

Your reference
Our reference 1546/2020/PDA: NH
Contact Officer Nicole Hartney
Telephone 07 3810 6734



Ipswich City Council

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28 September 2023

Orchard (Daleys) Development Pty Ltd
C/- LandPartners Pty Ltd

Attention: Andrew Burrridge
andrew.burrridge@landpartners.com.au

Dear Andrew

Re: Minor Alteration to Development Approval – Staging Amendments and Built to Boundary Changes
Application No: 1546/2020/PDA
Proposal: Reconfiguring a Lot (Three (3) Lots into Four Hundred Thirty Nine (439) Residential Lots and Park) with a Plan of Development Material Change of Use - Residential, Sales Office and Display Home
Property Location: 160-186 Daleys Road, RIPLEY QLD 4306, 188-208 Daleys Road, RIPLEY QLD 4306, 210-224 Daleys Road, RIPLEY QLD 4306

I refer to your correspondence dated 25 August 2023 and 20 September 2023 requesting a minor alteration to the approved plans (staging and built to boundary) and as a result Condition 11 – ‘Parkland and Road Buffer Dedication’, associated with the abovementioned development permit, in accordance with condition 1 – Carry out the Approved Development.

Specifically, you have requested amendments to the approved plans which results in the following:

- Amend the staging of the development to:
 - Approved Stage 6 change to Stage 7;
 - Approved Stage 7 changed to Stage 8;
 - Approved Stage 8 changed to Stage 6.
- As a result of the above changes, it is noted that a change to Condition 11 – ‘Parkland and Road Buffer Dedication’ is required to reflect the correct plan reference.
- Amend the location of the built to boundary wall of lot 819 due to the location of services and as a result the built to boundary wall for lot 818 has been removed.

In response, I am able to advise that your request is considered minor and has therefore been approved. Accordingly, the Approved plans, reports and specifications and Condition 11 – ‘Parkland and Road Buffer Dedication’ has been amended as follows:

Plans and specification			
<i>The plans and specifications approved by the MEDQ Delegate and referred to in the MEDQ Delegate development conditions concerning the PDA development approval are detailed below.</i>			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	<i>Proposed Reconfiguration Plan</i>	<i>BRSS5365-ORC-8-14 16</i>	26 October 2022 <i>19 September 2023</i>
2.	<i>Plan of Development Sheets 1-9</i>	<i>BRSS5365-ORC-7-16 18</i>	26 October 2022 <i>19 September 2023</i>
3.	<i>Bus Rote and Stops - Plan of Development (marked-up)</i>	<i>BRSS5365-ORC-7-12</i>	<i>26 June 2020</i>
4.	<i>Noise Barrier Details (marked-up) Figures 1-4</i>	-	<i>29 September 2020</i>
5.	<i>Pad Level Tables</i>	-	<i>29 September 2020</i>
6.	<i>ATP Consulting Engineers, 'Traffic Noise Impact Assessment 160-224 Daleys Road, Ripley'</i>		<i>17 July 2020</i>
7.	<i>Peak Urban Pty Ltd Report 'Engineering Services Report' Note: Excluding items superseded by Peak Urban Pty Ltd 'Response to Information Request' dated 11 June 2020 as listed below.</i>		<i>February 2020</i>
8.	<i>Environmental Soil Solutions Australia Pty Ltd Report 'Ripley Daleys Road JV: Ripley Soil Assessment Report: Factors Affecting Soil Use, Planting Media & Subsoil Management for Landscaping'</i>		<i>May 2011</i>
9.	<i>Bushfire Risk Reducers 'Bushfire Management Plan'</i>		<i>30 June 2020</i>
10.	<i>Water Technology Pty Ltd 'Flood Assessment and Stormwater Management Plan', V02</i>		<i>21 February 2020</i>
11.	<i>Water Technology Pty Ltd Memorandum '160-224 Daleys Road, Ripley – Response to Information Request'</i>		<i>27 April 2020</i>
12.	<i>Peak Urban Pty Ltd 'Response to Information Request'</i>		<i>11 June 2020</i>

11.	Parkland and Road Buffer Dedication		
	<i>Proposed Lots 900-906 as shown on Plan of Development of Lots 3, 5 & 6 on RP180932, BRSS5365-ORC-7-16 18 dated 26 October 2022 19 September 2023 required for parkland and road buffer must be dedicated to Ipswich City Council at no cost to Ipswich City Council.</i>	<i>Prior to endorsement of survey plan for the relevant stage.</i>	

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

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

Yours faithfully

Blake O'Neill
SENIOR PLANNER (DEVELOPMENT)

ATTACHMENT A – AMENDMENT APPLICATION DECISION NOTICE

Site information		
Name of urban development area (PDA)	Ripley Valley	
Site address	160-186 , 188-208 and 210-224 Daleys Road, Ripley	
Lot on plan description	Lot number	Lot description
	Lots 3,5 & 6	RP180932
UDA development application details		
MEDQ reference number	DEV2011/169 (Council reference 1546/2020/PDA)	
Lodgement date	6 October 2011	
Type of application	<input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit 	
Description of proposal applied for	Development Permit for Reconfiguration of a Lot (3 into 439 Residential Lots and Park) with Plan of Development and Material Change of Use for Residential, Sales Office and Display Homes	

PDA development approval details			
Decision of the MEDQ Delegate		The MEDQ Delegate has decided to grant all of the PDA development approval applied for, subject to MEDQ Delegate development conditions forming part of this decision notice	
Original Decision date		20 November 2012	
Currency period		20 years from original Decision Date	
Plans and specification			
The plans and specifications approved by the MEDQ Delegate and referred to in the MEDQ Delegate development conditions concerning the PDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Proposed Reconfiguration Plan	BRSS5365-ORC-8-14 16	26 October 2022 19 September 2023
2.	Plan of Development Sheets 1-9	BRSS5365-ORC-7-16 18	26 October 2022 19 September 2023
3.	Bus Rote and Stops - Plan of Development (marked-up)	BRSS5365-ORC-7-12	26 June 2020
4.	Noise Barrier Details (marked-up) Figures 1-4	-	29 September 2020
5.	Pad Level Tables	-	29 September 2020
6.	ATP Consulting Engineers, 'Traffic Noise Impact Assessment 160-224 Daleys Road, Ripley'		17 July 2020
7.	Peak Urban Pty Ltd Report 'Engineering Services Report' <i>Note: Excluding items superseded by Peak Urban Pty Ltd 'Response to Information Request' dated 11 June 2020 as listed below.</i>		February 2020
8.	Environmental Soil Solutions Australia Pty Ltd Report 'Ripley Daleys Road JV: Ripley Soil Assessment Report: Factors Affecting Soil Use, Planting Media & Subsoil Management for Landscaping'		May 2011
9.	Bushfire Risk Reducers 'Bushfire Management Plan'		30 June 2020
10.	Water Technology Pty Ltd 'Flood Assessment and Stormwater Management Plan', V02		21 February 2020
11.	Water Technology Pty Ltd Memorandum '160-224		27 April 2020

	Daleys Road, Ripley – Response to Information Request'		
12.	Peak Urban Pty Ltd 'Response to Information Request'		11 June 2020

PDA Development Conditions

No.	Condition	Timing
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Planning and General Conditions

1.	Carry out the approved development	
	Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for each stage.

2.	Complete all Operational Work	
	Complete all operational work associated with this UDA development approval, including work required by any of the following conditions. Such endorsement for each operational work is to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement for each stage.

3.	Certification Agreement	
	<p>In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the ULDA Self of site works for each Certification Procedure Manual.</p> <p><i>Note: Under the ULDA Self Certification Procedure Manual no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by the MEDQ Delegate.</i></p>	Prior to commencement of site works for each stage.

4.	Overarching site strategies	
a)	In accordance with conditions 42, 43, 44 and 45 submit an overarching site strategy for compliance assessment.	As required by relevant condition.
b)	<p>Each overarching site strategy must:</p> <ul style="list-style-type: none"> (i) offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme and applicable ULDA guidelines current at the time. (ii) demonstrate innovation. (iii) identify the approximate value of works, costs and provision of serviced land (if applicable) which the ULDA makes provision for infrastructure offsets against infrastructure charges. (iv) include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives/outcomes. (v) include any additional details or requirements set out in 	

	<p>a relevant condition of this Approval.</p> <p>(vi) identify how updates on delivery of overarching site strategy initiatives outcomes is achieved.</p>	
c)	<p>Each overarching site strategy will be assessed against:</p> <p>(i) the provisions of the development scheme current at the time the overarching site strategy undergoes compliance assessment.</p> <p>(ii) ULDA guidelines current at the time of assessing the overarching site strategy.</p> <p>(iii) any further requirements set out in a condition of this Approval</p>	

5.	Compliance Assessment	
a)	Where a condition of this UDA development approval requires compliance assessment, compliance assessment is required at the time set out in these conditions.	As required by relevant condition.
b)	A fee will be required to accompany any request for compliance assessment. The fee is set out in the MEDQ Delegate's development assessment fee schedule, current at the time of lodgment.	
c)	<p>The process and timeframes that apply to compliance assessment are:</p> <p>(i) the applicant submits plans and supporting information as required for compliance assessment</p> <p>(ii) within 20 business days - the MEDQ Delegate assesses the plans and supporting information and:-</p> <p>a. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to MEDQ Delegate have been met or</p> <p>b. if not satisfied with the information as submitted - notifies the applicant accordingly</p>	
d)	<p>If the applicant is notified under (c)(ii)b. above:</p> <p>(i) the information and plans addressing the concerns are to be resubmitted</p> <p>(ii) within a further 15 business days - the MEDQ Delegate assesses the re- submitted plans and supporting information and:-</p> <p>a. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met or</p> <p>b. if not satisfied with the information as submitted - notifies the applicant accordingly.</p>	
e)	<p>If the applicant is notified under (d)(ii)b above, within 10 business days</p> <p>- the MEDQ Delegate and applicant will repeat steps (d)(i) and (ii). If either party is not satisfied by the outcome of</p>	

	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.	
f)	When the MEDQ Delegate and applicant are both satisfied with the re-submitted information lodged, MEDQ Delegate endorses the relevant instrument of document and the condition of the Approval (or element of the condition) is determined to have been met.	

6.	Survey Marks	
	An adequate number of permanent survey marks must be installed to ensure clear definition of the development.	Prior to survey plan endorsement for each stage.

7.	Easements over Infrastructure	
	Public utility easements must be provided at no cost to the grantee over infrastructure located in private land that becomes contributed assets. 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.	At survey plan endorsement for the relevant stage.

8.	Road Naming	
	Submit to the MEDQ Delegate a schedule of Ipswich City Council approved street names.	Prior to survey plan endorsement for each stage.

9.	Land Dedication	
	Any land dedicated to Ipswich City Council must be free of contaminants and not registered on either the Department of Environment and Heritage Protection's Environmental Management Register or Contaminated Land Register.	Prior to dedication of land.

10.	Drainage Reserve	
	Land required for permanent detention basins, constructed wetlands and bio-retention basins or equivalent is to be dedicated as drainage reserve to Ipswich City Council at no cost to Council.	At the time of 'off-maintenance' handover of contributed assets.

11.	Parkland and Road Buffer Dedication	
	Proposed Lots 900-906 as shown on Plan of Development of Lots 3, 5 & 6 on RP180932, BRSS5365-ORC-7-16 17 dated 26 October 2022 10 August 2023 required for parkland and road buffer must be dedicated to Ipswich City Council at no cost to Ipswich City Council.	Prior to endorsement of survey plan for the relevant stage.

12.	Noise Management	
a)	Construct noise barriers as shown in the Noise Barrier Figures 1-4 (amended in red) and Pad Level Tables dated 29 September 2020).	Prior to survey plan endorsement for the relevant stage and to be maintained at all times.
b)	<p>Noise barriers (including any footings and mounds) must be located wholly within the subject site and be designed and constructed in accordance with the following:</p> <ul style="list-style-type: none"> (i) Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013 (ii) Technical Specification MRTS15 (iii) Standard Drawings Road Manual for Noise Fences. 	Prior to survey plan endorsement for the relevant stage and to be maintained at all times.
c)	Construct building pads at no greater than the center of lot heights specified in the attached Noise Barrier Figures 1-4 (amended in red) and Pad Level Tables dated 29 September 2020. The constructed pad heights are to be the lowest height identified in the Noise Barrier Figures 1-4 (amended in red) and the Pad Level Tables dated 29 September 2020.	Prior to survey plan endorsement for the relevant stage and to be maintained at all times.
d)	RPEQ certification with supporting documentation must be provided to EDQ Development Assessment, DSDTI, confirming that the noise barriers, including earth mounds have been designed and constructed in accordance with parts (a) and (b) of this condition.	Prior to survey plan endorsement for the relevant stage.

13.	Bushfire Management	
	The development is to be constructed in accordance with the recommendations of the approved Bushfire Risk Reducers, Bushfire Management Plan for 160 Daleys Road, Ripley dated 29 July 2020.	Prior to survey plan endorsement.

14.	Construction Management Plan	
a)	<p>Submit to the MEDQ Delegate a Site Based Construction Management Plan that includes but is not limited to:</p> <ul style="list-style-type: none"> - provision for the management of traffic around and through the site during and outside of construction work hours; - provision for parking and materials delivery during and outside of construction hours of work; - management of dust generated from the site during and outside construction work hours; 	Prior to commencement of site works.

	<ul style="list-style-type: none"> - management of sedimentation and erosion (refer later condition); - management of contaminated soils (if required,) including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site;and - Unless otherwise approved, hours of construction are Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays. <p>The construction management plan shall be prepared in consultation with the civil contractor and professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works.</p>	
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.	During site works and prior to survey plan endorsement.

Landscaping/Streetscape

15.	Streetscape	
a)	<p>Prepare and submit to the MEDQ Delegate for compliance assessment streetscape plans detailing proposed works generally in accordance with the following:</p> <ul style="list-style-type: none"> - Appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades; - Appropriate footpath locations; - Street tree locations and species, the ground preparation works and monthly maintenance plan; - Road uses adjacent to the kerb (e.g. public transport stops, parking bays, No Standing zones etc); - Identify all new and existing trees within the dedicated road, including those to be retained and those to be removed; - Identify the location/proximity of services within the road reserve; and - Provide details of proposed planting including common and botanical names, height and spread at maturity. <p>The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect.</p>	Prior to commencement of site works on site for each stage.
b)	Undertake the works in accordance with the endorsed streetscape works required under part (a) of this condition. Works are to be	Prior to survey plan endorsement for

	<p>carried out in accordance with the following standards:</p> <ul style="list-style-type: none"> - AS1428.1 Design of Access and Mobility - AS1428.4 Tactile Ground Surface Indicators - AS/NZS 1158.3.1: 2005 Lighting for roads and public spaces Pedestrian (Cat P) <p>This work is to be certified by a suitably qualified urban design/landscape architect or Registered Practicing Engineer - Queensland RPEQ professional in accordance with the ULDA Certification Procedures Manual and to the satisfaction of the MEDQ Delegate.</p>	each stage.
c)	Submit to the MEDQ Delegate written certification, "as constructed" plans and asset register demonstrating compliance with this condition.	Prior to on-maintenance commencement.

