot 5 on SP246466, Ripley Road, Ripley, Stage A, Drawing No. BRSS3649.1TC-010, Rev H dated 22/09/2014 does not require further approvals to clear vegetation. b) Unless otherwise agreed by the EDQ Development Assessment DSDIP, cleared vegetation shall be processed through an on or off-site wood-chipper and disposed of as firewood or landscape mulch.	As indicated
28.	Erosion and Sediment Management a) Submit to the EDQ Development Assessment DSDIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. Best Practice Erosion and Sediment Control (IECA). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for each stage b) At all times during construction
Surveying, land dedication and easements		
29.	Covenant, Pedestrian Deed and Services Easement a) A Covenant for access purposes must be granted to Council by the Covenant Area Owner and a Pedestrian Deed entered into with Council for the area identified as Easement (Access) on the following plans: i. Proposed Reconfiguration of Lots 2, 4 & 5 on SP246466, (Stage B), Sheet 1 of 2, Drawing No. BRSS3649.1TC-010, Rev Q dated 02/12/2014; ii. Proposed Reconfiguration of Lots 2, 4 & 5 on SP246466, (Stage B), Sheet 2 of 2, Drawing No. BRSS3649.1TC-010, Rev Q dated 02/12/2014.	a) Prior to the first survey plan endorsement

	These documents at a minimum must allow for: 1. General public and vehicular access on a 24 hour / 7 day a week basis unless otherwise agreed to in writing with the Council. 2. Unrestricted access to relevant tenement/s of the town centre. 3. Access by service/utility providers for the provision/maintenance of relevant infrastructure. 4. The term of the covenant and pedestrian deed shall be for a maximum period of ten (10) years. b) The grantor must maintain a suitable level of public liability insurance for the covenanted area to manage any liability issues thereby indemnifying Council. c) The covenanted area must be maintained by the applicant to relevant Council standards for the life of tenure. d) The covenanted area must be dedicated as road reserve to Council within 10 years from the date of this approval.	b) At all times during the term of the Covenant. c) At all times during the term of the Covenant. d) As indicated
30.	Land Dedication Demonstrate to the EDQ Development Assessment DSDIP that land to be dedicated as public land is not registered on either the Environmental Management Register or the Contaminated Land Register.	Prior to survey plan endorsement for each stage
31.	Land Dedication - Parkland Dedicate to Council as nominated trustee in fee simple Lot 1 as shown on Proposed Reconfiguration of Lots 2, 4 & 5 on SP246466, (Stage B), Sheet 1 of 2, Drawing No. BRSS3649.1TC-010, Rev Q dated 02/12/2014 and Proposed Reconfiguration of Lots 2, 4 & 5 on SP246466, (Stage B), Sheet 2 of 2, Drawing No. BRSS3649.1TC-010, Rev Q dated 02/12/2014 for public use land (park).	At survey plan endorsement for stage B
32.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over	Prior to survey plan endorsement for each stage

	infrastructure located in private land that becomes contributed assets located in private land. 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.	
Infrastructure Charges		
33.	Municipal Charge (excluding catalyst infrastructure charge) a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Municipal charge in accordance with the IFF (December 2014 version 3) and indexed to the date of payment. b) The municipal infrastructure is that set out in the endorsed Infrastructure Master Plans or the ICOP as applicable. c) Infrastructure Contributions carried out under item b) may be offset against the Municipal Charge in a) in accordance with the IFFCOA and ICOP.	Prior to survey plan endorsement for the relevant stage
34.	Catalyst Infrastructure Charge Unless a relevant catalyst infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with the IFF (December 2014 version 3) and indexed to the date of payment.	Prior to survey plan endorsement for the relevant stage
35.	State Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the State charge in accordance with the IFF (December 2014 version 3) and indexed to the date of payment. b) The State infrastructure is that set out in the endorsed Infrastructure Master Plans. c) Infrastructure Contributions carried out under item b) may be offset against the State Charge in a) in accordance with the IFFCOA and ICOP.	Prior to survey plan endorsement for the relevant stage
36.	Sub-regional charge a) Unless a relevant infrastructure agreement	Prior to survey plan endorsement

	provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with the IFF (December 2014 version 3) and indexed to the date of payment. b) The Sub-regional infrastructure is that set out in the endorsed Infrastructure Master Plans. c) Infrastructure Contributions carried out under item b) may be offset against the Municipal Charge in a) in accordance with the IFFCOA and ICOP.	for the relevant stage
37.	Implementation charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Implementation Charge in accordance with the IFF (December 2014 version 3) and indexed to the date of payment. b) The Implementation works are those set out in the endorsed Infrastructure Master Plans and the endorsed Overarching Site Strategy's. c) Infrastructure Contributions carried out under item b) may be offset against the Implementation Charge in a) in accordance with the IFFCOA and ICOP	Prior to survey plan endorsement for the relevant stage
PDA Plan of Development (POD) Conditions		
No	Condition	Timing
General		
38.	Carry out the approved development - POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to the commencement of use and to be maintained
39.	Compliance Assessment - Detailed design documentation a) Submit to EDQ Development Assessment DSDIP for compliance assessment detailed design documentation for all approved uses detailed on the approved Plan of Development. b) Detailed design documentation must detail the following matters, to the extent they are applicable to the Approved Use: i. location;	Prior to commencement of building works

	ii. lot size and configuration; iii. building height; iv. plot ratio / gross floor area / site cover; v. site plan, floor plans and elevations; vi. number of dwelling units and bedrooms (where applicable); vii. building design including elevations, materials and finishes; viii. site access arrangements; ix. on-site parking and servicing arrangements; x. interface with adjoining buildings and streets; xi. demonstrate active frontages; xii. streetscape works, including awnings / furniture; xiii. open space provision; xiv. landscaping; xv. hours of operation of proposed uses; and xvi. pedestrian connectivity to other sites. c) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.	
Infrastructure Charges		
40.	Municipal Charge (excluding catalyst infrastructure charge) a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Municipal charge in accordance with the IFF (December 2014 version 3) and indexed to the date of payment. b) The municipal infrastructure is that set out in the endorsed Infrastructure Master Plans or the ICOP, as applicable. c) Infrastructure Contributions carried out under item b) may be offset against the Municipal Charge in a) in accordance with the IFFCOA and ICOP.	At lodgement of compliance assessment for detailed design documentation
41.	Catalyst Infrastructure Charge Unless a relevant catalyst infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with the IFF (December 2014 version 3) and indexed to the date of payment.	At lodgement of compliance assessment for detailed design documentation

42.	State Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the State charge in accordance with the IFF (December 2014 version 3) and indexed to the date of payment. b) The State infrastructure is that set out in the endorsed Infrastructure Master Plans. c) Infrastructure Contributions carried out under item b) may be offset against the State Charge in a) in accordance with the IFFCOA and ICOP.	At lodgement of compliance assessment for detailed design documentation
43.	Sub-regional charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with the IFF (December 2014 version 3) and indexed to the date of payment. b) The Sub-regional infrastructure is that set out in the endorsed Infrastructure Master Plans. c) Infrastructure Contributions carried out under item b) may be offset against the Municipal Charge in a) in accordance with the IFFCOA and ICOP.	At lodgement of compliance assessment for detailed design documentation

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

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.

**** End of Package ****