

Your reference  
Our reference 17861/2021/PDA  
Contact Officer Sandeep Nanjappa  
Telephone (07) 3810 7267



**Ipswich City Council**

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Satterley Property Group Pty Ltd  
C/- JFP Urban Consultants Pty Ltd

Attn: Jane Hammill  
[jhammill@jfp.com.au](mailto:jhammill@jfp.com.au)  
CC:  
[stalty@jfp.com.au](mailto:stalty@jfp.com.au)

15 March 2023

Dear Jane

Re: Minor Alteration to Development Approval  
Approval No: 17861/2021/PDA  
Proposal: § Reconfiguration of a Lot (1 into 152 lots, one (1) balance lot, new road, open space and park in stages), and  
§ Material Change of Use - Plan of Development (POD) (6 dwelling types)  
Property Location: 7000 Binnies Road, RIPLEY QLD 4306

I refer to your correspondence dated 7 March 2023 (with fees paid on 15 March 2023) requesting minor alteration to Condition 4 'Conditions to be met prior to commencement of development' of Attachment A and approved plans associated with the abovementioned development permit, in accordance with Condition 2 'Minor Alterations'. Specifically, you have requested the below changes:

- § Amend Condition 4 'Conditions to be met prior to commencement of development' of Attachment A relating to timing for compliance with the condition. Specifically, it is requested that Binnies Road realignment and Sunrise Street (formerly Kens Way) be constructed and operational prior to the MEDQ Delegate signing the first subdivision plan after Stage 9C of the approval so that plan sealing of Stage 9C (*which is not directly impacted by works required relating to Binnies Road realignment and Sunrise Street*) can proceed.
- § Amend the approved plans to:
  - clarify timing for dedication and embellishment of the Energex Easement Open Space corridor to be consistent with Condition 5(c) and Conditions 20(a) & 20(b) of Attachment A;
  - reinstatement of Neighbourhood Recreation Park area (minimum 5,000m<sup>2</sup> in land area) within the subject development site and clarification of the timing to be consistent with Condition 5(d) and Conditions 19(a) & 19(b) of Attachment A; and

- incorporate an additional PMT site on the south-eastern side of the Neighbourhood Recreation Park.

In response, I am able to advise that your request is considered minor and has therefore been approved. Accordingly, Part 3 'Approved Plans Specifications and Drawings' and Condition 4 'Conditions to be met prior to commencement of development' of Attachment A has been amended as below:

### 3. Approved Plans Specifications and Drawings

The approved plans, specifications and drawings for this development approval are:

- The plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents); and
- Where the amended version of the plans and documents referred to in the table below have been approved by the MEDQ Delegate, the amended version of those plans and documents.

The plans referenced below are included with this decision notice.

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: all				
B3742P_DA8, D1, Sheet: 1 of 3	Plan of Development: Stages 9, 10 & 13 – Overall Plan, Issue T V	JFP Consultants	<del>15 November 2022</del> 7 March 2023	Refer to annotations in red.
B3742P_DA8, D1, Sheet: 2 of 3	Plan of Development: Stages 9, 10 & 13 – Layout Plan, Issue T V	JFP Consultants	<del>15 November 2022</del> 7 March 2023	Refer to annotations in red.
B3742P_DA8, D1, Sheet: 3 of 3	Plan of Development: Stages 9, 10 & 13 – Notations, Issue T V	JFP Consultants	<del>15 November 2022</del> 7 March 2023	Not applicable
SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: all				
-	Traffic Impact Assessment Stages 9, 10 & 13 Revision V5	PSA Consulting	12/05/2022	N/A
2111187 Version E	Environmental Noise Impact Report	Decibell Consulting	15 November 2022	N/A
5145-01_R03_V04	Final Report: Ripley Road, Ripley – Stormwater Management and Flood Investigations Revision V04	Water Technology	19/03/2021	Only the stormwater quality treatment solution is approved.

				Refer to Condition 30 for stormwater quantity requirements.
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**Note:** Amended plans or documents must be submitted for endorsement by the MEDQ Delegate prior to the lodgement of the first application to sign a plan of subdivision.

**Attachment A:**

4.	Conditions to be met prior to commencement of development	
	Both the Binnies road realignment and Sunrise Street (formerly Kens Way) must be constructed and operational.	Prior to the MEDQ Delegate signing the first subdivision plan after Stage 9C associated with this approval.

A full list of the updated approval details, conditions and amended approved plans are attached to this letter.

If you have any queries regarding this Minor Alteration, please contact Sandeep Nanjappa on the telephone number listed above.

Yours faithfully

Michael Simmons  
DEVELOPMENT ASSESSMENT WEST MANAGER

*Enclosed*

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Reconfiguration of a Lot (1 into 152 lots, one (1) balance lot, new road, open space and park in stages)	PDA Development Permit	Approved in full subject to the conditions set out in Attachment A	6 years
Material Change of Use - Plan of Development (POD) (6 dwelling types)	PDA Development Permit	Approved in full subject to the conditions set out in Attachment B	6 years

2. Conditions of MEDQ Delegate (Ipswich City Council)

Refer to Attachments A and B for MEDQ Delegate's conditions.

3. Approved Plans Specifications and Drawings

The approved plans, specifications and drawings for this development approval are:

- (b) The plans and documents referred to in the table below (including the amendments that are required to be made to those plans and documents); and
- (b) Where the amended version of the plans and documents referred to in the table below have been approved by the MEDQ Delegate, the amended version of those plans and documents.

The plans referenced below are included with this decision notice.

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: all				
B3742P_DA8, D1, Sheet: 1 of 3	Plan of Development: Stages 9, 10 & 13 – Overall Plan, Issue T V	JFP Consultants	<del>15 November 2022</del> 7 March 2023	Refer to annotations in red.
B3742P_DA8, D1, Sheet: 2 of 3	Plan of Development: Stages 9, 10 & 13 – Layout Plan, Issue T V	JFP Consultants	<del>15 November 2022</del> 7 March 2023	Refer to annotations in red.
B3742P_DA8, D1, Sheet: 3 of 3	Plan of Development: Stages 9, 10 & 13 – Notations, Issue T V	JFP Consultants	<del>15 November 2022</del> 7 March 2023	Not applicable
SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: all				
-	Traffic Impact Assessment Stages 9, 10 & 13 Revision V5	PSA Consulting	12/05/2022	N/A

2111187 Version E	Environmental Noise Impact Report	Decibell Consulting	15 November 2022	N/A
5145- 01_R03_V04	Final Report: Ripley Road, Ripley – Stormwater Management and Flood Investigations Revision V04	Water Technology	19/03/2021	Only the stormwater quality treatment solution is approved.  Refer to Condition 30 for stormwater quantity requirements.

Note: Amended plans or documents must be submitted for endorsement by the MEDQ Delegate prior to the lodgement of the first application to sign a plan of subdivision.

#### 4. State Interest and Nominated Assessment Authorities

The referral agencies for this application are:

State Interest or Nominated Assessing Authority	Address
Department of State Development, Tourism and Innovation	Email: <a href="mailto:pdadevelopmentassessment@dsdmip.qld.gov.au">pdadevelopmentassessment@dsdmip.qld.gov.au</a> Ph: 07 3452 7437
Referral Agency	Address
Energex	Energex Post: GPO Box 1461 BRISBANE QLD 4001 Email: <a href="mailto:townplanning@engergex.com.au">townplanning@engergex.com.au</a>

#### 5. Preliminary Approval

Not applicable to this decision.

#### 6. Further Development Permits

Further development permits, as required by the *Economic Development Act 2012*, must be obtained before the development can be carried out in respect of any operational works, compliance assessment endorsements, building works and plumbing works in relation to this approval prior to the commencement of works or as outlined in the conditions of this development permit pursuant to the *Economic Development Act 2012*.

#### 7. Environmental Authority

Not applicable to this decision.

#### 8. Properly Made Submissions

Not applicable to this decision.

9. Currency period for the approval (section 100 of the *Economic Development Act 2012*)

The currency period for this approval is as outlined in part 1 – ‘decision details’ of this decision notice, starting the day the approval takes effect. Unless the currency period is extended by the MEDQ Delegate pursuant to section 101 of the *Economic Development Act 2012*, this development approval lapses in accordance with section 100 of the *Economic Development Act 2012*.

10. When approval lapses if development started but not completed— preliminary approval

Not applicable to this decision.