16.	Parks Landscape Works	
a)	<p>Submit to the MEDQ Delegate for compliance assessment, detailed landscape plans and associated embellishments generally in accordance with the applicable ULDA Guideline No.12 Park Planning and Design. The plans are to be prepared by an Australian Institute of Landscape Architects registered landscape architect. Landscaping plans shall address the following:</p> <ul style="list-style-type: none"> - All parkland areas and associated embellishments must be designed and constructed with consideration to adherence with the universal principals of <i>Crime Prevention through Environmental Design (CPTED)</i>. - All parkland areas and associated embellishments must be designed and constructed with strong consideration to long term sustainable asset management practices. - Any retaining structures constructed for the intended purpose of retaining land uses other than parkland, must not be constructed within the boundary of any land areas intended to be dedicated for parkland. - All parkland related signage must be designed fabricated and installed in accordance with Ipswich City Council's Parks and Reserves Signage Manual. - All land areas intended to be dedicated for parkland must be interconnected with the broader Ripley Valley pedestrian and cycle network. - Existing contours and levels and any alteration of the ground levels this should include plans, sections and elevations. 	Prior to commencement of works on site for the relevant stage

	<ul style="list-style-type: none"> - Hard surfaces details including locations, materials and finishes. - The location of, details of materials and finishes of, all proposed street furniture, storage facilities, signage and lighting. - Proposed boundary treatments including screening, walls and fencing; indicating materials and dimensions. - All planting including location, species, common name, size, density and number. - Play equipment including details of types of equipment to be installed. - All surfaces including details of materials and finishes. - Bollards must be installed along any shared boundary between road reserve and park, with the intent of preventing unauthorised access by motor vehicles. All bollards must be installed and consist of materials in accordance with Ipswich City Council's Standard Details. Access points for maintenance vehicles must be installed at appropriate locations and consist of materials in accordance with Ipswich City Council's Standard Details. - Unless otherwise approved in writing by the assessing authority, fencing along residential allotments adjoining park boundaries, public thoroughfares and drainage reserves must have a maximum height of: <ul style="list-style-type: none"> I. 1.2m high if not transparent; and II. 1.8m high, if not transparent at ground level to a height of 1.2m and a minimum 50% visually transparent 600mm fencing element atop the solid fence to enable both privacy to the dwelling units on proposed lots and passive surveillance of any parks, public thoroughfares and detention basins. 	
b)	<p>Undertake the works in accordance with the approved detailed landscape plan specified in part (a) of this condition and provide written confirmation to the MEDQ Delegate from an Australian Institute of Landscape Architects registered landscape architect or a BSA, OLD licensed and experienced landscape contractor that the works comply with the submitted landscape plan.</p> <p>Any areas within open space/park areas which are disturbed as a result of civil works and which are not already detailed on the endorsed plans must be rehabilitated, consistent with the adjacent landscaping.</p>	Prior to endorsement of survey plan for the relevant stage

17.	Street Lighting	
	<p>Design and install a street lighting system (including connections and energising) to all roads within the subdivision and to all footpaths/bikeways within road reserves associated with the subdivision at no cost to Council.</p> <p>The design and construction of the street lighting system must:</p> <ul style="list-style-type: none"> i. be in accordance with Ipswich City Council's Planning Scheme Policy 3; ii. meet the relevant requirements of the electricity supplier; and iii. be acceptable to the electricity supplier as 'Rate 3 Public Lighting' 	Prior to survey plan endorsement for each stage

Engineering

18.	Pre-Construction Certification	
	No work shall commence until the MEDQ Delegate acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with of construction for each ULDA Certification Procedures Manual.	Prior to commencement of construction for each stage

19.	Post-Construction Certification	
	Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" and are in accordance with the approved plans.	At survey plan endorsement for each stage

20.	Off Road Pedestrian/Cycle Path	
a)	<p>Submit to the MEDQ Delegate for compliance assessment detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) for an inter-suburban shared pedestrian/cycle path through the Deebling Creek reserve.</p> <p>The concrete path shall be designed with a minimum width of 4.0m in accordance with Austroads and Ipswich City Council standards.</p>	Prior to commencement of Deebling Creek rehabilitation works
b)	Construct the works in accordance with the endorsed plans of part (a) of this condition.	Prior to survey plan endorsement of Deebling Creek rehabilitation works

c)	Submit to the MEDQ Delegate 'as-constructed' drawings, certified by an RPEQ, in a format acceptable to the Ipswich City Council of all works constructed in accordance with this condition.	Prior to survey plan endorsement of Deebing Creek rehabilitation works
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21.	Roads - Internal	
a)	Submit to the MEDQ Delegate, engineering design and construction drawings checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for internal roads. Internal roads shall be designed generally in accordance with ULDA Guideline No. 6 Street & Movement Networks and Guideline No. 13 – Engineering Standards.	Prior to commencement of work for each stage
b)	Construct the road works generally in accordance with the approved stage plans.	Prior to endorsement of survey plan for each stage
c)	Submit to the MEDQ Delegate 'as-constructed' drawings, certified by an RPEQ, in a format acceptable to the Ipswich City Council of all road works constructed in accordance with this condition.	Prior to endorsement of survey plan for each stage

22.	Roads – External	
a)	<p>Submit to the MEDQ Delegate for compliance assessment engineering design and construction drawings checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for Binnies Road and Daleys Road. Generally the roads and intersection of Daleys Road and Binnies Road shall be designed in accordance with the following:-</p> <ol style="list-style-type: none"> 1. Binnies Road shall be designed to connect from the existing roundabout at Lakeview Drive/South Deebing Creek Road/Deebing Creek Road to Daleys Road. The road shall comprise a minimum 10.0m sealed pavement with 3.5 traffic lanes and 1.5m shoulders with table drains and street lighting. The road shall be designed for a 70kph vertical and horizontal design speed, cross drainage with a Q20 immunity and longitudinal drainage with Q10 immunity; <p>The proposed creek crossing/s for Binnies Road shall be designed generally in accordance with ULDA Guideline No. 13 – Engineering Standards.</p> <ol style="list-style-type: none"> 2. Daleys Road between Binnies Road and 'Road 10' shall be designed in accordance with Peak Urban's Drawing No: 18-0016-P122 "Daleys Road Typical Cross Section Alternate", Revision 4 Dated 25/01/2021 and Concept Binnies Road/Daleys Road Intersection Plan, Revision 3 dated 	Prior to commencement of works

	<p>25/01/2021, as amended by Council, for ultimate and interim scenarios. The road shall be designed for a vertical and horizontal design speed of 60kph; and</p> <p>3. Intersection of Daleys Road and Binnies Road must be designed for interim and ultimate scenarios.</p> <p><i>Note: It is acknowledged that the above standards may be varied by the 'Binnies Road (West) Infrastructure Agreement for Ripley Valley Priority Development Area'</i></p>	
b)	Construct the roadworks specified in a)1, a)2. and a)3. generally in accordance with the endorsed plans for interim scenario.	Prior to survey plan endorsement for Stage 1
c)	Submit to the MEDQ Delegate 'as-constructed' drawings and asset register, certified by an RPEQ, in a format acceptable to the Ipswich City Council of all road works constructed in accordance with this condition.	Prior to survey plan endorsement

23.	Road Closures and Openings	
	In accordance with the provisions of Ipswich City Council Local Law 12, in situations where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with an approved traffic management plan, until the roadworks are accepted "on-maintenance", or unless otherwise directed by the assessing authority.	Prior to endorsement of survey plan

24.	Public Passenger Transport – Potential Future Bus Route	
(a)	<p>Any external roadworks to Binnies Road, Daleys Road and the 'potential future bus route' shown on the Plan of Development of Lot 3, 5 & 6 on RP180932, prepared by LandPartners, dated 24 June 2020, drawing number BRSS5365-ORC-7-12 (amended in red 29/09/2020), must be designed and constructed to be in accordance with the following to accommodate a single unit rigid bus of 14.5m in length:</p> <ul style="list-style-type: none"> • Department of Transport and Main Roads <i>Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design</i> (March 2016); • Department of Transport and Main Roads <i>Supplement to Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6); • <i>Austroads Guide to Road Design</i> (Parts 3, 4-4C and 6); • <i>Austroads Design Vehicles and Turning Path Templates</i>; • Department of Transport and Main Roads <i>Queensland Manual of Uniform Traffic Control Devices, Part 13 Local Area Traffic Management</i> (March 2018); and • Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure (page 6) of the Department of Transport and Main Roads <i>Public Transport Infrastructure Manual 2015</i>. 	Prior to the survey plan endorsement for the relevant stage
(b)	Submit to EDQ Development Assessment, DSDTI, RPEQ certification	

	<p>with supporting documentation, demonstrating that the development has been designed and constructed in accordance with part (a) of this condition.</p> <p><i>Note - the bus route will need to accommodate 14.5m length buses for school bus routes</i></p>	
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25.	Public Passenger Transport – Bus Stops	
(a)	The applicant must provide a pair of indented bus bays at the location shown on Plan of Development of Lot 3, 5 & 6 on RP180932, prepared by LandPartners, dated 24 June 2020, drawing number BRSS5365-ORC-7-12 (amended in red 29/09/2020).	Prior to the survey plan endorsement for the relevant stage
(b)	<p>Each indented bus bay must be able to accommodate a single unit rigid bus of 12.5m in length in accordance with the following:</p> <ul style="list-style-type: none"> • <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i>; • the <i>Transport Operations (Road Use Management – Road Rules) Regulation 2009</i>; • the Department of Transport and Main Roads' <i>TransLink Public Transport Infrastructure Manual 2015</i>, in particular, <ul style="list-style-type: none"> ○ Section 5.6.3.1 – 'Bus stop length requirements', 'Table 5.7: Minimum bus stop length requirements', and Table 5.4: 'Bus stop arrangements – indented bus bay' of Chapter 5 – 'Bus stop infrastructure'; in particular, a minimum taper in of 21m (1:7), bus bay length 15m, 15m (1:5) taper out and minimum width of 3m excluding cycle lanes; ○ all mandatory bus stop components for an intermediate bus stop detailed in Section 5.7 - 'Bus stop components' (pages 30-41) of Chapter 5 - 'Bus stop infrastructure', except for stop signage/marker, stop-specific information, TGSIs, seating and shelter; ○ a hardstand area and boarding point in accordance with 'Intermediate Stop – Site Layout – With Indented Bus Bay', DRG 5-0022 of Appendix 5-B – 'Layout and technical drawings'. 	
(c)	The development must provide safe, direct and convenient pedestrian pathway access to each future bus stop, including crossing arrangements, between each future bus stop pair, where required.	
(d)	<p>Submit to EDQ Development Assessment, DSDTI, RPEQ certification with supporting documentation confirming that the development has been designed and constructed in accordance with parts (a) - (c) of this condition.</p> <p><i>Note - future urban bus stops will cater for 12.5m length buses.</i></p>	

26.	Water Internal	
a)	Submit to the MEDQ Delegate for compliance assessment a water network analysis incorporating Queensland Urban Utilities (QUU) current master planning documentation and endorsed in writing by QUU to determine the sizing of internal reticulation mains.	Prior to commencement of site works for Stage 1
b)	Submit to the MEDQ Delegate detailed design plans certified by a Registered Professional Engineer Queensland (RPEQ-Civil)) for a water supply reticulation system providing a water service to each lot and generally in accordance with the endorsed water network analysis required to be provided in part a) of this condition and current adopted Central SEQ endorsement of for each Distribution-Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards.	Prior to survey plan endorsement for each stage
c)	Construct the works in accordance with the plans required by part b) of this condition.	Prior to survey plan endorsement for each stage
d)	Submit to the MEDQ Delegate 'as-constructed' plans, an asset register and pressure/hygiene test results verified by a RPEQ-Civil and certifying all works have been completed in accordance with this condition.	Prior to survey plan endorsement for each stage

27.	Water Trunk	
a)	Submit to the MEDQ Delegate for compliance assessment a water network analysis, which incorporates Queensland Urban Utilities (QUU) current master planning documentation and endorsed in writing by QUU to determine the sizing of the proposed trunk main in Daleys Road between Montereia and Binnies Road.	Prior to commencement of works
b)	Submit to the MEDQ Delegate detailed design plans certified by a Registered Professional Engineer Queensland (RPEQ) for proposed trunk main in Daleys Road between Montereia and Binnies Roads in accordance with current adopted Central SEQ endorsement of for each Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards.	Prior to commencement of works
c)	Construct the works in accordance with the endorsed plans as required by part b) of this condition.	Prior to survey plan endorsement
d)	Submit to the MEDQ Delegate 'as-constructed' plans, an asset register and pressure/hygiene test results verified by a RPEQ-Civil and confirming all works have been completed in accordance with this condition.	Prior to survey plan endorsement

28.	Sewerage Internal	
a)	Submit to the MEDQ Delegate for compliance assessment detailed design plans certified by a Registered Professional Engineer Queensland (RPEQ-Civil) for a sewerage reticulation system providing a separate sewerage connection to each lot generally in accordance with the current adopted Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards.	Prior to commencement of work for each stage

b)	Construct the works in accordance with the plans as required by part a) of this condition.	Prior to commencement of work for each stage
c)	Submit to the MEDQ Delegate 'as-constructed' plans, an asset register and CCTV results verified by a RPEQ-Civil and confirming all works have been completed in accordance with this condition.	Prior to survey plan endorsement for each stage

29.	Sewerage Trunk	
a)	Submit to the MEDQ Delegate for compliance assessment a sewerage network analysis, which incorporates Queensland Urban Utilities (QUU) current master planning documentation and endorsed in writing by QUU to determine the sizing of the proposed trunk gravity main between Deebling Creek and Daleys Road.	Prior to commencement of works
b)	Submit to the MEDQ Delegate detailed design plans certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed trunk gravity main between Deebling Creek and Daleys Road in accordance with current adopted Central SEQ Distribution - Retailer Authority, Queensland Urban Utilities [Incorporating WSAA] Standards.	Prior to commencement of works
c)	Construct the works in accordance with the endorsed plans as required by part b) of this condition.	Prior to survey plan endorsement
d)	Submit to the MEDQ Delegate 'as-constructed' plans, an asset register and CCTV results verified by a RPEQ-Civil and confirming all works have been completed in accordance with this condition	Prior to survey plan endorsement

30.	Flooding	
	<p>The proposal must not increase flood levels on private property without the endorsement for the express and written permission of the owners of that property.</p> <p>All development lots must have a minimum 500mm freeboard above the Q100 inundation line in accordance with the current Ipswich City Council Temporary Local Planning Instrument 01/2011 - Flooding Regulation requirement.</p>	Prior to survey plan endorsement for the relevant stage

31.	State-controlled Road - Stormwater Management	
a)	Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.	At all times
b)	<p>Any works on the land must not:</p> <ul style="list-style-type: none"> i. create any new discharge points for stormwater runoff onto the state-controlled road; ii. interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; iii. surcharge any existing culvert or drain on the state-controlled road; iv. reduce the quality of stormwater discharge onto the state-controlled road. 	At all times
c)	RPEQ certification with supporting documentation must be	Prior to the

	provided to EDQ Development Assessment, Department of State Development, Tourism and Innovation, confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.	survey plan endorsement for the relevant stage
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32.	Stormwater Management – Quality	
a)	<p>Submit to the MEDQ Delegate for compliance assessment engineering design and construction drawings for stormwater quality management, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), generally in accordance with the Water Technology Pty Ltd report Flood Assessment and Stormwater Management Plan (19020120-01 Version 2) dated 21 February 2020 prepared by with the following amendments and inclusions:-</p> <ol style="list-style-type: none"> 1. The modelling must be undertaken in accordance with Music Modelling Guidelines Version 1.0 (Water by Design), an electronic copy of Music sqz file to be lodged with the plans. 2. Give consideration to WSUD Technical Design Guidelines (Water by Design). 3. Give consideration to Construction and Establishment Guidelines (Water by Design). 4. Detailed design shall give consideration to WSUD Technical Design Guidelines (Water by Design). 5. The bio-retention basins must integrate with and contribute to the visual amenity of the open space network. 6. Where the stormwater outfalls from the bioretention basins to Deebling Creek, the outfalls must be carefully designed to avoid erosion of the creek bed and banks. The stormwater outlets (pipe and weir) from the bioretention basins are to discharge to the floodplain of Deebling Creek generally in accordance with the approaches outlined in <i>Brisbane City Council's Stormwater Outlets in Parks and Waterways (Version 2)</i>. 7. All in-situ dispersive soils must not come into contact with stormwater flowing into, through and out of the bioretention basins. This will require impervious lining to the bioretention basin and appropriate compacting, clay sealing and topsoiling to all bioretention batters, bunds and flow channels. 8. If acceptable to Ipswich City Council at the time of detailed 	Prior to commencement of site works

	design, the bioretention basins shall be saturated zone systems to ensure plant health in the Ipswich climate.	
	9. Provision of sealed access for maintenance purposes.	
b)	Construct the stormwater water quality devices in accordance with the approved plans.	Prior to survey plan endorsement
c)	Submit to the MEDQ Delegate as constructed drawings and certification from an RPEQ (Civil) in a format acceptable to the Ipswich City Council that for all works constructed and established in accordance with parts a) and b) and Ipswich City Council requirements.	Prior to survey plan endorsement

33.	Stormwater Management - Detention Basin	
	Detention or retention basins must generally be designed and constructed Prior to survey plan in accordance with QUDM 2007 excepting:	Prior to survey plan endorsement for each stage
a)	Batters must not exceed 1 in 6 other than where localised around an inlet or outlet structure in which case maximum 1 in 4 is accepted.	
b)	Minimise the use of retaining walls where possible to preserve existing vegetation and/or reduce potential impacts of the development.	
c)	Incorporate 3.0m wide concrete maintenance access strip extending between road pavement and for either the trash rack/inlet sediment forebay or a screened outlet structure.	
d)	Basin floor must have minimum 1.5% fall from inlet to outlet or include the provision of low flow capture system such as invert sub-drainage infiltration coupled with collection pipes. Notwithstanding floor grade, the immediate area surrounding the outlet must include provision of lowflow capture and disposal system.	
e)	All flood detention systems must be located off-line from regional floodways (i.e. beyond the extent of the 0100 inundation area concerning tributaries, overland flowpaths, creeks and rivers).	
f)	Basins must be modelled to determine their performance over the full spectrum of possible flooding events up to and including Probable Maximum Flood (PMF). This modelling must check for sensitivities to parameter selection and consequences.	
Advisory Note: Rainwater tanks can not be used for mitigation of stormwater runoff and to form a case to reduce the existing requirements of traditional major/minor stormwater infrastructure.		

34.	Stormwater Management - Quantity	
a)	Submit to the MEDQ Delegate for compliance assessment designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with Water Technology Pty Ltd 'Flood Assessment and Stormwater Management Plan' dated 21 February 2020, Water Technology Pty Ltd Memorandum '160-224 Daleys Road, Ripley – Response to Information Request', QUDM and Ipswich City Council adopted standards.	Prior to commencement of site works

	The stormwater design and hydraulic calculations for the final design shall show that "non-worsening" occurs to adjoining upstream and downstream properties for a range of storm events. Non-worsening shall mean no actionable nuisance from changes to flood levels, velocities or flows or rate of floodwater rise or time of inundation. The final design shall include a comparison of the discharge hydrograph to the existing hydrograph for each principle discharge point from the development.	
b)	Construct works in accordance with the certified plans.	Prior to survey plan endorsement for each stage
c)	Submit to the MEDQ Delegate "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ- Civil), in a format acceptable to the Ipswich City Council certifying that the works have been completed in accordance with Ipswich City Council construction standards.	Prior to survey plan endorsement for each stage

35.	Deebling Creek Rehabilitation	
a)	Submit to the MEDQ Delegate for compliance assessment a rehabilitation plan for Deebling Creek checked and certified by suitable qualified commencement of professional. The rehabilitation plan shall include but not limited to:- <ol style="list-style-type: none"> 1. Details of the rehabilitation of the riparian buffer including proposed landscaping, creek stabilisation works etc. 2. Details of proposed infrastructure that cross or abuts Deebling Creek. 3. Details of how the highly sodic soils will be managed to ensure the success of the revegetation. 4. A maintenance program for all areas subject to rehabilitation. 5. Certification from a Geotechnical Engineer that all works have been suitably designed for the site. 	Prior to commencement of works
b)	Construct the works in accordance with the endorsed plans of part a) of this condition.	Prior to survey plans endorsement for the relevant stage
c)	Submit to the MEDQ Delegate 'as-constructed' plans verified by a suitably qualified professional and certification from a Registered Professional Engineer Queensland - Geotechnical that all works have been constructed and completed in accordance with the endorsed plans of part a) of this condition.	Prior to survey plans endorsement for the relevant stage
d)	Maintain the rehabilitation works for a minimum period of 2 years from 'on- maintenance'.	As indicated

36.	Filling and Excavation	
a)	Submit to the MEDQ Delegate an Earthworks Management Plan	Prior to the

	<p>checked and certified by a Registered Professional Engineer Queensland (RPEQ), specialising in geotechnical engineering, generally in accordance with the following documents:</p> <ol style="list-style-type: none"> 1. Environmental Soil Solutions Australia Pty Ltd Report 'Ripley Daleys Road JV: Ripley Soil Assessment Report: Factors Affecting Soil Use, Planting Media & Subsoil Management for Landscaping' dated May 2011. 2. Peak Urban Pty Ltd Report 'Response to Information Request' dated 11 June 2020. 3. The maximum height of single retaining wall which adjoins the side and / or rear boundary of any lot shall generally not exceed 1.5metres. If a single retaining wall height exceeds 1.5m, wall must be tiered with 1m offset to the total maximum height of 3.0m. 4. Retaining walls, including footings and drainage systems, must be constructed entirely within the boundaries of the lot and in accordance with the requirements of Planning Scheme Policy 3 - General Works. 5. Any fill must be compacted in accordance with Section 5 (Compaction Criteria) and Level 1 in accordance with Section 8.2 of AS 3798 - 1996 "Guidelines on Earthworks for Commercial and Residential Developments". 6. All retaining walls 1.0 m in height or greater must be: <ol style="list-style-type: none"> i) Designed by a RPEQ to a minimum life of 50 years; ii) Certified by a RPEQ not engaged by the contractor with 'as-constructed' plans to include location, specific soil parameters, loading parameters, drainage outlets and stormwater cut-off drains; iii) provided with railings or other barriers to provide pedestrian safety in public places. <p>In addition to the above, the Earthworks Management Plan shall:</p> <ul style="list-style-type: none"> - link and support the Soil and Erosion Plan - fully detail areas where dispersive soils will be disturbed, treatment of dispersive soils and thererehabilitation. - provide full details of any areas where surplus areas are to stockpiled <p>Where earthworks are proposed within three metres of the property boundary or are likely to affect adjoining property owners, the developer must notify the affected property owners in writing.</p>	<p>commencement of site works for each stage</p>
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b)	The applicant must lodge an amended subdivision plan and Plan of Development in the event at detailed design the proposed works to construct Road 40 and stormwater infrastructure (excluding the outlet) would result in encroachment into or request for removal of remnant vegetation on Lot 902.	Prior to the commencement of site works for each stage
c)	Submit certification to the MEDQ Delegate by a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	Prior to endorsement of survey plan for each stage

37.	Erosion and Sediment Management	
a)	<p>Submit to the MEDQ Delegate an Erosion and Sediment Management Plan as part of the Site Based Construction Management Plan, checked and certified by a Registered Professional Engineer Queensland (RPEQ) or an accredited professional in erosion and sediment control (CPESC) in accordance with the following:-</p> <p>A soils assessment by a qualified soil scientist, with a focus on the dispersive nature of the soils must be submitted with the Erosion and Sediment Control Plan (ESCP). The design and implementation of the of the erosion and sediment control plan must be completed in accordance with:-</p> <ul style="list-style-type: none"> • State Planning Policy for Healthy Waters, • Urban Stormwater Quality Planning Guidelines (DERM) • Best Practice Erosion and Sediment Control (IECA). 	Prior to commencement of site works
b)	The developer must install silt management facilities at commencement of construction and maintain the facilities until development work is complete and adequate grass cover is obtained.	Prior to commencement of site works
c)	Silt traps must be sited upstream from any park or reserve area discharge point preferably on land comprising future allotments, such that no silt impinges on the park or reserve areas. The silt trap areas may be phased out after the development work is complete and adequate grass cover is obtained.	Prior to commencement of site works
d)	Diversion drains and ponds, as necessary, must be installed on the site before any other work is undertaken on site to ensure that water containing silt, clay, solids or contaminants is contained and/or isolated.	Prior to commencement of site works
e)	<p>The sediment and erosion control must include, but not be limited to the following:-</p> <ul style="list-style-type: none"> (i) Show contours on, and surrounding, the site so that catchment boundaries can be seen. (ii) Provide background information including site boundaries, contour maps, existing vegetation, location of site access 	Prior to commencement of site works

	<p>and other impervious areas and existing and proposed drainage pathways with discharge points.</p> <p>(iii) Provide a program of works containing details on the nature and specific location of works (revegetation, cut and fills, run-off diversions, stockpile management, access protection), timing of measures to be implemented and maintenance requirements.</p> <p>(iv) Include ESCPs to indicate the staging of works, and scheduling of progressive and final rehabilitation as works progress. Revegetation must take place immediately after earthworks are complete in any given part/ stage of the site.</p> <p>(v) Identify the riparian buffers and areas of vegetation which are to be protected and fenced off to prevent vehicle access.</p> <p>(vi) The location and engineering details with supporting design calculations for all necessary sediment basins.</p> <p>(vii) Provide details of chemical flocculation proposed, including equipment, chemical, dosing rates and procedures, quantities to be stored and storage location, and method of decanting any sediment basin.</p> <p>(viii) The location and diagrammatic representations of all other necessary erosion and sediment control best management practice.</p> <p>(ix) Identify the clean and disturbed catchments, and flow paths, showing diversion of clean water runoff, collection drains and banks, and location of discharge outlet points.</p> <p>(x) Show calculated flow velocities, sizing and channel lining protection, and velocity/energy checks required for all stormwater diversion and collection drains, banks, chutes, and downstream outlets.</p> <p>(xi) Location of topsoil stockpiles.</p> <p>(xii) Provide a site based management plan (SBMP) setting out maintenance and monitoring measures including monitoring of sediment basin releases. The SBMP should include adaptive and contingency management measures for the site to ensure erosion and sediment control measures are effective at all times, particularly prior to, during and after wet weather.</p> <p>(xiii) The ESCP must be supported by an Erosion and Sediment</p>	
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	Control Plan Checklist in accordance with Best Practice Erosion and Sediment Control for building and construction sites.	
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38.	Electricity	
a)	Submit to the MEDQ Delegate either: <ul style="list-style-type: none"> i. written evidence from an authorised electricity supplier (e.g. endorsement from Energex) confirming that existing underground low-voltage electricity supply is available to the newly created lots; or ii. written evidence confirming that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services. 	Prior to survey plan endorsement
b)	Confirmation that electricity and telecommunications have been constructed in the approved allocation as detailed in Ipswich City Council Standard Drawings SR.22 and SR.23. <i>(Electricity and telecommunications drawings must be co-ordinated with civil engineering design documents, to ensure that service conflicts are avoided)</i>	Prior to survey plan endorsement

39.	Telecommunications	
	Submit to the MEDQ Delegate documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new stage lot within the proposed subdivision. Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network - Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1 st April 2011. <i>(Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of the relevant energy provider and the authorised telephone or cable service provider)</i>	Prior to survey plan endorsement for each stage

40.	Service Conduits & Mains	
	Submit confirmation from the relevant authorities: <ul style="list-style-type: none"> a) That service allocation arrangements within the road verges meet the reasonable requirements of each of the Utility Authorities. b) Supply and install all reasonable service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development. Joint use service trenches are to 	<p>Prior to commencement of works on site</p> <p>Prior to survey plan endorsement for each stage</p>

	beutilised where possible. <i>(The developer must provide appropriate road crossing conduits in accordance with Ipswich City Council Standard Drawings SR.22 and SR.23. Where concrete footpaths are to be constructed, the conduits must be extended to the property boundaries)</i>	
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41.	Municipal Works - As Constructed Information	
	As Constructed" information and final construction issue engineering design drawings, compiled in accordance with <i>Planning Scheme Policy 2 for Municipal Works</i> , with a Contributed Assets Financial Apportionment Form, must be submitted to the assessing authority for their records. This data must be submitted electronically on a compact disk labelled appropriately to indicate the contents.	Prior to endorsement of survey plan