11. Infrastructure

The following trunk infrastructure is applicable to this development and is listed in the table below:

Trunk Infrastructure	Conditions
Park	
One (1) Neighbourhood Recreation Park	Attachment A, Condition 5 – Subdivision Plan and Condition 19 – Neighbourhood Recreation Park

**Attachment A**  
**MEDQ Delegate's Conditions**

File No: 17861/2021/PDA  
Location: 7000 Binnies Road, RIPLEY QLD 4306

*Proposal: Reconfiguration of a Lot (1 into 152 lots, one (1) balance lot, new road, open space and park in stages)*

<b><u>MEDQ Delegate's (Ipswich City Council) Conditions</u></b> <b>Conditions applicable to this approval under the Economic Development Act 2012</b>		
No.	Condition	The time by which the condition must be met, implemented or complied with

1.	<b>Basis of Approval</b>  This approval incorporates as a condition, the applicant's common material for the application and adherence to all relevant Council Local Laws and/or the <i>Ripley Valley Priority Development Area Development Scheme</i> unless otherwise varied by this approval or varied by a condition of this approval.  Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Economic Development Act 2012</i> .	At all times after the approval is granted.
2.	<b>Minor Alterations</b>  Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the MEDQ Delegate will suffice.	At all times after the approval is granted.
3.	<b>Rates in Arrears</b>  The applicant must pay any outstanding rates and other expenses as a charge against the land in accordance with the provisions of the <i>Economic Development Act 2012</i> .	Prior to the MEDQ Delegate signing the plan of subdivision for the relevant stage.
4.	<b>Conditions to be met prior to commencement of development</b>  Both the Binnies road realignment and Sunrise Street (formerly Kens Way) must be constructed and operational.	Prior to the MEDQ Delegate signing the first subdivision plan after Stage 9C associated with this approval.

5.	Subdivision Plan	
(a)	The applicant must submit to the MEDQ Delegate a subdivision plan (and any associated easement documents) generally in accordance with the approved plans outlined in part 3 of the development permit.	In conjunction with the lodgement of the application to sign the relevant subdivision plan.
(b)	<p>The applicant must grant, free of cost to or compensation payable by Council, minimum 4.0m wide easements located centrally over proposed stormwater drains (375mm diameter or greater) and overland flow paths, where located within private property.</p> <p>Easements over the alignment of stormwater paths must be of sufficient width to encompass the overland flow from a storm event with an AEP of 1%.</p>	In conjunction with the lodgement of the application to sign the relevant subdivision plan.
(c)	The applicant must dedicate land for the Energex Easement Open Space Corridor that has been embellished in accordance with the endorsed compliance assessment as required by Condition 20 'Energex Easement Open Space Corridor'.	In conjunction with the lodgement of the application to sign the subdivision plan for the first adjacent stage i.e. 9F, 9G, 13A or 13B.
(d)	The applicant must dedicate land for the Neighbourhood Recreation Park that has been embellished in accordance with the endorsed compliance assessment as required by Condition 19 'Neighbourhood Recreation Park'.	In conjunction with the lodgement of the application to sign the subdivision plan for the latest stage delivered out of Stage 13A or 13B.

6.	Acoustic Design Management	
	The applicant must provide all prospective purchasers of the lots identified by the approved-ENIA listed in Part 3 of this Development Approval.	In conjunction with the signing of a contract of sale.

7.	Stages for Reconfiguration	
(a)	<p>Unless otherwise approved in writing by the MEDQ Delegate, the applicant must construct the stages of the development in accordance with the approved plans outlined in part 3 of the development permit.</p> <p><i>Note: Stages can be constructed and completed simultaneously if required.</i></p>	From the commencement of the construction of the development and at all times thereafter.
(b)	Unless otherwise approved in writing by the MEDQ Delegate each stage must be independently serviced by roads, water, sewer, stormwater, stormwater management systems and any other relevant utilities.	From the commencement of the construction of the development and at all times thereafter.



8.	Footpath Plan	
(a)	The applicant must submit a footpath plan for approval by the MEDQ Delegate. The footpath plan must demonstrate provision of footpath for all proposed street/roads in accordance with EDQ's PDA Guideline No.6 – Street and Movement Network (February 2019).	Prior to the commencement of any works associated with footpaths within the development.
(b)	The applicant must construct footpaths in accordance with the approved footpath plan.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

9.	Hours of Construction	
	Unless otherwise approved in writing by the MEDQ Delegate, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3.</i>	At all times during construction of the development.

10.	Entry Walls or Features	
(a)	The applicant must not construct entry walls or features on dedicated roads, parks or drainage land.	From the commencement of the construction of the development and at all times thereafter.
(b)	The applicant must ensure that entry walls or features are: <ul style="list-style-type: none"> <li>(i) fully contained on private property</li> <li>(ii) designed in accordance with Council's Implementation Guideline No. 18 – Estate and Directional Signage of the <i>Ipswich Planning Scheme</i>.</li> </ul>	From the commencement of the construction of the development and at all times thereafter.

11.	Road Naming	
	The applicant must submit to Council a list of three (3) proposed road names and the corresponding name meanings for any new roads to be opened. If a theme is considered appropriate, an explanation of the theme is to be submitted at the same time. Council reserves the right to accept any or none of the proposed names.	Prior to the MEDQ Delegate signing the plan of subdivision for the relevant stage.

12.	Park Naming	
	The applicant must submit to Council a list of three (3) proposed park names and the corresponding name meanings for the Neighbourhood Recreation Park. Council reserves the right to accept any or none of the proposed names.	Prior to the MEDQ Delegate signing the plan of subdivision for the relevant stage.

13.	Disposal of Cleared Vegetation	
	The applicant must dispose of cleared vegetation in accordance with <i>Ipswich Planning Scheme Policy 3.</i>	From the commencement of works and at all times thereafter.

14.	Infrastructure Charges	
	<p>Unless a relevant infrastructure agreement provides to the contrary, the applicant must pay the MEDQ Delegate all relevant Infrastructure Charges as set out in the Development Charges and Offset Plan (DCOP) or the equivalent legislative infrastructure charging framework, as applicable (and indexed if relevant) at the time of payment.</p> <p>A Development Charges Advice Notice has been provided for your information, outlining the charges payable at the time of issuing this approval and any offsets that may be applicable.</p>	As required by the DCOP or the equivalent legislative infrastructure charging framework, as applicable at the time of payment.

#### Compliance Assessment

15.	Compliance Assessment	
(a)	Where a condition of this approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in this condition unless otherwise varied.	As required by relevant conditions of this approval.
(b)	Compliance assessment will not commence until payment for any applicable fees are made.	
(c)	<p>The process and timeframes that apply to compliance assessment are:</p> <ul style="list-style-type: none"> <li>(i) The applicant submits plans/documents and supporting information as required for compliance assessment;</li> <li>(ii) Within 20 business days – the MEDQ Delegate assesses the submitted information and if not satisfied notifies the applicant accordingly.</li> </ul>	
(d)	<p>If the applicant is notified under (c)(ii) above:</p> <ul style="list-style-type: none"> <li>(i) The information and plans addressing the concerns are to be re-submitted;</li> <li>(ii) Within a further 15 business days – the MEDQ Delegate assesses the re-submitted plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly.</li> </ul> <p>If the applicant is notified under (d)(ii) above, within 10 business days (or as otherwise identified in writing), the MEDQ Delegate and applicant will repeat steps at (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.</p>	As required by relevant conditions of this approval.

16.	Earthworks	
(a)	The applicant must design all earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the <i>Ipswich Planning Scheme</i> .	Prior to the issue of pre-construction certification for the relevant stage.
(b)	<p>The applicant must design all embankments and retaining walls against any potential change in ground conditions associated with the following but not limited to:</p> <ul style="list-style-type: none"> <li>i) Natural changes in groundwater conditions;</li> <li>ii) Design flood inundation levels; and</li> <li>iii) Malfunction of the stormwater drainage or subsoil drainage systems.</li> </ul>	In conjunction with the lodgement of pre-construction certification for the relevant stage.
(c)	The applicant must provide an RPEQ certified retaining wall subsoil drainage plan which indicates the locations to which the subsoil drainage outlets are to be connected and the maximum allowable spacing between drain outlets.	In conjunction with the lodgement of pre-construction certification for the relevant stage.
(d)	The applicant must implement all dispersive soil management devices generally in accordance with recommendations of the approved DSMP report as required by Condition 22 (c) Design Standards.	From the commencement of work until completion.
(e)	The applicant must construct all earthworks (including earth retaining structures) in accordance with approved design in accordance with (a) to (c) above and Planning Scheme Policy 3 – General Works, Part 4 of the <i>Ipswich Planning Scheme</i> .	Prior to the MEDQ Delegate signing the relevant subdivision plan.