42.	Community development	
a)	<p>In addition to the requirements set out in Condition 4 of this Approval, submit an overarching site strategy for community development for compliance assessment which addresses:</p> <ul style="list-style-type: none"> (i) a community development vision statement or key objectives (ii) a demonstrated understanding of the likely future community (iii) key initiatives, targets, implementation mechanisms and associated resources (iv) an explanation and rationale for any implementation charge offsets proposed (v) a baseline of available community resources and networks. <p><i>Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i></p>	Prior to endorsement of survey plan

43.	Employment and Economic Development	
a)	<p>In addition to the requirements set out in Condition 4 of this Approval, submit to the MEDQ Delegate for compliance assessment an overarching site strategy for employment and economic development which addresses:</p> <ul style="list-style-type: none"> (i) outline an approach to achieve a high level of local employment (ii) set out the approximate staging of activity centres in line with anticipated population growth and the approximate land allocation for employment uses over time (iii) outline an approach to formulate and implement diverse and connected employment generation strategies (iv) outline an approach to providing local training opportunities 	Prior to endorsement of survey plan

	<p>(v) outline an explanation and rationale for any implementation charge offsets proposed.</p> <p><i>Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i></p>	
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44.	Ecological sustainability and innovation	
a)	<p>In addition to the requirements set out in Condition 4 of this Approval, submit to the MEDQ Delegate for compliance assessment an overarching site strategy for resource management which:</p> <ul style="list-style-type: none"> (i) demonstrates climate change resilience and greenhouse gas emission reduction (ii) demonstrates pollution minimisation (iii) demonstrates the efficient use of materials (iv) details waste reduction and management strategies for construction. <p><i>Advisory note: Offsets against the Implementation charge may be applicable for the costs of implementing this overarching site strategy.</i></p>	Prior to endorsement of survey plan

45.	Housing diversity and affordability	
a)	In addition to the requirements set out in condition 4 of this Approval, submit to the MEDQ Delegate for compliance assessment an overarching site strategy for the delivery of housing diversity and affordability outcomes.	Prior to endorsement of survey plan
b)	<p>This overarching site strategy for housing diversity and affordability must:</p> <ul style="list-style-type: none"> (i) Outline an approach to deliver 25% of housing that is affordable to first home buyers and key workers (ii) Outline an approach to deliver 10% accessible housing (iii) Outline an approach to deliver 5% social housing (iv) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. 	
	<p><i>Advisory Note: The affordable housing provisions of the strategy should include:</i></p> <ul style="list-style-type: none"> • <i>Specification of a target household income for first home buyers and key workers (such as Low to Moderate income households defined in the ULDA Guideline Number 16 - Housing).</i> • <i>Allow for Incomes to be updated annually.</i> 	

	<ul style="list-style-type: none"> • <i>Sub-targets within the 25% overall affordable housing figure to make housing affordable across a range of the target households (e.g. 5% in the lowest band, 10 % in the middle band and 10% in the highest band of the target households).</i> 	
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Infrastructure Charges

46.	Municipal Charge	
a)	Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ Delegate the municipal charge as set out in the Infrastructure Funding Framework (Oct 2012) (IFF). The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment.	In accordance with the Infrastructure Funding Framework
b)	The Municipal infrastructure is that set out in the ICOP for the Ripley Valley UDA and may include some elements of those set out in conditions 16, 20, 22 a)1, 26, 27, 28 and 29 of this Approval.	
c)	Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Ripley Valley UDA.	

47.	State Charges	
	Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ Delegate the State charge in accordance with the IFF (October 2012) and indexed to the date of payment.	In accordance with the Infrastructure Funding Framework

48.	Sub-Regional Charge	
	Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ Delegate the sub-regional charge in accordance with the IFF (October 2012) and indexed to the date of payment.	In accordance with the Infrastructure Funding Framework

49.	Implementation Charge	
a)	Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ Delegate the implementation charge as set out in the IFF (Oct 2012). The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment.	In accordance with the Infrastructure Funding Framework
b)	The Implementation works are those set out in the ICOP for the Ripley Valley UDA including those set out in conditions 42, 43 and 44 of this Approval.	
c)	Infrastructure Contributions carried out under item (b) may be offset against the implementation charge in (a) in accordance with the Infrastructure Funding Framework crediting and offsets arrangement and ICOP for the Ripley Valley UDA.	

50.	Catalyst Infrastructure Charge	
a)	Unless a relevant infrastructure agreement provides to the contrary, where catalyst infrastructure is provided to the UDA, pay to the MEDQ Delegate the cost of the catalyst infrastructure and the financing costs in accordance with the ICOP for the Ripley Valley UDA. The charge will be calculated in accordance with the IFF (Oct 2012) and indexed to the date of payment.	In accordance with the Infrastructure Funding Framework
b)	These payments may be offset against the municipal charge as set out in the IFF (Oct 2012).	
	<i>Advisory note: Catalyst infrastructure is being provided for the benefit of the UDA and to facilitate the efficient delivery of serviced land. This infrastructure is being funded by a loan from the State. Until this loan and the associated finance costs are repaid, payments will be required to cover the financing costs and repayment of the catalyst infrastructure loan. The requirements for the repayments are provided in the ICOP and the Catalyst Infrastructure Charge amount is provided in the IFF.</i>	

STANDARD ADVICE:

General	
1.	Please note that in order to lawfully undertake development it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the <i>Urban Land Development Authority Act 2007</i> as well as the <i>Sustainable Planning Act 2009</i> (e.g. for building work), the <i>Plumbing and Drainage Act 2002</i> and the Commonwealth <i>Environmental Protection and Biodiversity Act 1999</i> . Carrying out development may also be subject to 'duty of care' legislation such as the <i>Aboriginal Cultural Heritage Act 2003</i> . For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Flood Assessment	
2.	Following the finalisation of the overall 2D/1D flood model being developed by KBR for Ipswich City Council, subsequent stages (including Stage 1) will be assessed against the model.

Waterway Stability:	
3.	<p>As part of detailed design of future stages of the development a complete quantitative assessment of the waterway stability objectives in accordance with SEQ Regional Plan Implementation Guideline No. 7 and the State Planning Policy for Healthy Waters. Specifically Method B provided in Appendix C of the Developing Design Objectives for Urban Development in SEQ (Water by Design 2007) must be used.</p> <p>Prior to the submission of any future development applications for the site the following is to be completed:</p> <ul style="list-style-type: none"> Waterway stabilisation/geomorphic assessment of the reach of Deebing Creek for the whole site to:

	<ul style="list-style-type: none"> - Define current waterways stability issues including type of erosion and location. - Complete a quantitative assessment to define the risk of further erosion and incision. - Recommend a stabilisation strategy for the waterway including locations and typical methods of stabilisation and link this with the proposal Deebing Creek Habitat Restoration Strategy. - Identify how stormwater flows from the development will enter the creek in a stable manner without erosion. - Identify hydrologic controls to ensure the waterways stability objective (preserve the 1yr ARI) is achieved along the Deebing Creek through the site and for a distance of 2km downstream. <p>This will form the basis of the stabilisation design to be undertaken as part of future detailed design.</p>
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Ipswich City Council (ICC) or Queensland Urban Utilities (QUU) Endorsement	
4.	For any conditions in this package that require the consideration of ICC or QUU, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation, an approval or a permit).

Noise and Dust Emissions	
5.	<p>All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the <i>Environmental Protection Act 1994</i>.</p> <p><i>Pursuant to Division 3 Section 440R of the Environmental Protection Act 1994, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-</i></p> <ul style="list-style-type: none"> (a) on a Sunday or public holiday, at any time; or (b) on a Saturday or business day, before 6:30am or after 6:30pm.

Clearing of Vegetation	
6.	This UDA development approval does not approve the clearing of vegetation. An Operational Works approval needs to be obtained prior to the clearing of significant vegetation.

Certification	
7.	<p>Post-Construction certification is required prior to 'On Maintenance'. The format and documents required shall in accordance with Logan City Council standards, the ULDA will require a minimum 2 copy, bound in a A4 arch folder and 2 electronic copy on disk. Documents to be included but limited to, shall include:</p> <ul style="list-style-type: none"> 1. A Post Construction Certification form 2. A Uncompleted Works Bondform 3. Report of Compliance with Development Approval Conditions from

	<p>Project Coordinator</p> <ol style="list-style-type: none"> 4. As Constructed Drawings 5. Compliance Test Records i.e. CCTV resultsetc 6. A list of non-complianceitems 7. Material testing results <p>At the completion of the post-construction certification process the work assets will be transferred to Ipswich City Council.</p>
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Equitable Access	
8.	<p>Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1982 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.</p> <p>You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.</p>

Fire Ants	
9.	<p>(a) In accordance with the <i>Plant Protection Act 1989</i> and the Plant Protection Regulation 1990, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species <i>Solenopsis invicta</i>) and to eradicate it from the State.</p> <p>(b) It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to the Queensland Department of Primary Industries and Fisheries on 132523 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to:</p> <p>Director General Department of Primary Industries and Fisheries GPO Box 46, Brisbane QLD 4001</p> <p>(c) It should be noted that the movement of fire ants is prohibited, unless under the conditions of an inspectors approval. More information can be obtained from the Queensland Department of Primary Industries and Fisheries Website www.dpi.qld.gov.au.</p> <p>(d) The land over which you have made a development application is within a suburb known to have Fire Ants and as such is within a "Restricted Area". 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 the Department of Primary Industries and Fisheries to investigate the site and for you to implement any necessary matters required by that Department prior to the commencement of any works.</p>

Gas Supply	
10.	The developer should contact a gas service provider to determine whether the estate may be reticulated with natural gas.

Entry Walls or Features	
11.	The provision of entry walls or features is prohibited on road reserves or in drainage reserve or on proposed parkland. Entry walls or features must be fully contained on private property. Entry walls must be designed in accordance with <i>Implementation Guideline No. 18 - Estate and Directional Signage</i> of Ipswich Planning Scheme 2006.

Development Scheme Fee	
12.	<p>A Development Scheme Fee will apply at the time of plan sealing (in accordance with Section 128 of the Urban Land Development Authority Act 2007) to recover a proportion of costs incurred by the ULDA in preparing the Development Scheme for Ripley Valley. The fee payable is at the rate prevailing at the time of payment. The current rate is \$750 per dwelling/lot.</p> <p><i>Please note: The above information has been provided to the applicant as advice only and does not form part of the UDA development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.</i></p>

State-controlled Road - Noise	
13.	Technical Specification MRTS15 requires that the detailed design of the noise barriers is submitted and approved by the Department of Transport and Main Roads prior to construction. A survey of the constructed pads by a licensed surveyor should also be submitted in support of this detailed design.
14.	If the building pad levels increase in height above the heights shown in Barrier figures 1 to 4 or pad levels tables (whichever the lower) then confirmation shall be sought from the Department of Main Roads (Metropolitan District) in relation to whether a revised traffic noise assessment is required.
15.	All earth mounds should be designed and constructed in accordance with the requirements of Department of Transport and Main Roads Standard Specification MRTS 04 and Department of Transport and Main Roads Road Planning and Design Manual and the design should be submitted to Main Roads for acceptance. The maximum slope should be 1:2 and there should be a flat top of at least 2 metres width.
16.	Both sides of any earth mound should be landscaped in accordance with the Department of Transport and Main Roads Landscape Manual. Issues such as pedestrian safety, pedestrian access, provision for utility services and associated maintenance, sight distance criteria and the design itself in accordance with the Landscape Manual etc, will be considered by the Department of Transport and Main Roads prior to acceptance. In the event that the landscape design is accepted, construction should be undertaken in accordance with the requirements of the Department of Transport and Main Roads Standard Specification MRTS 16.

Public Passenger Transport	
17.	<p>Existing and future bus stops</p> <p>The detailed design of the future bus indent bays within the development and any</p>

	<p>modifications to existing bus indent bays in Ripley Road should be submitted to the TransLink Division of the Department of Transport and Main Roads for endorsement prior to construction or any works commencing. Please contact the TransLink Division on telephone number 07 3851 8700 or at bus_stops@translink.com.au.</p> <p>The Department of Transport and Main Roads, TransLink <i>Public Transport Infrastructure Manual May (PTIM) 2015</i> is available at: http://translink.com.au/about-translink/what-we-do/public-transport-planning.</p>
--	--

Koala habitat	
18.	As the proposed development is on land with mapped koala habitat, the developer should ensure that the potential for impact of clearing and construction activities on koalas is mitigated. It is recommended that the developer be required to engage a suitably qualified and experienced person to ensure that clearing and construction activities are undertaken to minimise the risk of stress, injury or death of koalas.

STATISTICS		STAGES								TOTAL
		1	2	3	4	5	6	7	8	
Stage Area		3.810ha	3.266ha	2.483ha	5.291ha	6.147ha	2.154ha	3.722ha	7.283ha	34.156ha
Villa Lots	10m Wide	4	6	2	16	4	6	0	7	45
Courtyard Lots (1)	12.5m Wide	23	16	16	19	10	4	27	17	132
Courtyard Lots (2)	14m Wide	16	14	8	16	19	18	18	34	143
Traditional Lots	16m Wide	11	6	7	9	10	11	15	15	85
Multiple Residential Lot	20m Wide	6	2	7	1	7	4	3	5	34
Total Lots		60	44	40	61	50	43	63	78	439
Local Park Area		-	0.308ha	-	-	-	-	-	-	0.308ha
Open Space Area		-	-	-	1.557ha	2.946ha	-	0.088ha	2.321ha	6.912ha
Area of Major Roads		0.974ha								
Area of Lots, Local Park, Local Roads		26.236ha								
DENSITY CALCULATIONS										
473 TITLES										
26.236ha (Total Area of Lots, Local Roads & Local Park)		= 18 Dwellings / ha								

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

Approval No.: 1546/2020/PDA

Date: 28 September 2023

LEGEND	
	Site Boundary
	Stage Boundary
	Q10
	Q100
	Top of Bank
	25m Offset from Top of Bank
	Vegetation Boundary
	20m Offset from Vegetation Boundary



CLIENT

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

PROJECT

PROPOSED RECONFIGURATION OF LOTS 3, 5 & 6 ON RP180932 (160, 188, 210 DALEYS ROAD, RIPLEY)

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

NOTES

(i) This plan was prepared for the purpose and exclusive use of ORCHARD (DALEYS) DEVELOPMENTS PTY LTD to accompany an application to ECONOMIC DEVELOPMENT QUEENSLAND for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation.