17.	Street-lighting	
(a)	The applicant must submit to the MEDQ Delegate for compliance assessment the detailed design for street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with <i>Planning Scheme Policy 3 – General Works, Part 1 of the Ipswich Planning Scheme and AS/NZS 1158 series</i> .	In conjunction with the pre-construction certification for the relevant stage/s of the development.
(b)	The applicant must provide the street lighting for all roads including Binnies Road, cycleways and pathways for the proposed development generally in accordance with the approved design as required by (a) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

18.	Roadworks	
(a)	Unless already completed by another party, the applicant must submit to the MEDQ Delegate for compliance assessment a design for the closure of the existing intersection of Binnies Road and Ripley Road and provide a suitable turnaround design for the existing leg of Binnies Road.	In conjunction with the pre-construction certification for Stage 10 or 13A of the development, whichever occurs first.

(b)	Unless already completed by another party or otherwise approved in writing by the assessment manager, the applicant must complete the closure works for the existing intersection of Binnies Road and Ripley Road and provide a suitable turnaround for the existing leg of Binnies Road in accordance with the approved design required by (a) above.	Prior to the MEDQ Delegate signing the subdivision plan for Stage 10 or 13A of the development, whichever occurs first.
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19.	<b>Neighbourhood Recreation Park</b>	
(a)	<p>The applicant must submit to the MEDQ Delegate for compliance assessment a detailed park plan for the Neighbourhood Recreation Park as annotated on the approved plans listed in Part 3 of this development permit. Unless otherwise agreed to by the MEDQ Delegate, the plans must demonstrate compliance with the requirements of EDQ Guideline 12 – Park Planning and Design, and Ipswich City Council’s Desired Standards of Service (Planning Scheme Policy 3).</p> <p>The detailed park plan must include all elements of the proposed park as well as the interface between the Energex Easement Open Space Corridor as required to be designed in accordance with Condition 20, the adjoining road reserve and balance land. The plan must demonstrate appropriate integration with adjoining infrastructure and maximised accessibility from and constructability for the adjoining balance land.</p>	Prior to the commencement of any works associated with open space provisioning (excluding bulk earthworks).
(b)	Unless otherwise agreed to by the MEDQ Delegate, the applicant must embellish the open space in accordance with the approved detailed park plans required by (a) above, EDQ Guideline 12 – Park Planning and Design, Ipswich City Council’s Desired Standards of Service (Planning Scheme Policy 3), and to Council’s construction standards.	Unless otherwise approved in writing by the MEDQ Delegate the applicant must embellish the open space prior to the MEDQ Delegate signing the subdivision plan for the latest stage delivered out of Stages 13A or 13B.
(c)	The applicant must submit to the MEDQ Delegate certification from an AILA qualified landscape architect that the works associated with the Neighbourhood Recreation Park have been constructed in accordance with (a) and (b) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

20.	<b>Energex Easement Open Space Corridor</b>	
(a)	<p>The applicant must submit to the MEDQ Delegate for compliance assessment a detailed plan for the Energex Easement Open Space Corridor as shown on the approved plans listed in Part 3 of this development permit.</p> <p>The detailed park plan must include low maintenance landscaping (no turf) and a 2.2m wide shared path traversing the whole length i.e. no play equipment, seats, water bubblers</p>	Prior to the commencement of any works associated with open space provisioning (excluding bulk earthworks).

	<p>and the like. The design must also facilitate shared path access from the adjoining residential layouts and provide formal pedestrian access from proposed lots 951-962 to the shared path. The design must also appropriately tie into the path network on Ripley Road to the north and Binnies Road to the south.</p> <p>Prior to submission for compliance assessment, the applicant must consult with the MEDQ Delegate and receive in-principal support for the design. Following receipt of in-principal support, the applicant must consult with and gain sign off from Energex to ensure all finishes meet their desired standards of service.</p>	
(b)	Unless otherwise agreed to by the MEDQ Delegate, the applicant must embellish the open space in accordance with the approved detailed park plans required by (a) above.	Unless otherwise approved in writing by the MEDQ Delegate the applicant must embellish the open space prior to the MEDQ Delegate signing the subdivision plan for the first adjacent stage i.e. 9F, 9G, 13A or 13B.
(c)	The applicant must submit to the MEDQ Delegate certification from an AILA qualified landscape architect that the works associated with the Energex Easement Open Space Corridor have been constructed in accordance with 20(a) and 20(b) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

21.	<b>Streetscape Works</b>	
(a)	<p>The applicant must submit to the MEDQ Delegate for compliance assessment, Streetscape Works plans certified by a registered Landscape Architect detailing proposed works in accordance with Ipswich Streetscape Design Guideline and the following requirements:</p> <ul style="list-style-type: none"> <li>(i) Show appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades.</li> <li>(ii) Streetscaping must be provided at a density of one (1) tree per allotment or one per twenty (20) metres of road frontage whichever is the lesser.</li> <li>(iii) Provide street tree locations and species, including common and botanical names, height and spread at maturity, ground preparation works and monthly maintenance plan.</li> </ul>	Prior to the commencement of any streetscape works on the site.

	<p>(iv) Identify road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc).</p> <p>(v) Show the location of services within the road reserve.</p> <p><i>Note: Plant/tree species must be in accordance with the Ipswich City Council Street Tree Strategy or equivalent. Root intrusive trees must not be planted in the road reserve.</i></p> <p>(vi) For the compliance assessment related to the stages that include lots 951-962 the design must include fencing designed in accordance with Medium Density note 8 on the approved Plan of Development. The outcome must ensure casual surveillance of the Energex Easement Open Space Corridor, pedestrian access gates and footpath connections to the 2.2m wide shared path required to be provided in accordance with Condition 20 – Energex Easement Open Space Corridor.</p>	
(b)	The applicant must construct streetscape works in accordance with the approved 'Streetscape Works plans' required by (a) above, and to Council's construction standards.	Prior to the MEDQ Delegate signing the plan of subdivision for the relevant stage.
(c)	The applicant must submit to the MEDQ Delegate certification from an AILA qualified landscape architect that the works have been constructed in accordance with (a) and (b) above.	Prior to the MEDQ Delegate signing the plan of subdivision for the relevant stage.

#### Design Standards and Certifications

22.	Design Standards	
(a)	The applicant must design all the municipal works in accordance with EDQ Guidelines, Planning Scheme Policy 3 – General Works and Implementation Guidelines 24 and 28 of the Ipswich Planning Scheme.	Prior to the issue of pre-construction certification for the relevant stages.
(b)	The applicant must submit to the MEDQ Delegate a safety audit for the drainage infrastructure (inlet and outlet structures, basin etc.) and earth retaining structures which is certified by a RPEQ and prepared in accordance with AS/NZS ISO 31000:2009 'Risk Management – Principles and Guidelines' and QUDM.	
(c)	The applicant must submit to the MEDQ Delegate a Dispersive Soil Management Plan (DSMP), prepared by a suitably qualified person in accordance with Council's Implementation Guideline 28 – Dispersive Soil Management of the <i>Ipswich Planning Scheme</i> .	

23.	Design Certifications	
(a)	The applicant must submit to the MEDQ Delegate a RPEQ design certification(s) stating that all civil and associated works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	Prior to the commencement of any works on the subject site.
(b)	The applicant must submit to the MEDQ Delegate a RPEQ certification stating that all proposed works have been designed in accordance with the recommendations of the approved Stormwater Management Plan in accordance with Condition 30: Stormwater Quantity Management and Condition 31: Stormwater Quality of this approval.	Prior to the commencement of any works on the subject site.

24.	Certification Agreement	
	<p>The applicant must comply with all requirements and fulfil all responsibilities outlined in the DSDIP Certification Procedures Manual.</p> <p>Note: No work is to commence until the certification documents and associated drawings and reports submitted by the project coordinator is acknowledged in writing by Council and accepted as complete.</p>	Prior to the commencement of any works on the site.

25.	Pre-Construction Certification	
	<p>The applicant must submit to the MEDQ Delegate, RPEQ design certification(s) stating that all civil and associated works have been designed in accordance with Council's specifications, infrastructure design standards, EDQ Guidelines and this approval.</p> <p>No work shall commence until the certification documents submitted by the project coordinator is acknowledged in writing by Council.</p>	In conjunction with pre-construction certification lodgement.

26.	Construction Management Plan	
(a)	<p>The applicant must prepare a site-based construction management plan that includes but is not limited to:</p> <ul style="list-style-type: none"> <li>(i) Provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>(ii) Provision for parking and delivery of materials during and outside of construction hours of work;</li> <li>(iii) Management of dust generated from the site during and outside construction hours;</li> <li>(iv) Management of sedimentation and erosion;</li> </ul>	Prior to the commencement of any works on the site.

	<p>(v) Management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for the site; and</p> <p>(vi) The construction management plan must cover all aspects of construction and environmental management relating to the development. The construction management plan must be approved by the principal consultant overseeing and certifying the construction works.</p>	
(b)	All works must be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	At all times during construction of the development.

27.	Completion Requirements	
	<p>Post-Construction Certification</p> <p>The applicant must submit to the MEDQ Delegate Post Construction (Practical Completion) Certification, approved forms and 'as constructed' plans including an asset register, certified by a RPEQ, that the plans are a true record of the works 'as constructed' are in accordance with the approved plans.</p>	Prior to the MEDQ Delegate signing the relevant subdivision plan.

28.	Utility Services	
(a)	The applicant must connect each proposed lot to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication utilities.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(b)	The applicant must provide written evidence (e.g. connection certificates) from each particular service provider stating either that the development has been connected to applicable utility service or has a current supply agreement.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(c)	The telecommunication infrastructure must provide two separate lead-in conduits for each dual occupancy allotment.	Prior to the assessment manager signing the relevant subdivision plan.

29.	Roadworks	
(a)	The applicant must design all the internal roads and footpaths to service all proposed allotments in accordance with <i>PDA Guideline No.06 Street and Movement Network, February 2019</i> and <i>Planning Scheme Policy 3</i> .	Prior to the issue of pre-construction certification for the relevant stage.
(b)	The applicant must construct all internal roads and footpaths in accordance with the design required by 29(a) above.	Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.



(c)	The applicant must provide all roads and lot layouts in order to achieve compliance with Ipswich City Council waste collection requirements.	Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.
(d)	The applicant must provide a raised concrete median island to limit access to Sunrise Street from proposed 'Road 13' to left-in, left-out only generally in accordance with drawing number P106, titled 'Concept Roadworks and Drainage Layout Plan', revision 4, prepared by Peakurban and dated 29/04/2022.	Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.
(e)	The applicant must provide bin pads for proposed Lots 951-956 and any other relevant lots generally in accordance with drawing number P106, titled 'Concept Roadworks and Drainage Layout Plan, sheet 2 of 2', revision 4, prepared by Peak Urban and dated 29/04/22. The bin pads must be located to ensure that no reversing manoeuvres are required by the refuse collection vehicle within Laneway 1 are required.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(f)	The applicant must provide a temporary turnaround area at the termination of 'Road 5' and 'Road 6' generally in accordance with drawing number P105, titled 'Concept Roadworks and Drainage Layout Plan, sheet 1 of 2' revision 4, prepared by Peak Urban and dated 29/04/22.	Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.

30.	Stormwater Quantity Management	
(a)	<p>The applicant must provide all necessary internal and external stormwater drainage to service the development. Such drainage works (except for building gutters and downpipes) must be designed such that the overall drainage system caters for a storm event with an AEP of 1% and is designed in accordance with QUDM, Councils Planning Scheme Policy 3 and Implementation Guideline 24, unless otherwise agreed by Council.</p> <p>In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that flow which is represented by the difference between the predicted flow from the storm event with an AEP of 1% and the capacity of the pipe system.</p>	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(b)	Where required, the applicant must design a suitable inter-allotment drainage in accordance with Planning Scheme Policy 3.	Prior to the issue of pre-construction certification for the relevant stage.
(c)	The applicant must construct any required inter-allotment drainage system(s) in accordance with the design required by (b) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(d)	The applicant must provide any external protection or rectification works where any external stormwater impacts occurs as a result of the development, unless otherwise agreed by Council in consultation with external land owners.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

(e)	<p>The applicant must discharge stormwater runoff from the proposed development to the detention basins located within Stage 6 and subsequently to the lawful point of discharge generally in accordance with drawing number P105 and P106, titled 'Concept Roadworks and Drainage Layout Plan' (sheets 1 and 2), revision , prepared by Peak Urban and dated 29/04/22.</p> <p><u>Note:</u> The 'ultimate' detention solution as per Section 2.7.4 of the Stormwater Management Plan, 459-489 Ripley Road, Ripley – Stages 6 to 8 Stormwater Management Plan, Version 01 prepared by Water Technology and dated 04/08/2020 is not approved. The applicant must lodge a change application for approval by the MEDQ Delegate in the future to upgrade the on-site detention and drainage layout to the 'ultimate solution'. All 'temporary' stormwater detention and infrastructure should be considered as permanent for the purposes of this approval and until such time as an ultimate solution, approved by the MEDQ Delegate, is in place and operational.</p>	<p>Prior to the MEDQ Delegate signing the relevant subdivision plan and at all times thereafter.</p>
(f)	<p>The applicant must provide screen or external barriers / fencing in accordance with the approved safety audit recommendations as required by Condition 22 (b) – Design Standards.</p>	<p>Prior to the MEDQ Delegate signing the relevant subdivision plan.</p>

31.	Stormwater Quality	
(a)	<p>The applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 General Works of the <i>Ipswich Planning Scheme</i> prior to stormwater runoff discharging from the site.</p>	<p>Prior to the MEDQ Delegate signing the relevant subdivision plan.</p>
(b)	<p>The applicant must construct the stormwater quality infrastructure within Stage 6 in accordance with the approved Stormwater Management Plan (SMP) listed in Part 3 of this Development Approval.</p>	<p>Prior to the MEDQ Delegate signing the relevant subdivision plan.</p>

32.	Erosion Control	
(a)	<p>The applicant must provide sufficient grass (or equivalent) cover to prevent both rill and sheet erosion for all unpaved and disturbed areas.</p>	<p>Prior to the MEDQ Delegate signing the relevant subdivision plan.</p>
(b)	<p>The applicant must submit a construction phase Erosion and Sediment Control Plan prepared by an RPEQ or CPESC in accordance with the International Erosion and Sediment Control (IECA) Best Practice Erosion and Sediment Control (BPESC) document.</p> <p>This must include the required IECA soil sampling rates/depths, associated laboratory testing and the design basis of sediment basins and other control measures.</p> <p>The ESCP must be prepared in accordance with the recommendations of the approved DSMP required by</p>	<p>Prior to the commencement of any works on the site for the relevant stage.</p>

	Condition 22 (c) – Design Standards.	
33.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to commencement of use.
(b)	The applicant must alter any services when the relevant authority or MEDQ Delegate determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to commencement of use.
(c)	The applicant must reinstate all disturbed verge and open space areas with turf (including provision of topsoil to minimum depth of 50mm).	Prior to commencement of use.
34.	Water Supply & Sewerage Infrastructure	
(a)	The applicant must design all water supply and sewerage infrastructure in accordance with the SEQ Water Supply and Sewerage, Design & Construction Code (SEQ WS&S D&C Codes).	Prior to the commencement of any sewer and water works on the site.
(b)	The applicant must submit to the MEDQ Delegate a water supply and sewerage network analysis certified by a Registered Professional Engineer Queensland (RPEQ) and endorsed by QUU.	
(c)	The applicant must submit to the MEDQ Delegate detailed engineering drawings approved by Queensland Urban Utilities for water supply and sewerage reticulation system, certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the endorsed QUU network analysis required by (b) above, and the SEQ Water Supply and Sewerage Design and Construction Guidelines.	
(d)	The applicant must construct all water and sewerage infrastructure to service the development in accordance with the SEQ Water Supply and Sewerage, Design & Construction Code (SEQ WS&S D&C Codes), and in accordance with the certified plans required by (c) above.	Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.
(e)	The applicant must submit to the MEDQ Delegate "As Constructed" plans including an asset register and all test results 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 (c) above.	

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Acronyms and Terms
	Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	QUDM – The latest edition of the <i>Queensland Urban Drainage Manual</i>
(c)	MUTCD - <i>The Manual of Uniform Traffic Control Devices</i> , published by DTMR
(d)	QUU – Queensland Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the <i>South-East Queensland Water (Distribution and Retail Restructuring) Act 2009</i>
(e)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by RPEQ.
(f)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.
(g)	PSP 3 – Council Planning Scheme Policy 3
(h)	DTMR - Department of Transport and Main Roads
(i)	DES – Department of Environment and Science
(j)	DNRME – Department of Natural Resources, Mines and Energy
(k)	DSDIP – Department of State Development, Infrastructure and Planning
(l)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(m)	AHD - Australian Height Datum (m)
(n)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(o)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.