LandPartners 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 of the terms of this clause or clauses (ii), (iii) or (iv) hereof.

(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.

(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

(iv) This plan may not be copied unless these notes are included.

LOCALITY DIAGRAM

SCALE BAR

0 5 10 20 30 50 80m

SCALE 1:1250 @ A1

SCALE 1: 2500 @ A3

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e: info@landpartners.com.au
www.landpartners.com.au

LEVEL DATUM

AHD

LEVEL ORIGIN

PSM58055 RL37.563m

CONTOUR INTERVAL

1m

COMPUTER FILE

BRSS5365-ORC-6-19

DRAWN

TKW

DATE

19/09/2023

CHECKED

TKW

DATE

19/09/2023

APPROVED

SRS

DATE

19/09/2023

UDN

BRSS5365-ORC-8-16

SRS

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.



LEGEND	
	Site Boundary
	Stage Boundary
	Q10
	Q100
	Top of Bank
	25m Offset from Top of Bank
	Vegetation Boundary
	20m Offset from Vegetation Boundary
	Built to Boundary Wall
	Primary Frontage
	Fencing fronting Daleys Road (See note 17)

STATISTICS	STAGES								
	1	2	3	4	5	6	7	8	TOTAL
Stage Area	3.810ha	3.266ha	2.483ha	5.291ha	6.147ha	2.154ha	3.722ha	7.283ha	34.156ha
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Multiple Residential Lot 20m Wide	6	2	7	1	7	4	3	5	34
Total Lots	60	44	40	61	50	43	63	78	439
Local Park Area	-	0.308ha	-	-	-	-	-	-	0.308ha
Open Space Area	-	-	-	1.557ha	2.946ha	-	0.088ha	2.321ha	6.912ha
Area of Major Roads	0.974ha								
Area of Lots, Local Park, Local Roads	26.236ha								

SITE DEVELOPMENT TABLE (SETBACKS)	Villa Lot		Courtyard Lot (1)		Courtyard Lot (2)		Traditional Lot		Multiple Residential Lot	
	10m-12.499m	12.5m-13.999m	14m-15.999m	16m-19.999m	14m-15.999m	16m-19.999m	16m-19.999m	16m-19.999m	20m +	
Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	0.9	0.9	1	0.9	1	0.9	1	1	2
Side of Lots										
Built to Boundary	0	1	0	1	0	1	0	1	0	1
Non Built to Boundary	0.9	0.9	1	1	1	1.5	1	1.5	1.2	2
Secondary Frontage	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Garage (from road frontage)	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A

- General:**
- All development is to be undertaken generally in accordance with the Development Approval.
 - The maximum height of building on all lots must not exceed 2 storeys and 9m.
- Orientation:**
- Entries
 - Front doors of dwellings on corner lots are generally to address the Primary Street Frontage.
- Setbacks:**
- Where there is a Multiple Residential Lot on a corner site the preferred option is that access is maintained from both road frontages.
 - Setbacks are as per the Site Development Table unless otherwise specified.
 - Built to boundary walls are typical where shown. The location of built to boundary walls are indicated on the Plan of Development for each stage. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table.
 - Built to boundary walls on lots greater than 10m wide are to have a maximum length of 15m and a maximum height of 3.5m.
 - Buildings on lots less than 10m wide may be built to more than one boundary.
 - Boundary setbacks are measured to the wall of the structure.
 - Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2100mm.
- Parking:**
- Minimum off-street parking requirements
 - Villa, Courtyard and Multiple Residential Lots
 - One (1) and two (2) bedroom dwellings require a minimum one (1) covered space per dwelling; and
 - Three (3) or more bedroom dwellings require two (2) spaces per dwellings, one which must be capable of being covered (may be provided in tandem).
 - Villa Lots with a width less than 12.5m are to have tandem parking with a setback to a garage of 4.9m.
Double garages may be permitted on single storey dwellings on lots with a width less than 12.5m subject to the garage being setback 1m behind the face of the main dwelling.
Double garages may be permitted on double storey dwellings on lots with a width less than 12.5m subject to the garage being setback 1m behind the face of the main dwelling.
 - Parking spaces on driveways do not have to comply with AS2890.
- Site Cover and Amenities:**
- Site cover for each lot is not to exceed 60% of the lot except lots with an area equal to or less than 300m² and Multiple Residential Lots where the site cover is not to exceed 70% of the lot.
 - Minimum private open space requirements
 - One (1) bedroom dwellings require a minimum 5m² with a minimum dimension of 1.2m
 - Two (2) bedroom dwellings require a minimum 9m² with a minimum dimension of 2.4m
 - Three (3) bedroom dwellings require a minimum 12m² with a minimum dimension of 2.4m
 - Private open space for Multiple Residential apartments where located above ground level must not be less than 9m² which may be in the form of a balcony with a minimum dimension of 1.8m.
- Fencing:**
- Fencing is not to extend forward of the front of the dwelling. Fencing for secondary frontages are to be 1.8m in height if 50% transparent. If not 50% transparent, fencing is to be no more than 1.2m in height.
 - Fencing along open space and public thoroughfares as follows:
 - 1.2m high if not transparent; or
 - 1.8m high, if not transparent at ground level to a height of 1.2m and a minimum 50% visually transparent 600mm fencing element atop the solid fence to enable both privacy to the dwelling units on proposed lots and passive surveillance of any parks, public thoroughfares and detention basins.
 - Fencing for Frontages adjoining Daleys Road of Proposed Lots 701-709, 160, 101, 114, 115, 138, 139, 801-805 must be constructed not more than 1.5m High with a solid component of maximum 1.2m high with a 0.3m permeable element atop.
 - Lots 160 and 701-709 which have terraced retaining along Daleys Road are to have the fence located on the top tier with low maintenance landscaping provided in the tier.
- 'Multiple Residential' Lots:**
- The number of dwellings per 'Multiple Residential' Lots is a maximum of 2 units.
 - All 'Multiple Residential' Lots which achieve a building frontage length in excess of 10m visible from a road must provide articulation to reduce the massing of the building and communicate individual dwellings through the use of one or more of the following:
 - recessed windows and changes to the building plane;
 - balconies
 - window hoods and entry door hoods
 - variation in roof line
- High Density Development Easements**
- High density development easements may apply for all small lots in accordance with the Land Title Act1994.
- Display Homes**
- Locations of display homes for each stage will be provided following plan sealing for that stage.

Setbacks to PMT Locations are to be in accordance with easement requirements

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.

CLIENT

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

PROJECT

PLAN OF DEVELOPMENT OF LOT 3, 5 & 6 ON RP180932 (160, 188 & 210 DALEYS ROAD, RIPLEY)

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

NOTES

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LOCALITY DIAGRAM

SCALE BAR

SCALE 1:3000 @ A3

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LEVEL DATUM

N/A

LEVEL ORIGIN

N/A

CONTOUR INTERVAL

N/A

COMPUTER FILE

BRSS5365-ORC-6-19

DRAWN

TKW

DATE

19/09/2023

CHECKED

TKW

DATE

19/09/2023

APPROVED

SRS

DATE

19/09/2023

UDN

BRSS5365-ORC-7-18

SHEET 1 OF 9

OPEN SPACE Lot 901 (2.732ha)
The Deebling Creek boundary has been surveyed and is shown on plan IS219481 lodged in the Department of RESOURCES.

STORMWATER MANAGEMENT Lot 902 (1.557ha)

OPEN SPACE Lot 903 Potential 10m wide Road Widening (0.214ha)

OPEN SPACE Lot 904 Potential 10m wide Road Widening (0.088ha)

OPEN SPACE Lot 905 Potential 10m wide Road Widening (0.112ha)

39 S3173
2 RP196154

STORMWATER MANAGEMENT Lot 906 (2.209ha)

338 S3173

337 S3173

336 S3173

LOCAL PARK Lot 900 (3085m²)

528 S3157

328 S3157

902 SP187287

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

Approval No.: 1546/2020/PDA

Date: 28 September 2023

SRS

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LEGEND	
	Site Boundary
	Stage Boundary
	Q10
	Q100
	Top of Bank
	25m Offset from Top of Bank
	Vegetation Boundary
	20m Offset from Vegetation Boundary
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	Fencing fronting Daleys Road (See note 17)

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CLIENT

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

PROJECT

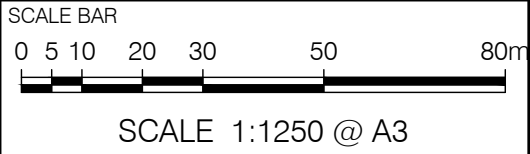
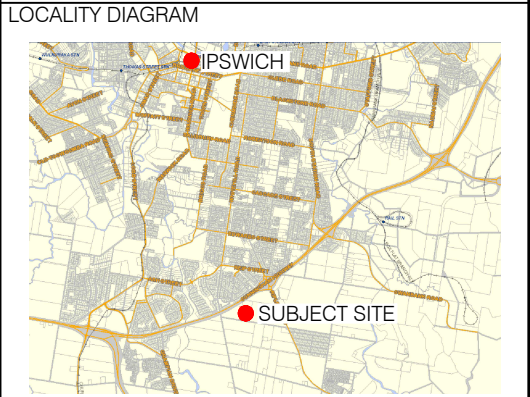
PLAN OF DEVELOPMENT OF LOT 3, 5 & 6 ON RP180932

(160, 188 & 210 DALEYS ROAD, RIPLEY)

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

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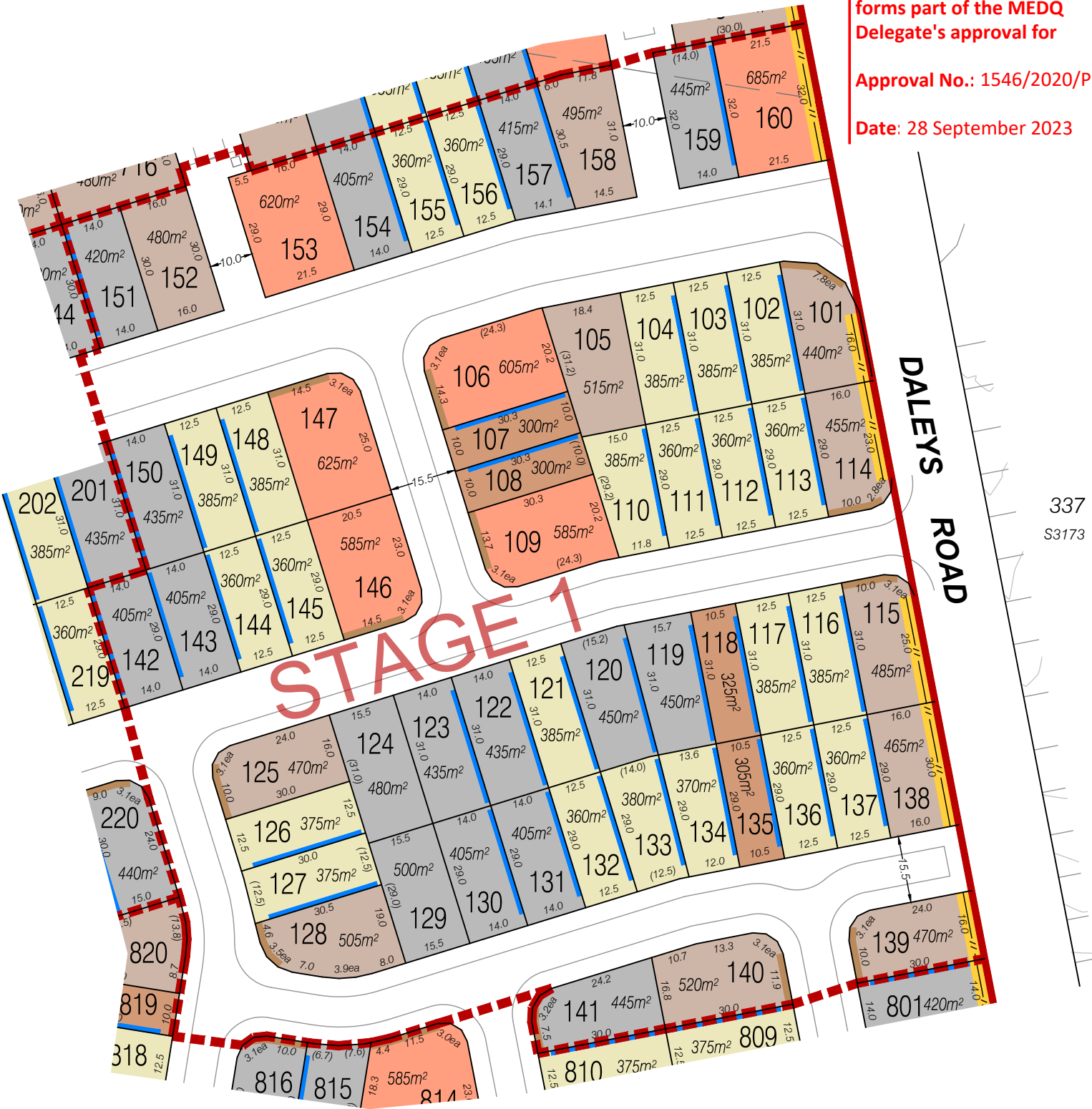


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bsi ISO 9001 Quality Management
BSI 9001: FS 535063

LEVEL DATUM		N/A	
LEVEL ORIGIN		N/A	
CONTOUR INTERVAL		N/A	
COMPUTER FILE		BRSS5365-ORC-6-19	
DRAWN	TKW	DATE	19/09/2023
CHECKED	TKW	DATE	19/09/2023
APPROVED	SRS	DATE	19/09/2023
UDN		SHEET 2 OF 9	
BRSS5365-ORC-7-18			



NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.