2.	Fire Ants
(a)	In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i> , the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i> ) has been detected.
(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website <a href="http://www.daf.qld.gov.au/fireants">www.daf.qld.gov.au/fireants</a> .
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.

3.	Bonds
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	<p>Any bonding sought to be approved in relation to development will be considered in accordance with Planning Scheme Policy 3 of the <i>Ipswich Planning Scheme</i>.</p> <p>The Bond, Licence Deed and conditions of security payment can be found online at <a href="http://www.ipswichplanning.com.au/development-planning/development-planning-information">http://www.ipswichplanning.com.au/development-planning/development-planning-information</a>. Council's preference is for bonds to be submitted by way of a Bank Guarantee.</p>
4.	<p><b>Certification Procedures</b></p> <p>The applicant must comply with all requirements and fulfil all responsibilities outlined in the DSDIP Certification Procedure Manual. No work is to commence until the applicable certification documents submitted by the applicant are acknowledged in writing by Ipswich City Council. For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and specifications must take precedence.</p>
5.	<p><b>Proximity of Earthworks to Adjoining Property</b></p> <p>Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the <i>Ipswich Planning Scheme</i>. Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the Council's satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application, compliance assessment application or in conjunction with the lodgement of preconstruction certification.</p>
6.	<p><b>Portable Long Service Leave</b></p> <p>Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the <i>Sustainable Planning Act 2009</i>.</p> <p>If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i>, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.</p>
7.	<p><b>Easement Documentation</b></p> <p>The documentation associated with easements may be prepared by the applicant in a form satisfactory to Council's city solicitor, or the applicant may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the applicant's expense.</p>
8.	<p><b>Telecommunication Conduit Infrastructure</b></p> <p>The installation of telecommunication conduit and infrastructure is to be in accordance with the Communications Alliance publication titled <i>Fibre Ready Pit and Pipe Specifications for Real Estate Development Projects (Reference G645:2011)</i> or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on 'Fibre in new developments'.</p>

9.	<b>Road Permit Application</b>
	<p>The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the <i>Local Government Act 2009</i> prior to undertaking any physical works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the <i>Local Government Act 2009</i> and constitute a separate process to seeking a Development Permit issued under the <i>Planning Act 2016</i>.</p> <p>Please contact the Ipswich City Council office for further information via email: <a href="mailto:council@ipswich.qld.gov.au">council@ipswich.qld.gov.au</a> or telephone (07) 3810 6666.</p>
10.	<b>Engineering Analysis</b>
	<p>A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by Council. Neither Council nor council engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant's RPEQ engineer.</p>
11.	<b>Report Assessment</b>
	<p>The applicant is advised that should Council require the submission of an amended report prior to the lodgement and/or in conjunction with any compliance assessment application, a fee will apply in accordance with the current Council Fees and Charges.</p>
12.	<b><i>Local Government Regulation 2012</i></b>
	<p>This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i>. This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.</p>
13.	<b>Indigenous Cultural Heritage</b>
	<p>The applicant must ensure that any development obligations pursuant to the provisions of the <i>Aboriginal Cultural Heritage Act 2003</i> and the <i>Economic Development Act 2012</i> are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.</p> <p>For more information, the applicant may seek information from the relevant Registered Aboriginal Cultural Heritage Body for the Ipswich Region, the cultural heritage database, or seek the advice of the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs or equivalent.</p>

**Attachment B**  
**MEDQ Delegate's Conditions**

**File No: 17861/2021/PDA**

**Location: 7000 Binnies Road, RIPLEY QLD 4306**

**Proposal: Material Change of Use - Plan of Development (POD) (6 dwelling types)**

<b><u>MEDQ Delegate's (Ipswich City Council) Conditions</u></b> <b><i>Conditions applicable to this approval under the Economic Development Act 2012</i></b>		
<b>No.</b>	<b>Condition</b>	<b>The time by which the condition must be met, implemented or complied with</b>

<b>1.</b>	<b>Basis of Approval</b>	
	<p>This approval incorporates as a condition, the applicant's common material for the application and adherence to all relevant Council Local Laws and/or the <i>Ripley Valley Priority Development Area Development Scheme</i> unless otherwise varied by this approval or varied by a condition of this approval.</p> <p>Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Economic Development Act 2012</i>.</p>	At all times after the approval is granted.

<b>2.</b>	<b>Plan of Development (POD)</b>	
	All future development must be undertaken generally in accordance with the approved Plan of Development outlined in part 3 of this development permit including any compliance assessments required. Timing for a compliance assessment must accord with the timing set out in Attachment A, Condition 15 – Compliance Assessment.	From the commencement of the construction of the development and at all times thereafter.

<b>3.</b>	<b>Acoustic Design Management</b>	
(a)	Dwellings constructed proposed Lot 1007 must incorporate noise reduction design and siting features as outlined in the approved ENIA listed in Part 3 of this Development Approval.	From the commencement of the use and at all times thereafter.
(b)	The applicant must submit to the MEDQ Delegate certification from an appropriately qualified acoustic professional demonstrating that the design of dwellings constructed on proposed Lot 1007 have been prepared and endorsed in accordance with Attachment A, Condition 6 incorporate relevant noise reduction design features to achieve compliance with the approved ENIA listed in Part 3 of this Development Approval.	Prior to the commencement of the use or in conjunction with the issue of a Form 21.

4.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the MEDQ Delegate will suffice.	At all times after the approval is granted.

5.	Hours of Construction	
	Unless otherwise approved in writing by the MEDQ Delegate, construction works must only occur within the hours as defined in <i>Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3.</i>	At all times during construction of the development.

6.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to the commencement of the use.
(b)	The applicant must alter any services when the relevant authority or MEDQ Delegate determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to the commencement of the use.
(c)	The applicant must reinstate all disturbed verge areas with turf.	Prior to the commencement of the use.

**MEDQ Delegate's (Ipswich City Council) Advice**

The following advice is offered for your information only and should not be viewed as mandatory conditions of this approval.

1.	Fire Ants	
(a)	In accordance with the <i>Biosecurity Act 2014</i> and the <i>Biosecurity Regulation 2016</i> , the State of Queensland has implemented movement controls in areas (Fire Ant Biosecurity Zones) of Queensland where the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i> ) has been detected.	
(b)	It is a legal obligation to report any sighting or suspicion of Fire Ants within 24 hours to Biosecurity Queensland on 13 25 23 (24hrs). It should be noted that works involving movements of all materials associated with earthworks (import and export) within a fire ant biosecurity zone is subject to movement controls and failure to comply with the regulatory provisions is an offence under the Biosecurity Act 2014. The Fire Ant Biosecurity Zones, as well as general information can be viewed on the Department of Agriculture and Fisheries website <a href="http://www.daf.qld.gov.au/fireants">www.daf.qld.gov.au/fireants</a> .	
(c)	The land over which you have made a development application is within a Fire Ant Biosecurity Zone. The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact Biosecurity Queensland to investigate the site and for you to implement any necessary matters required prior to the commencement of any works.	