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

Approval No.: 1546/2020/PDA

Date: 28 September 2023

LEGEND	
	Site Boundary
	Stage Boundary
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	Q100
	Top of Bank
	25m Offset from Top of Bank
	Vegetation Boundary
	20m Offset from Vegetation Boundary
	Built to Boundary Wall
	Primary Frontage
	Fencing fronting Daleys Road (See note 17)

STATISTICS		STAGES									
		1	2	3	4	5	6	7	8	TOTAL	
Stage Area		3.810ha	3.266ha	2.483ha	5.291ha	6.147ha	2.154ha	3.722ha	7.283ha	34.156ha	
Villa Lots	10m Wide	4	6	2	16	4	6	0	7	45	
Courtyard Lots (1)	12.5m Wide	23	16	16	19	10	4	27	17	132	
Courtyard Lots (2)	14m Wide	16	14	8	16	19	18	18	34	143	
Traditional Lots	16m Wide	11	6	7	9	10	11	15	15	85	
Multiple Residential Lot	20m Wide	6	2	7	1	7	4	3	5	34	
Total Lots		60	44	40	61	50	43	63	78	439	
Local Park Area		-	0.308ha	-	-	-	-	-	-	0.308ha	
Open Space Area		-	-	-	1.557ha	2.946ha	-	0.088ha	2.321ha	6.912ha	
Area of Major Roads		0.974ha									
Area of Lots, Local Park, Local Roads		26.236ha									

SITE DEVELOPMENT TABLE (SETBACKS)	Villa Lot		Courtyard Lot (1)		Courtyard Lot (2)		Traditional Lot		Multiple Residential Lot	
	10m-12.499m		12.5m-13.999m		14m-15.999m		16m-19.999m		20m +	
	Ground	First	Ground	First	Ground	First	Ground	First	Ground	First
Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	0.9	0.9	1	0.9	1	0.9	1	1	2
Side of Lots										
Built to Boundary	0	1	0	1	0	1	0	1	0	1
Non Built to Boundary	0.9	0.9	1	1	1	1.5	1	1.5	1.2	2
Secondary Frontage	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Garage (from road frontage)	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A

General:

- All development is to be undertaken generally in accordance with the Development Approval.
- The maximum height of building on all lots must not exceed 2 storeys and 9m.

Orientation:

- Entries

(a) Front doors of dwellings on corner lots are generally to address the Primary Street Frontage.

Setbacks:

- Where there is a Multiple Residential Lot on a corner site the preferred option is that access is maintained from both road frontages.
- Setbacks are as per the Site Development Table unless otherwise specified.
- Built to boundary walls are typical where shown. The location of built to boundary walls are indicated on the Plan of Development for each stage. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table.
- Built to boundary walls on lots greater than 10m wide are to have a maximum length of 15m and a maximum height of 3.5m.
- Buildings on lots less than 10m wide may be built to more than one boundary.
- Boundary setbacks are measured to the wall of the structure.
- Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2100mm.

Parking:

- Minimum off-street parking requirements
 - Villa, Courtyard and Multiple Residential Lots
 - One (1) and two (2) bedroom dwellings require a minimum one (1) covered space per dwelling; and
 - Three (3) or more bedroom dwellings require two (2) spaces per dwellings, one which must be capable of being covered (may be provided in tandem).
- Villa Lots with a width less than 12.5m are to have tandem parking with a setback to a garage of 4.9m.

Double garages may be permitted on single storey dwellings on lots with a width less than 12.5m subject to the garage being setback 1m behind the face of the main dwelling.

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Site Cover and Amenity:

- Site cover for each lot is not to exceed 60% of the lot except lots with an area equal to or less than 300m² and Multiple Residential Lots where the site cover is not to exceed 70% of the lot.
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 - One (1) bedroom dwellings require a minimum 5m² with a minimum dimension of 1.2m
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 - Three (3) bedroom dwellings require a minimum 12m² with a minimum dimension of 2.4m
 - Private open space for Multiple Residential apartments where located above ground level must not be less than 9m² which may be in the form of a balcony with a minimum dimension of 1.8m.

Fencing:

- Fencing is not to extend forward of the front of the dwelling. Fencing for secondary frontages are to be 1.8m in height if 50% transparent. If not 50% transparent, fencing is to be no more than 1.2m in height.
- Fencing along open space and public thoroughfares as follows:
 - 1.2m high if not transparent; or
 - 1.8m high, if not transparent at ground level to a height of 1.2m and a minimum 50% visually transparent 600mm fencing element atop the solid fence to enable both privacy to the dwelling units on proposed lots and passive surveillance of any parks, public thoroughfares and detention basins.
- Fencing for Frontages adjoining Daleys Road of Proposed Lots 701-709, 160, 101, 114, 115, 138, 139, 801-805 must be constructed not more than 1.5m High with a solid component of maximum 1.2m high with a 0.3m permeable element atop.
- Lots 160 and 701-709 which have terraced retaining along Daleys Road are to have the fence located on the top tier with low maintenance landscaping provided in the tier.

'Multiple Residential' Lots:

- The number of dwellings per 'Multiple Residential' Lots is a maximum of 2 units.
- All 'Multiple Residential' Lots which achieve a building frontage length in excess of 10m visible from a road must provide articulation to reduce the massing of the building and communicate individual dwellings through the use of one or more of the following:
 - recessed windows and changes to the building plane;
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 - window hoods and entry door hoods
 - variation in roof line

High Density Development Easements

- High density development easements may apply for all small lots in accordance with the Land Title Act1994.

Display Homes

- Locations of display homes for each stage will be provided following plan sealing for that stage.

CLIENT

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

PROJECT

PLAN OF DEVELOPMENT OF LOT 3, 5 & 6 ON RP180932 (160, 188 & 210 DALEYS ROAD, RIPLEY)

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

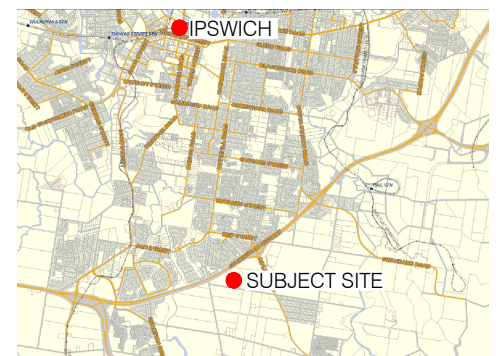
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LOCALITY DIAGRAM



SCALE BAR



SCALE 1:1250 @ A3



Brisbane Office

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PO Box 1399 e: info@landpartners.com.au
Milton Qld 4064 w: www.landpartners.com.au



LEVEL DATUM	N/A	
LEVEL ORIGIN	N/A	
CONTOUR INTERVAL	N/A	
COMPUTER FILE	BRSS5365-ORC-6-19	
DRAWN	TKW	DATE 19/09/2023
CHECKED	TKW	DATE 19/09/2023
APPROVED	SRS	DATE 19/09/2023
UDN	SHEET 3 OF 9 BRSS5365-ORC-7-18	

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.



LEGEND	
	Site Boundary
	Stage Boundary
	Q10
	Q100
	Top of Bank
	25m Offset from Top of Bank
	Vegetation Boundary
	20m Offset from Vegetation Boundary
	Built to Boundary Wall
	Primary Frontage
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STATISTICS	STAGES								
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Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	0.9	0.9	1	0.9	1	0.9	1	1	2
Side of Lots										
Built to Boundary	0	1	0	1	0	1	0	1	0	1
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Setbacks to PMT locations are to be in accordance with easement requirements

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.

CLIENT

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

PROJECT

PLAN OF DEVELOPMENT OF LOT 3, 5 & 6 ON RP180932 (160, 188 & 210 DALEYS ROAD, RIPLEY)

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

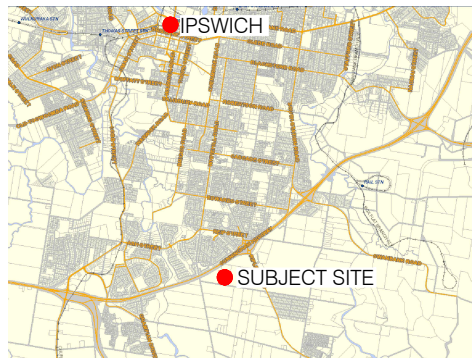
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LOCALITY DIAGRAM



SCALE BAR



SCALE 1:1250 @ A3



Brisbane Office

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LEVEL DATUM

N/A

LEVEL ORIGIN

N/A

CONTOUR INTERVAL

N/A

COMPUTER FILE

BRSS5365-ORC-6-19

DRAWN

TKW

DATE

19/09/2023

CHECKED

TKW

DATE

19/09/2023

APPROVED

SRS

DATE

19/09/2023

UDN

BRSS5365-ORC-7-18

SHEET 4 OF 9

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

Approval No.: 1546/2020/PDA

Date: 27 September 2023

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

Approval No.: 1546/2020/PDA

Date: 28 September 2023

SRS

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

Approval No.: 1546/2020/PDA

Date: 28 September 2023



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

Approval No.: 1546/2020/PDA

Date: 28 September 2023

LEGEND	
	Site Boundary
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	Q100
	Top of Bank
	25m Offset from Top of Bank
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LEVEL DATUM

N/A

LEVEL ORIGIN

N/A

CONTOUR INTERVAL

N/A

COMPUTER FILE

BRSS5365-ORC-6-19

DRAWN

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DATE

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CHECKED

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SRS

DATE

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SHEET 6 OF 9



LEGEND	
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	Stage Boundary
	Q10
	Q100
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Traditional Lots 16m Wide	11	6	7	9	10	11	15	15	85
Multiple Residential Lot 20m Wide	6	2	7	1	7	4	3	5	34
Total Lots	60	44	40	61	50	43	63	78	439
Local Park Area	-	0.308ha	-	-	-	-	-	-	0.308ha
Open Space Area	-	-	-	1.557ha	2.946ha	-	0.088ha	2.321ha	6.912ha
Area of Major Roads	0.974ha								
Area of Lots, Local Park, Local Roads	26.236ha								

SITE DEVELOPMENT TABLE (SETBACKS)	Villa Lot		Courtyard Lot (1)		Courtyard Lot (2)		Traditional Lot		Multiple Residential Lot	
	10m-12.499m	12.5m-13.999m	14m-15.999m	16m-19.999m	16m-19.999m	16m-19.999m	16m-19.999m	16m-19.999m	20m +	
Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	0.9	0.9	1	0.9	1	0.9	1	1	2
Side of Lots										
Built to Boundary	0	1	0	1	0	1	0	1	0	1
Non Built to Boundary	0.9	0.9	1	1	1	1.5	1	1.5	1.2	2
Secondary Frontage	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Garage (from road frontage)	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A

- General:**
- All development is to be undertaken generally in accordance with the Development Approval.
 - The maximum height of building on all lots must not exceed 2 storeys and 9m.
- Orientation:**
- Entries
(a) Front doors of dwellings on corner lots are generally to address the Primary Street Frontage.

- Setbacks:**
- Where there is a Multiple Residential Lot on a corner site the preferred option is that access is maintained from both road frontages.
 - Setbacks are as per the Site Development Table unless otherwise specified.
 - Built to boundary walls are typical where shown. The location of built to boundary walls are indicated on the Plan of Development for each stage. Where built to boundary walls are not adopted side setbacks shall be in accordance with the Site Development Table.
 - Built to boundary walls on lots greater than 10m wide are to have a maximum length of 15m and a maximum height of 3.5m.
 - Buildings on lots less than 10m wide may be built to more than one boundary.
 - Boundary setbacks are measured to the wall of the structure.
 - Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2100mm.

- Parking:**
- Minimum off-street parking requirements
(a) Villa, Courtyard and Multiple Residential Lots
- One (1) and two (2) bedroom dwellings require a minimum one (1) covered space per dwelling; and
- Three (3) or more bedroom dwellings require two (2) spaces per dwellings, one which must be capable of being covered (may be provided in tandem).
 - Villa Lots with a width less than 12.5m are to have tandem parking with a setback to a garage of 4.9m.
Double garages may be permitted on single storey dwellings on lots with a width less than 12.5m subject to the garage being setback 1m behind the face of the main dwelling.
Double garages may be permitted on double storey dwellings on lots with a width less than 12.5m subject to the garage being setback 1m behind the face of the main dwelling.
 - Parking spaces on driveways do not have to comply with AS2890.
- Site Cover and Amenities:**
- Site cover for each lot is not to exceed 60% of the lot except lots with an area equal to or less than 300m² and Multiple Residential Lots where the site cover is not to exceed 70% of the lot.
 - Minimum private open space requirements
(a) One (1) bedroom dwellings require a minimum 5m² with a minimum dimension of 1.2m
(b) Two (2) bedroom dwellings require a minimum 9m² with a minimum dimension of 2.4m
(c) Three (3) bedroom dwellings require a minimum 12m² with a minimum dimension of 2.4m
(d) Private open space for Multiple Residential apartments where located above ground level must not be less than 9m² which may be in the form of a balcony with a minimum dimension of 1.8m.

- Fencing:**
- Fencing is not to extend forward of the front of the dwelling. Fencing for secondary frontages are to be 1.8m in height if 50% transparent. If not 50% transparent, fencing is to be no more than 1.2m in height.
 - Fencing along open space and public thoroughfares as follows:
- 1.2m high if not transparent; or
- 1.8m high, if not transparent at ground level to a height of 1.2m and a minimum 50% visually transparent 600mm fencing element atop the solid fence to enable both privacy to the dwelling units on proposed lots and passive surveillance of any parks, public thoroughfares and detention basins.
 - Fencing for Frontages adjoining Daleys Road of Proposed Lots 701-709, 160, 101, 114, 115, 138, 139, 801-805 must be constructed not more than 1.5m High with a solid component of maximum 1.2m high with a 0.3m permeable element atop.
 - Lots 160 and 701-709 which have terraced retaining along Daleys Road are to have the fence located on the top tier with low maintenance landscaping provided in the tier.

- 'Multiple Residential' Lots:**
- The number of dwellings per 'Multiple Residential' Lots is a maximum of 2 units.
 - All 'Multiple Residential' Lots which achieve a building frontage length in excess of 10m visible from a road must provide articulation to reduce the massing of the building and communicate individual dwellings through the use of one or more of the following:
- recessed windows and changes to the building plane;
- balconies
- window hoods and entry door hoods
- variation in roof line
- High Density Development Easements**
- High density development easements may apply for all small lots in accordance with the Land Title Act1994.
- Display Homes**
- Locations of display homes for each stage will be provided following plan sealing for that stage.

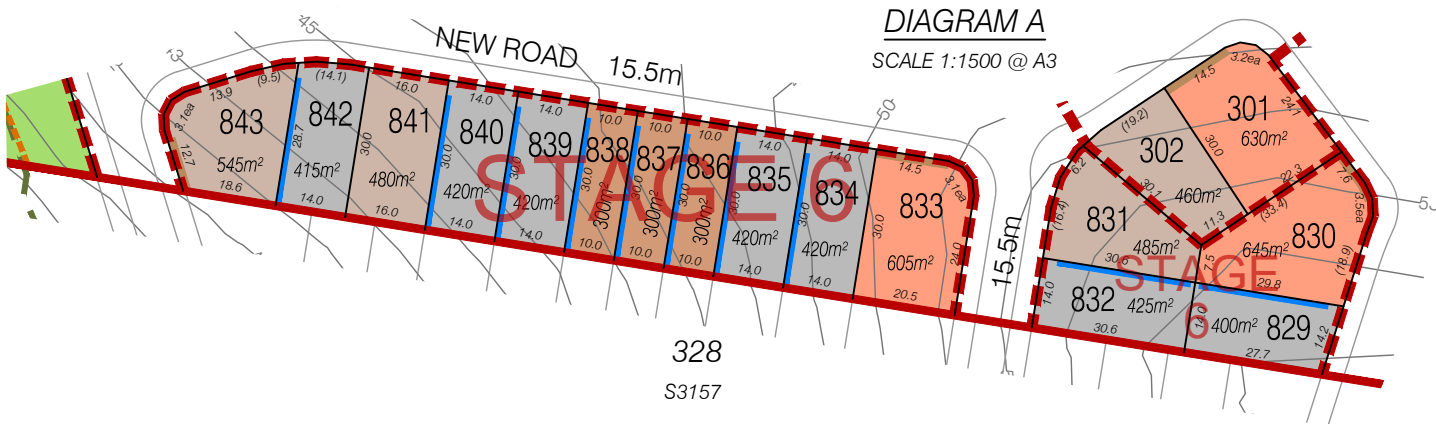
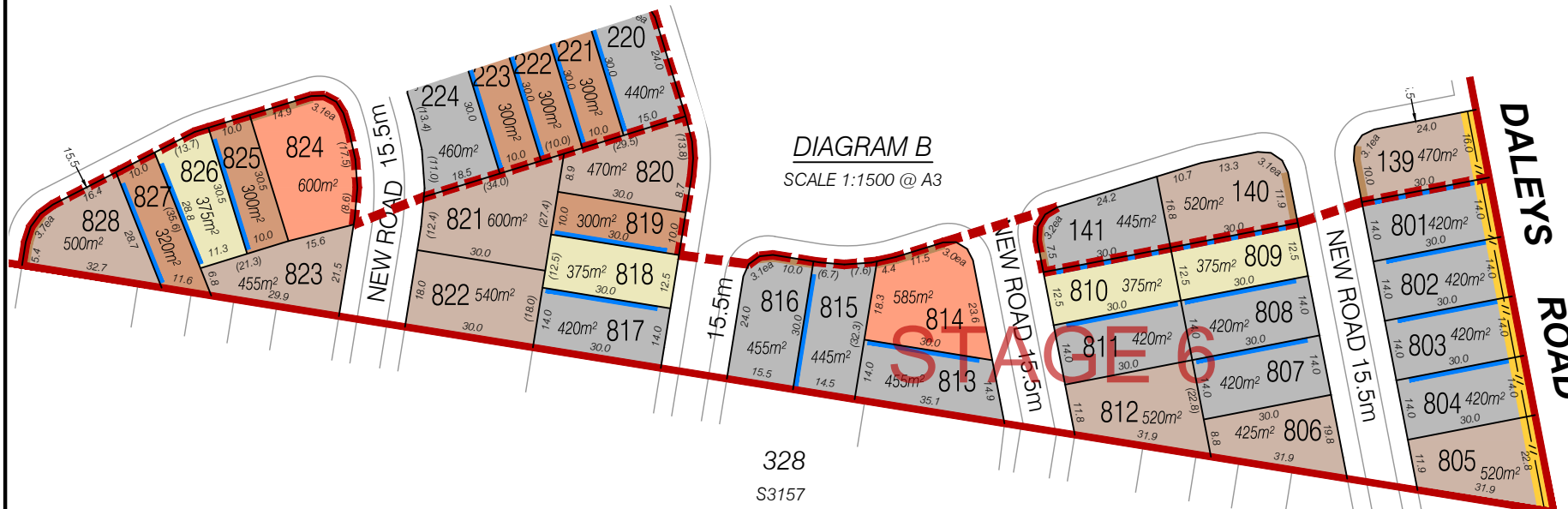
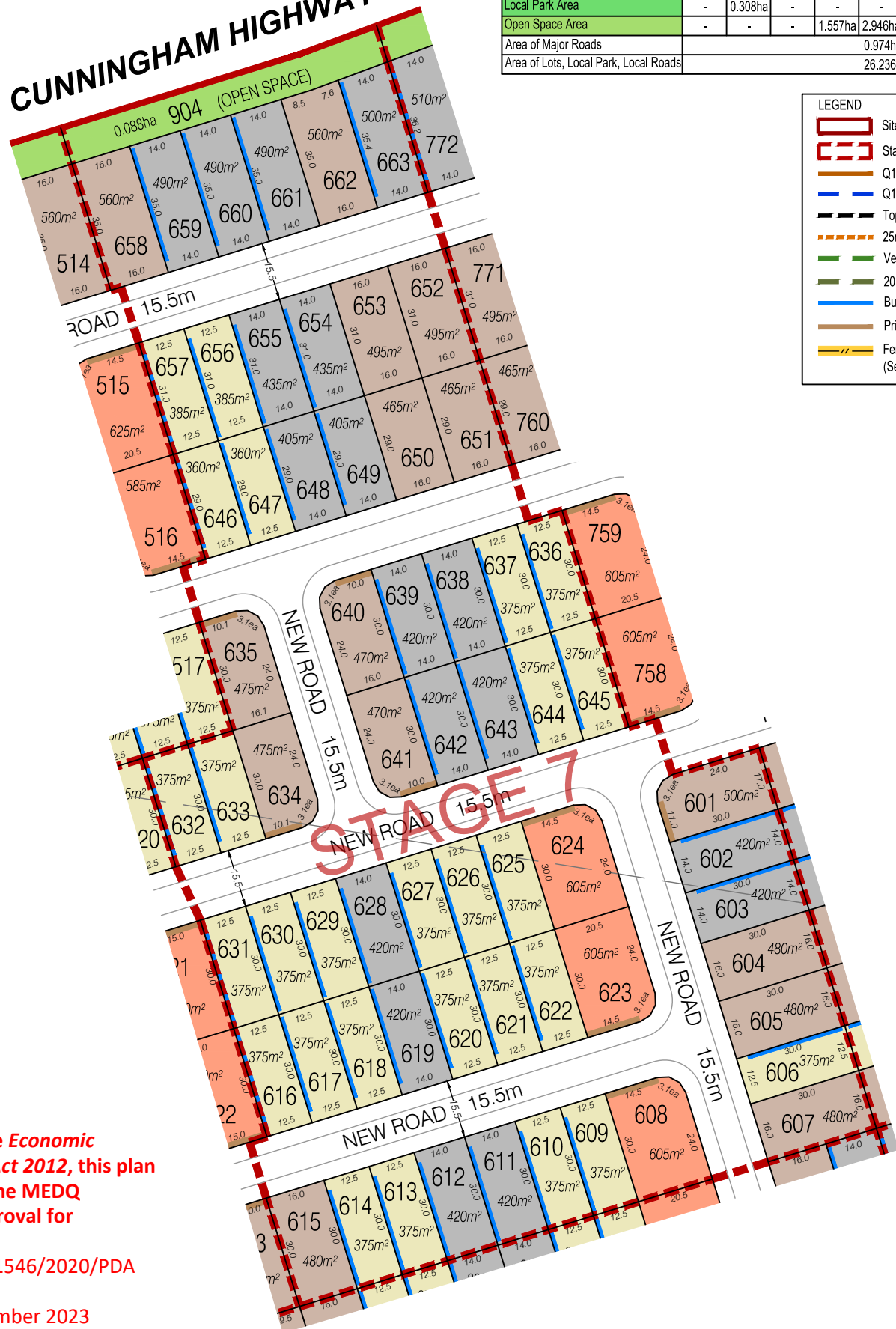


DIAGRAM A
SCALE 1:1500 @ A3





CUNNINGHAM HIGHWAY



STATISTICS	STAGES								
	1	2	3	4	5	6	7	8	TOTAL
Stage Area	3.810ha	3.266ha	2.483ha	5.291ha	6.147ha	2.154ha	3.722ha	7.283ha	34.156ha
Villa Lots 10m Wide	4	6	2	16	4	6	0	7	45
Courtyard Lots (1) 12.5m Wide	23	16	16	19	10	4	27	17	132
Courtyard Lots (2) 14m Wide	16	14	8	16	19	18	18	34	143
Traditional Lots 16m Wide	11	6	7	9	10	11	15	15	85
Multiple Residential Lot 20m Wide	6	2	7	1	7	4	3	5	34
Total Lots	60	44	40	61	50	43	63	78	439
Local Park Area	-	0.308ha	-	-	-	-	-	-	0.308ha
Open Space Area	-	-	-	1.557ha	2.946ha	-	0.088ha	2.321ha	6.912ha
Area of Major Roads	0.974ha								
Area of Lots, Local Park, Local Roads	26.236ha								

LEGEND	
	Site Boundary
	Stage Boundary
	Q10
	Q100
	Top of Bank
	25m Offset from Top of Bank
	Vegetation Boundary
	20m Offset from Vegetation Boundary
	Built to Boundary Wall
	Primary Frontage
	Fencing fronting Daleys Road (See note 17)

SITE DEVELOPMENT TABLE (SETBACKS)	Villa Lot		Courtyard Lot (1)		Courtyard Lot (2)		Traditional Lot		Multiple Residential Lot	
	10m-12.499m	12.5m-13.999m	14m-15.999m	16m-19.999m	20m +	10m-12.499m	12.5m-13.999m	14m-15.999m	16m-19.999m	20m +
Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	0.9	0.9	1	0.9	1	0.9	1	1	2
Side of Lots										
Built to Boundary	0	1	0	1	0	1	0	1	0	1
Non Built to Boundary	0.9	0.9	1	1	1	1.5	1	1.5	1.2	2
Secondary Frontage	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Garage (from road frontage)	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A	4.9	N/A

General:

- All development is to be undertaken generally in accordance with the Development Approval.
- The maximum height of building on all lots must not exceed 2 storeys and 9m.

Orientation:

- Entries

(a) Front doors of dwellings on corner lots are generally to address the Primary Street Frontage.

Setbacks:

- Where there is a Multiple Residential Lot on a corner site the preferred option is that access is maintained from both road frontages.
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- Built to boundary walls on lots greater than 10m wide are to have a maximum length of 15m and a maximum height of 3.5m.
- Buildings on lots less than 10m wide may be built to more than one boundary.
- Boundary setbacks are measured to the wall of the structure.
- Eaves should not encroach (other than where building are built to boundary) closer than 300mm to the lot boundary excluding the Primary Street Frontage where eaves should not be closer than 2100mm.

Parking:

- Minimum off-street parking requirements
 - Villa, Courtyard and Multiple Residential Lots
 - One (1) and two (2) bedroom dwellings require a minimum one (1) covered space per dwelling; and
 - Three (3) or more bedroom dwellings require two (2) spaces per dwellings, one which must be capable of being covered (may be provided in tandem).
- Villa Lots with a width less than 12.5m are to have tandem parking with a setback to a garage of 4.9m.
 - Double garages may be permitted on single storey dwellings on lots with a width less than 12.5m subject to the garage being setback 1m behind the face of the main dwelling.
 - Double garages may be permitted on double storey dwellings on lots with a width less than 12.5m subject to the garage being setback 1m behind the face of the main dwelling.
- Parking spaces on driveways do not have to comply with AS2890.

Site Cover and Amenity:

- Site cover for each lot is not to exceed 60% of the lot except lots with an area equal to or less than 300m² and Multiple Residential Lots where the site cover is not to exceed 70% of the lot.
- Minimum private open space requirements
 - One (1) bedroom dwellings require a minimum 5m² with a minimum dimension of 1.2m
 - Two (2) bedroom dwellings require a minimum 9m² with a minimum dimension of 2.4m
 - Three (3) bedroom dwellings require a minimum 12m² with a minimum dimension of 2.4m
 - Private open space for Multiple Residential apartments where located above ground level must not be less than 9m² which may be in the form of a balcony with a minimum dimension of 1.8m.

Fencing:

- Fencing is not to extend forward of the front of the dwelling. Fencing for secondary frontages are to be 1.8m in height if 50% transparent. If not 50% transparent, fencing is to be no more than 1.2m in height.
- Fencing along open space and public thoroughfares as follows:
 - 1.2m high if not transparent; or
 - 1.8m high, if not transparent at ground level to a height of 1.2m and a minimum 50% visually transparent 600mm fencing element atop the solid fence to enable both privacy to the dwelling units on proposed lots and passive surveillance of any parks, public thoroughfares and detention basins.
- Fencing for Frontages adjoining Daleys Road of Proposed Lots 701-709, 160, 101, 114, 115, 138, 139, 801-805 must be constructed not more than 1.5m High with a solid component of maximum 1.2m high with a 0.3m permeable element atop.
 - Lots 160 and 701-709 which have terraced retaining along Daleys Road are to have the fence located on the top tier with low maintenance landscaping provided in the tier.

'Multiple Residential' Lots:

- The number of dwellings per 'Multiple Residential' Lots is a maximum of 2 units.
- All 'Multiple Residential' Lots which achieve a building frontage length in excess of 10m visible from a road must provide articulation to reduce the massing of the building and communicate individual dwellings through the use of one or more of the following:
 - recessed windows and changes to the building plane;
 - balconies
 - window hoods and entry door hoods
 - variation in roof line

High Density Development Easements

- High density development easements may apply for all small lots in accordance with the Land Title Act 1994.

Display Homes

- Locations of display homes for each stage will be provided following plan sealing for that stage.

CLIENT

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

PROJECT

PLAN OF DEVELOPMENT OF LOT 3, 5 & 6 ON RP180932 (160, 188 & 210 DALEYS ROAD, RIPLEY)

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

NOTES

- This plan was prepared for the purpose and exclusive use of ORCHARD (DALEYS) DEVELOPMENTS PTY LTD to accompany an application to ECONOMIC DEVELOPMENT QUEENSLAND for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. LandPartners 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 of the terms of this clause or clauses (ii) or (iii) hereof.
- The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.
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LOCALITY DIAGRAM



SCALE BAR



SCALE 1:1500 @ A3



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LEVEL DATUM

N/A

LEVEL ORIGIN

N/A

CONTOUR INTERVAL

N/A

COMPUTER FILE

BRSS5365-ORC-6-19

DRAWN

TKW

DATE

19/09/2023

CHECKED

TKW

DATE

19/09/2023

APPROVED

SRS

DATE

19/09/2023

UDN

BRSS5365-ORC-7-18

SHEET 8 OF 9

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

Approval No.: 1546/2020/PDA

Date: 28 September 2023

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.