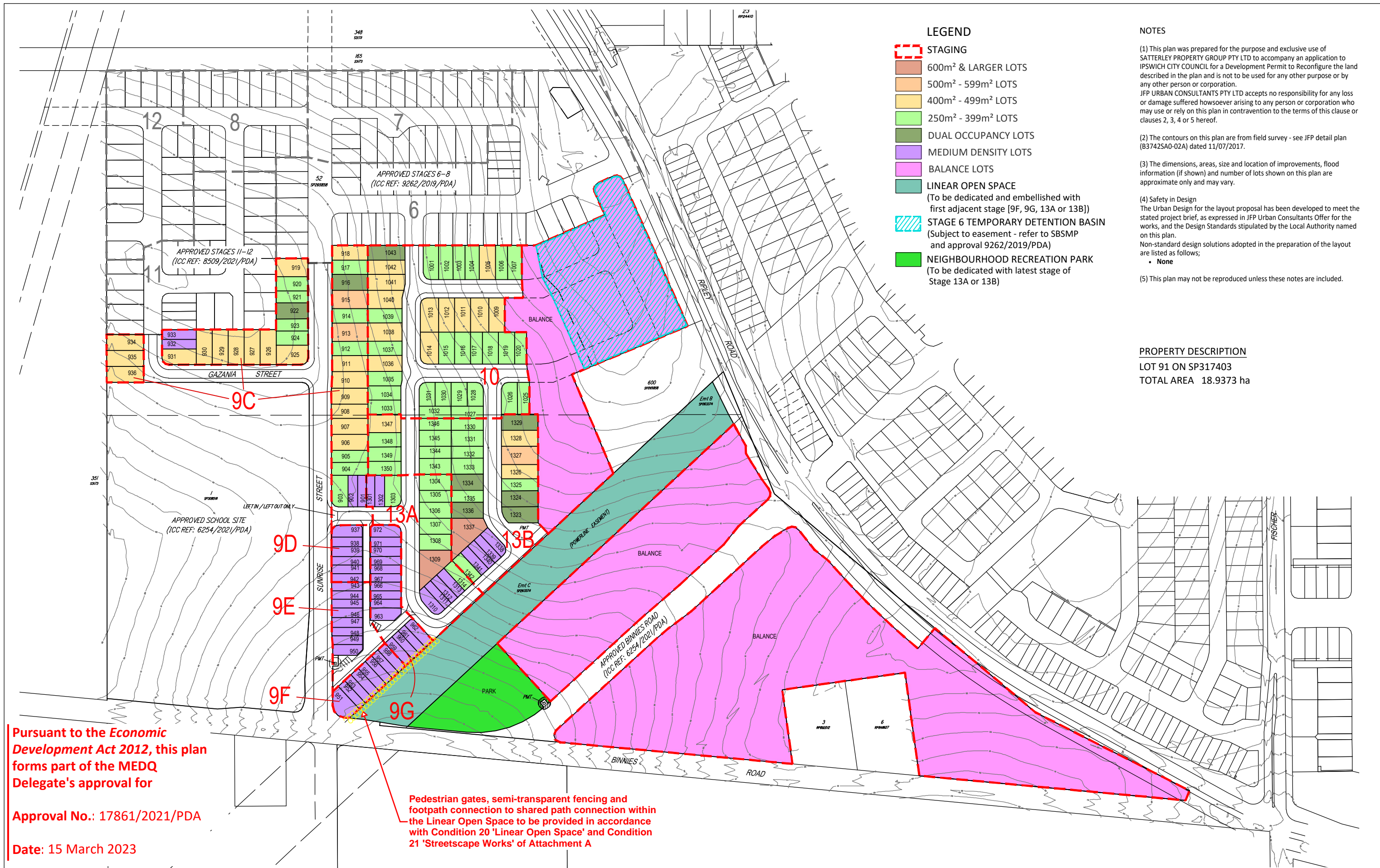
2.	Portable Long Service Leave	
	Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage	



	works applications, as defined under the <i>Economic Development Act 2012</i> .  If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> , you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.
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3.	<b>Local Government Regulation 2012</b>
	This property may be subject to the provision of Section 116 of the <i>Local Government Regulation 2012</i> . This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.

4.	<b>Section 96 of the Economic Development Act 2012</b>
	Pursuant to <i>section 96 of the Economic Development Act 2012</i> , a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.



- LEGEND**
- STAGING
  - 600m<sup>2</sup> & LARGER LOTS
  - 500m<sup>2</sup> - 599m<sup>2</sup> LOTS
  - 400m<sup>2</sup> - 499m<sup>2</sup> LOTS
  - 250m<sup>2</sup> - 399m<sup>2</sup> LOTS
  - DUAL OCCUPANCY LOTS
  - MEDIUM DENSITY LOTS
  - BALANCE LOTS
  - LINEAR OPEN SPACE  
(To be dedicated and embellished with first adjacent stage [9F, 9G, 13A or 13B])
  - STAGE 6 TEMPORARY DETENTION BASIN  
(Subject to easement - refer to SBSMP and approval 9262/2019/PDA)
  - NEIGHBOURHOOD RECREATION PARK  
(To be dedicated with latest stage of Stage 13A or 13B)

- NOTES**
- (1) This plan was prepared for the purpose and exclusive use of SATTERLEY PROPERTY GROUP PTY LTD to accompany an application to IPSWICH CITY COUNCIL for a Development Permit to Reconfigure the land described in the plan and is not to be used for any other purpose or by any other person or corporation.  
JFP URBAN CONSULTANTS PTY LTD accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention to the terms of this clause or clauses 2, 3, 4 or 5 hereof.
- (2) The contours on this plan are from field survey - see JFP detail plan (B3742SA0-02A) dated 11/07/2017.
- (3) The dimensions, areas, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.
- (4) Safety in Design  
The Urban Design for the layout proposal has been developed to meet the stated project brief, as expressed in JFP Urban Consultants Offer for the works, and the Design Standards stipulated by the Local Authority named on this plan.  
Non-standard design solutions adopted in the preparation of the layout are listed as follows;  
• None
- (5) This plan may not be reproduced unless these notes are included.

**PROPERTY DESCRIPTION**  
LOT 91 ON SP317403  
TOTAL AREA 18.9373 ha

Pursuant to the *Economic Development Act 2012*, this plan forms part of the MEDQ Delegate's approval for

Approval No.: 17861/2021/PDA

Date: 15 March 2023

Pedestrian gates, semi-transparent fencing and footpath connection to shared path connection within the Linear Open Space to be provided in accordance with Condition 20 'Linear Open Space' and Condition 21 'Streetscape Works' of Attachment A

 <b>JFOP</b> URBAN CONSULTANTS	BRISBANE - SUNSHINE COAST - CENTRAL QLD BRISBANE - JFP House 76 Ernest Street, South Brisbane Qld 4101 P 07 3012 0100 W www.jfp.com.au JFP URBAN CONSULTANTS PTY LTD A.C.N. 050 414 045	PLANNERS URBAN DESIGNERS SURVEYORS ENGINEERS LANDSCAPE ARCHITECTS	NORTH: 	SCALE: SCALE: @ A3 1:3000  THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE) DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE	ISSUES: <table><tr><td>V</td><td>PARK &amp; PMT ADDED</td><td>07-03-23</td><td>TJM</td></tr><tr><td>U</td><td>STAGE 9C SUBSTAGING</td><td>02-12-22</td><td>TJM</td></tr><tr><td>T</td><td>STAGE 9 PAVEMENT UPDATED</td><td>15-11-22</td><td>TJM</td></tr><tr><td>S</td><td>STAGE 9 LANEWAY WIDENED</td><td>08-09-22</td><td>TJM</td></tr><tr><td>R</td><td>STAGE 9 LANEWAY WIDENED</td><td>07-09-22</td><td>TJM</td></tr><tr><td>A</td><td>ORIGINAL</td><td>31-05-21</td><td>TJM</td></tr></table>	V	PARK & PMT ADDED	07-03-23	TJM	U	STAGE 9C SUBSTAGING	02-12-22	TJM	T	STAGE 9 PAVEMENT UPDATED	15-11-22	TJM	S	STAGE 9 LANEWAY WIDENED	08-09-22	TJM	R	STAGE 9 LANEWAY WIDENED	07-09-22	TJM	A	ORIGINAL	31-05-21	TJM	TITLE: PLAN OF DEVELOPMENT: STAGES 9, 10 & 13 OVERALL PLAN SATTERLEY PROPERTY GROUP PTY LTD 459-489 RIPLEY ROAD, RIPLEY	DETAILS: JOB NUMBER: B3742P_DA8 D1 V SHEET: 1 OF 3 DATE: 7th March 2023
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- LEGEND**
- STAGING
  - SECONDARY FRONTAGE
  - INDICATIVE DRIVEWAY LOCATION
  - ZERO LOT BOUNDARY
  - 1.4m REAR BOUNDARY SETBACK
  - LINEAR OPEN SPACE  
(To be dedicated and embellished with first adjacent stage [9F, 9G, 13A or 13B])
  - STAGE 6 TEMPORARY DETENTION BASIN  
(Subject to easement - refer to SBSMP and approval 9262/2019/PDA)
  - NEIGHBOURHOOD RECREATION PARK  
(To be dedicated with latest stage of Stage 13A or 13B)

- NOTES**
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LOT 91 ON SP317403  
TOTAL AREA 18.9373 ha

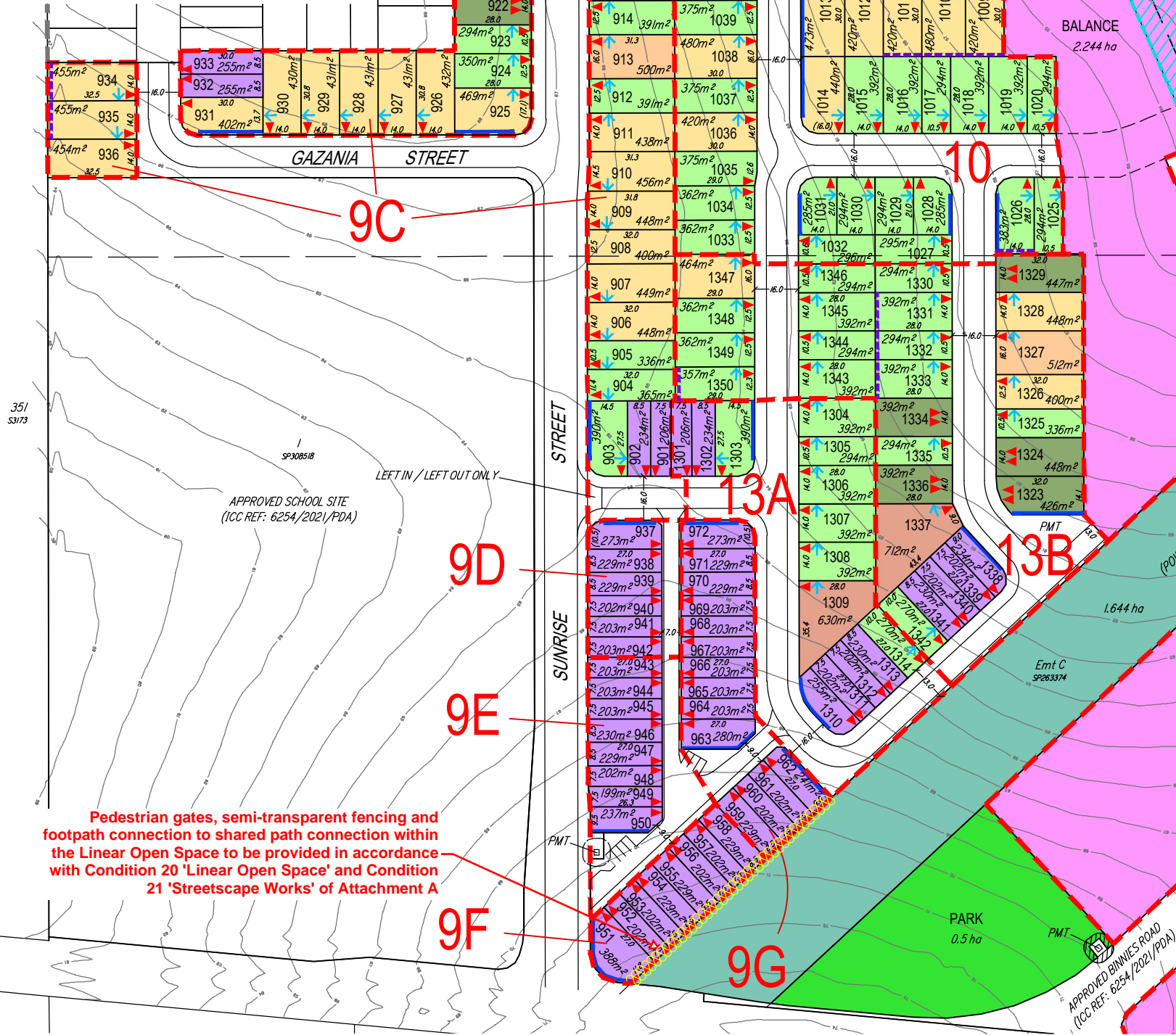
**Pursuant to the Economic Development Act 2012, this plan forms part of the MEDQ Delegate's approval for**

**Approval No.: 17861/2021/PDA**

**Date: 15 March 2023**

STATISTICS	STAGE 9C	STAGE 9D	STAGE 9E	STAGE 9F	STAGE 9G	STAGE 10	STAGE 13A	STAGE 13B	BALANCE	TOTAL
600m <sup>2</sup> & LARGER LOTS	0	0	0	0	0	0	1	1	0	2
500m <sup>2</sup> - 599m <sup>2</sup> LOTS	2	0	0	0	0	0	0	1	0	3
400m <sup>2</sup> - 499m <sup>2</sup> LOTS	18	0	0	0	0	12	0	3	0	33
250m <sup>2</sup> - 399m <sup>2</sup> LOTS	10	0	0	0	0	25	7	14	0	56
DUAL OCCUPANCY LOTS	2	0	0	0	0	1	0	5	0	8
MEDIUM DENSITY LOTS	4	6	8	8	14	0	6	4	0	50
BALANCE LOTS	0	0	0	0	0	0	0	0	1	1
TOTAL NO. OF LOTS	36	6	8	8	14	38	14	28	1	153
LENGTH OF NEW 7m LANEWAY	0	51m	112m	0	32m	0	0	0	0	195m
13m-16m ROAD	61m	0	0	0	0	369m	214m	248m	0	892m
STAGE AREA	1.481ha	0.169ha	0.291ha	0.189ha	0.353ha	2.023ha	0.788ha	1.41ha	8.897ha	15.601ha

	ALLOTMENTS <400m <sup>2</sup>	ALLOTMENTS 400-499m <sup>2</sup>	ALLOTMENTS 500-599m <sup>2</sup>	ALLOTMENTS >600m <sup>2</sup>	DUAL OCCUPANCY ALLOTMENTS	MEDIUM DENSITY LOTS (Lot width 7.5 - 9.9m)
SETBACKS	GROUND FIRST	GROUND FIRST	GROUND FIRST	GROUND FIRST	GROUND FIRST	GROUND FIRST
FRONT PRIMARY FRONTAGE	2.4m* 2.4m	2.4m* 2.4m	2.4m* 2.4m	2.4m* 2.4m	2.4m* 2.4m	2.4m* 2.4m
REAR (UNLESS SHOWN OTHERWISE)	0.9m 1.0m	0.9m 1.0m	0.9m 1.0m	0.9m 1.0m	0.9m 1.5m	0.9m 0.9m
SIDE - GENERAL LOTS						
BUILD TO BOUNDARY	0.0m 1.0m	0.0m 1.0m	0.0m 1.0m	0.0m 1.0m	0.0m 1.0m	0.0m 0.0m
NON BUILD TO BOUNDARY	1.0m 1.0m	1.0m 1.0m	1.0m 1.0m	1.0m 1.0m	1.2m 2.0m	0.9m 0.9m
SECONDARY FRONTAGE	1.5m 1.5m	1.5m 1.5m	1.5m 1.5m	1.5m 1.5m	1.5m 1.5m	1.5m 1.5m
PARK FRONTAGE - SIDE / REAR OF LOT	NIL to 1.0m Setback to Verandah					
	(* 5.0m setback to garage or carport door)					
	(^ 4.5m to garage or carport door)					



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PLANNERS  
URBAN DESIGNERS  
SURVEYORS  
ENGINEERS  
LANDSCAPE ARCHITECTS

NORTH:

SCALE:

SCALE: @ A3 1:2000

THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)  
DO NOT SCALE FROM THIS DRAWING - USE ONLY DIMENSIONS PROVIDED - IF IN DOUBT PLEASE ENQUIRE

DESIGNED	TJM	CHECKED	JH	DATUM
DRAWN	TJM	APPROVED	ST	L.A. IPSWICH CITY COUNCIL

ISSUES:	DATE:	INIT:
V	PARK & PMT ADDED	07-03-23 TJM
U	STAGE 9C SUBSTAGING	02-12-22 TJM
T	STAGE 9 PAVEMENT UPDATED	15-11-22 TJM
S	STAGE 9 LANEWAY WIDENED	08-09-22 TJM
R	STAGE 9 LANEWAY WIDENED	07-09-22 TJM
A	ORIGINAL	31-05-21 TJM
ISSUE:	DETAILS:	DATE:

TITLE:

PLAN OF DEVELOPMENT: STAGES 9, 10 & 13  
LAYOUT PLAN  
SATTERLEY PROPERTY GROUP PTY LTD  
459-489 RIPLEY ROAD, RIPLEY

DETAILS:

JOB NUMBER:  
B3742P\_DA8 D1 V

PLAN: ISSUE:

SHEET:  
2 OF 3

DATE:  
7th March 2023

NOTES - DETACHED HOUSES

GENERAL

- 1. All development is to be undertaken generally in accordance with the approved master plan and the Stages 9C, 10, 13A & 13B reconfiguration of a lot approval.
- 2. The maximum height of buildings must not exceed 9m.
- 3. Dwellings must address the street by presenting front doors to the street.

SETBACKS

- 4. Setbacks are as per the site development table shown on this plan, unless otherwise specified.
- 5. Where built to boundary walls are adopted, side boundary setbacks shall be in accordance with the site development table shown on this plan.
- 6. Built to boundary walls are to have a maximum length of 15m and a maximum height of 3.5m. Built to boundary walls are not mandatory.
- 7. Boundary setbacks are measured to the wall of the structure and not to the eaves.
- 8. Eaves must not encroach closer than 300mm to side and rear lot boundary. This does not apply to built to boundary walls.

PARKING

- 9. Minimum off-street parking requirements are 1 covered space (5.6m x 3m) and 1 additional parking space which may be in tandem and uncovered.
- 10. Double garages are not permitted on lots with frontages of 10m or less. Double garages are permitted on single storey buildings where the lot width is ≥ 12.5m at the line of the garage door.
- 11. Driveways are a maximum of
  - a. 3.0m wide at the lot boundary where serving a single garage
  - b. 4.8m wide at the lot boundary where serving a double garage

SITE COVER/OPEN SPACE

- 12. Site cover for each house is not to exceed 70% on lots less than or equal to 350m².
- 13. Site cover for each house is not to exceed 60% on lots greater than 350m².
- 14. Private open space accessible from the main living area must be no less than 15m2 with a minimum dimension of 3m wide.

FENCING

- 15. Fencing forward of the front façade is not permitted on the primary road frontage.
- 16. Side boundary fencing abutting a secondary road frontage must be a maximum of 1.8m high and limited to 70% of that boundary length, measured from the rear. No further fencing is permitted along the secondary street frontage.

ACOUSTIC DESIGN MANAGEMENT - LOT 1007 ONLY

- 17. Lot 1007 has been identified as being impacted by Traffic Noise. This has resulted in the lot as being classified into Noise Category 1 at upper storey level only from the Queensland Development Code (QDC) MP 4.4. Further assessment to determine the required acoustic treatments to any upper storey level of future dwelling constructed on the lot should be undertaken in accordance with Queensland Development Code (QDC) MP 4.4, such that these buildings contain sufficient acoustic treatments to meet the requirements of this Code.

The applicant must submit to the MEDQ Delegate certification from an appropriately qualified acoustic professional demonstrating that the design of the dwelling constructed on Lot 1007 complies with the relevant standards identified in the approved Environmental Noise Impact Assessment (ENIA).

NOTES - MEDIUM DENSITY

GENERAL

- 1. All development is to be undertaken generally in accordance with the approved master plan and the Stages 9C, 9D, 9E, 9F, 9G, 13A & 13B reconfiguration of a lot approval. Final design and dwelling numbers subject to compliance assessment.
- 2. The maximum height of buildings must not exceed 3 storeys on lots 901, 902, 932, 933, 937-972, 1301, 1302, 1310-1313, 1338-1341.

ORIENTATION

- 3. Entries and front doors of the dwellings on lots 901, 902, 932, 933, 937-972, 1301, 1302, 1310-1313, 1338-1341 are to address the primary street frontage.

SETBACKS

- 4. Setbacks are to comply with the ULDA Guideline no. B - Medium and high rise buildings or Guideline No. 7 - Low Rise Buildings, as applicable.

PARKING

- 5. Minimum off-street parking requirements - 1 covered space per unit plus 1 additional space which may be in tandem and uncovered, provided the garage or carport door is setback a minimum of 5m from the road frontage.

BUILDING FORM AND BUILDING ELEMENTS

- 6. The building form and building elements are to comply with the ULDA guideline no. 8 - Medium and high rise buildings or Guideline No. 7 - Low Rise Buildings, as applicable (excluding maximum heights).

SITE COVER

- 7. Site cover on each medium density lot is not to exceed 85%.

FENCING

- 8. Fence construction along the rear boundary of Lots 951-962 shall be a maximum of 1.2 metres high where less than 50% transparent or a maximum of 1.6 metres where greater than 50% transparent to facilitate overlooking of the adjacent open space.
- 9. Dwellings on Lots 951-962 shall include windows and patios overlooking the adjacent open space frontage.

NOTES - DETACHED HOUSES (<12.5m frontages)

SINGLE STOREY DWELLING WITH DOUBLE GARAGE

- 1. The front facing building wall, which comprises the garage door, must not exceed an external width of 5.8m.
- 2. The garage door must:
  - (a) Not exceed 4.8m in width;
  - (b) Not exceed 45%of the front façade in area.
  - (c) Be overhung by a minimum 1.0m deep eave or alternately an arbour or architectural awning to add depth and cast shadow for a minimum width of 5m centred over the door opening.
- 3. The front façade of the dwelling must be forward a minimum of 1.0m of the alignment of the garage wall, and must include the following:
  - (a) Window to a habitable room;
  - (b) Minimum of three (3) different changes in colour, texture or materials.
- 4. Entries, windows and glazing:
  - (a) A minimum of 10% of the front façade must be glazed;
  - (b) A clearly defined entry with a minimum covered area of 3m² is required to articulate the façade and address the street frontage.
- 5. Driveways cannot exceed 3.5m in width at the front boundary.
- 6. Built-to-boundary walls are mandatory with a minimum setback of 0.2m to wall.
- 7. Dwellings must address the street by presenting front doors to the street.

TWO STOREY DWELLING WITH DOUBLE GARAGE

- 1. Double garages may be permitted on 2 storey buildings with frontages of less than 12.5m. This is subject to the garage being setback 1.5m behind the face of the main dwelling.
- 2. Dwellings must address the street by presenting front doors to the street.

NOTES - DUAL OCCUPANCY

GENERAL

- 1. All development is to be undertaken generally in accordance with the approved master plan and the Stages 9C, 10 & 13B reconfiguration of a lot approval.
- 2. The maximum height of buildings must not exceed 2 storeys.
- 3. Dual occupancy lots are to include a mandatory 2 dwellings per site/lot.

SETBACKS

- 4. Setbacks are as per the site development table shown on this plan, unless otherwise specified.
- 5. Where built to boundary walls are adopted, side boundary setbacks shall be in accordance with the site development table shown on this plan.
- 6. Built to boundary walls are to have a maximum length of 15m and a maximum height of 3.5m. Built to boundary walls are not mandatory.
- 7. Boundary setbacks are measured to the wall of the structure and not to the eaves.
- 8. Eaves must not encroach closer than 300mm to side and rear lot boundary. This does not apply to built to boundary walls.

PARKING

- 9. Minimum off-street parking requirements are 2 covered spaces per dual occupancy.
- 10. For corner lots:
  - (a) Double garages may be permitted on 2 storey buildings, subject to there being a maximum one double garage per frontage. This is also subject to the garage being setback 1.5m behind the face of the main building.
  - (b) Double garages are permitted on single storey building with frontages 12.5m or greater, subject to there being a maximum one double garage per frontage. This is also subject to the garage being setback 1.5m behind the face of the main dwelling.
  - (c) Double garages are not permitted on lots with any frontages of 10m or less.
- 11. For non-corner lots:
  - (a) A maximum of 1 single garage per dwelling unit is permitted.
- 12. Driveways are a maximum of
  - (a) 3.0m wide at the lot boundary where serving a single garage
  - (b) 4.8m wide at the lot boundary where serving a double garage

SITE COVER

- 13. Site cover for each house is not to exceed 75% of the lot.
- 14. Private open space accessible from the main living area must be no less than 15m2 with a minimum dimension of 3m wide.


FENCING


- 15. Fencing forward of the front façade is not permitted on the primary road frontage.
- 16. Side boundary fencing abutting a secondary road frontage must be a maximum of 1.8m high and limited to 75% of that boundary length, measured from the rear. No further fencing is permitted along the secondary street frontage.
- 17. Each dwelling unit must be provided with a legible front entry with no concealment point.

Pursuant to the *Economic Development Act 2012*, this plan forms part of the MEDQ Delegate's approval for

Approval No.: 17861/2021/PDA

Date: 15 March 2023

		BRISBANE - SUNSHINE COAST - CENTRAL QLD		PLANNERS	
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NORTH:		SCALE:		ISSUES:		TITLE:		DETAILS:	
		SCALE: @ A3 NTS				PLAN OF DEVELOPMENT: STAGES 9, 10 & 13		JOB NUMBER: B3742PA0_DA8 D1 V	
						NOTATIONS		SHEET: 3 OF 3	
		THIS SCALE SHOWN IS ORIGINAL DRAWING SCALE - (A3 SIZE)				SATTERLEY PROPERTY GROUP PTY LTD		DATE: 7th March 2023	
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