N

CUNNINGHAM HIGHWAY

STATISTICS	STAGES								
	1	2	3	4	5	6	7	8	TOTAL
Stage Area	3.810ha	3.266ha	2.483ha	5.291ha	6.147ha	2.154ha	3.722ha	7.283ha	34.156ha
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	10m-12.499m	12.5m-13.999m	14m-15.999m	16m-19.999m	20m +	Ground	First	Ground	First	Ground
Primary Frontage	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Rear	0.9	0.9	0.9	1	0.9	1	0.9	1	1	2
Side of Lots										
Built to Boundary	0	1	0	1	0	1	0	1	0	1
Non Built to Boundary	0.9	0.9	1	1	1	1.5	1	1.5	1.2	2
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 - window hoods and entry door hoods
 - variation in roof line

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- High density development easements may apply for all small lots in accordance with the Land Title Act1994.

Display Homes

- Locations of display homes for each stage will be provided following plan sealing for that stage.

CLIENT

ORCHARD (DALEYS) DEVELOPMENTS PTY LTD

PROJECT

PLAN OF DEVELOPMENT OF LOT 3, 5 & 6 ON RP180932

(160, 188 & 210 DALEYS ROAD, RIPLEY)

LOCAL AUTHORITY

ECONOMIC DEVELOPMENT QUEENSLAND

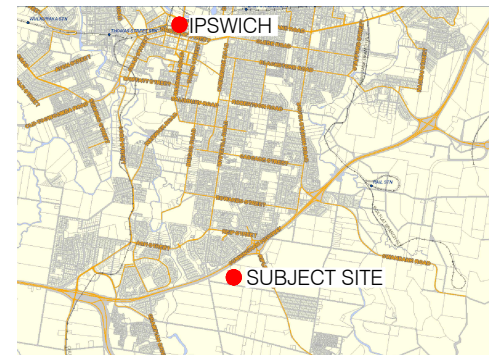
NOTES

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(ii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

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LOCALITY DIAGRAM



SCALE BAR



SCALE 1:1500 @ A3



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LEVEL DATUM

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LEVEL ORIGIN

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CONTOUR INTERVAL

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COMPUTER FILE

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APPROVED

SRS

DATE

19/09/2023

UDN

BRSS5365-ORC-7-18

SHEET 9 OF 9

SRS

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

Approval No.: 1546/2020/PDA

Date: 28 September 2023

LEGEND

- Site Boundary
- Stage Boundary
- Q10
- Q100
- Top of Bank
- 25m Offset from Top of Bank
- Vegetation Boundary
- 20m Offset from Vegetation Boundary
- Built to Boundary Wall
- Primary Frontage
- Fencing fronting Daleys Road (See note 17)

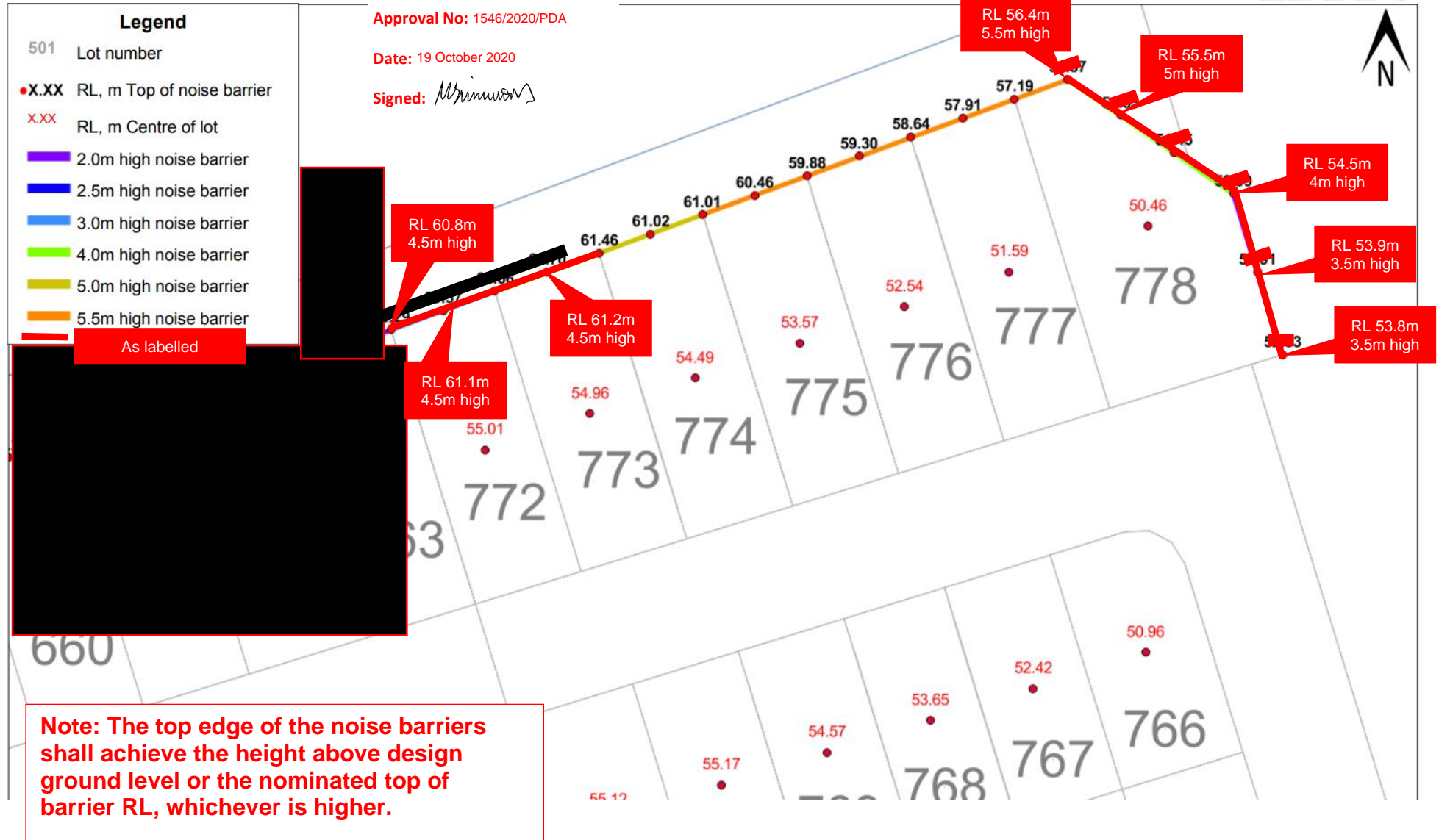
NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF RESOURCES.

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

Approval No: 1546/2020/PDA

Date: 19 October 2020

Signed: *[Signature]*



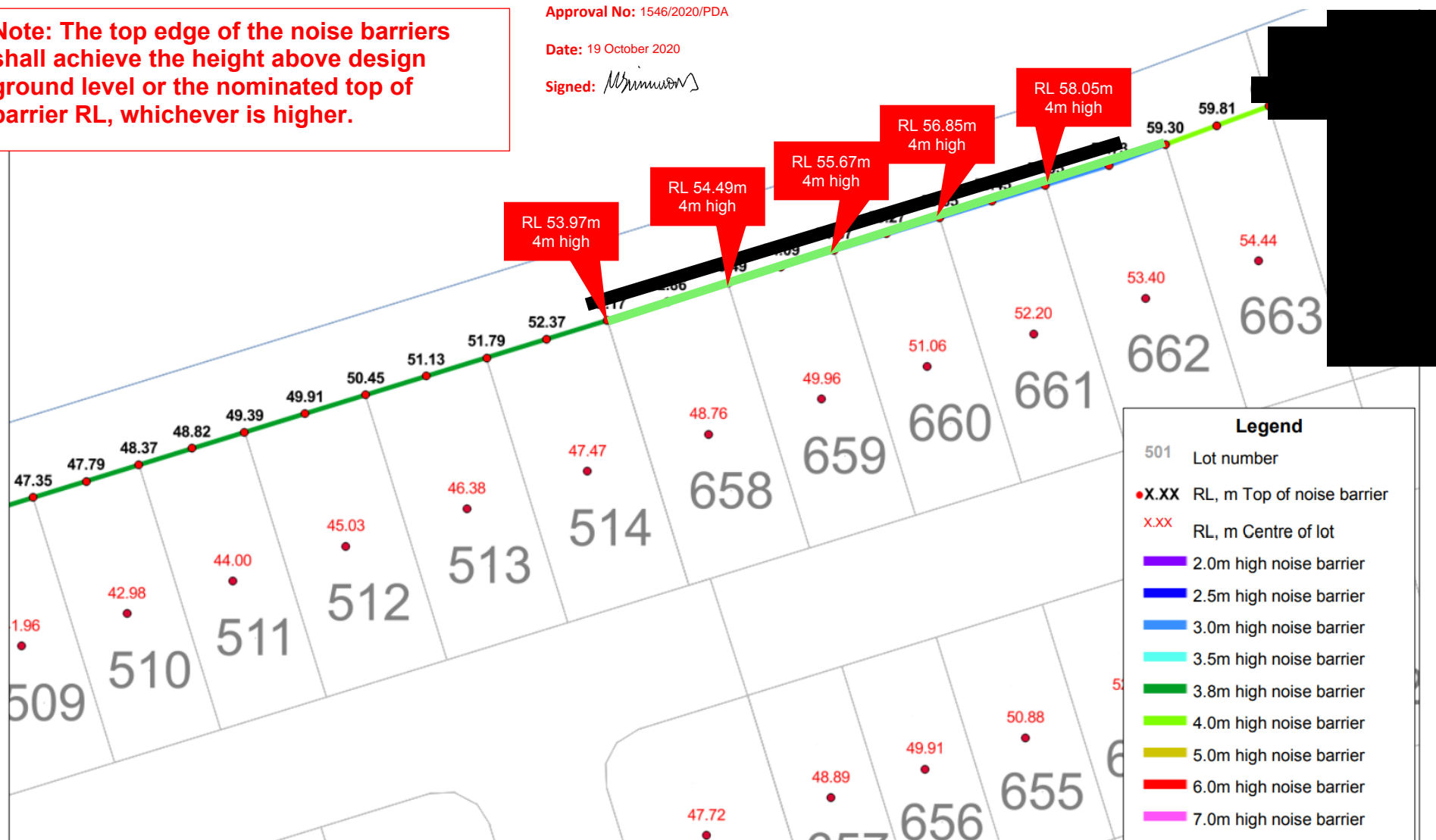
Pursuant to the Economic Development Act 2012, this plan forms part of Council's approval for

Approval No: 1546/2020/PDA

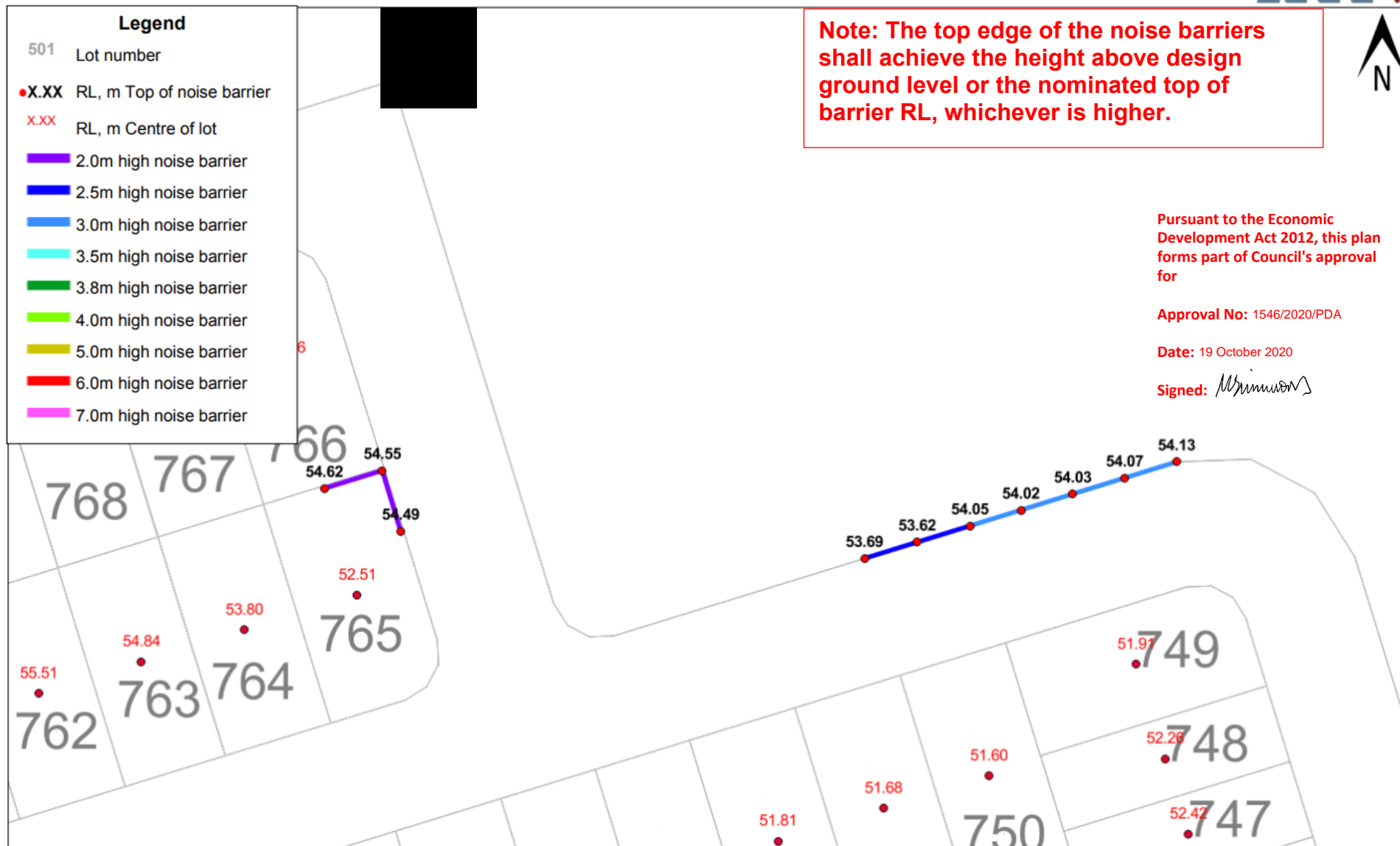
Date: 19 October 2020

Signed: *[Signature]*

Note: The top edge of the noise barriers shall achieve the height above design ground level or the nominated top of barrier RL, whichever is higher.



BARRIER FIGURE 2
29.09.2020



BARRIER FIGURE 3
29.09.2020

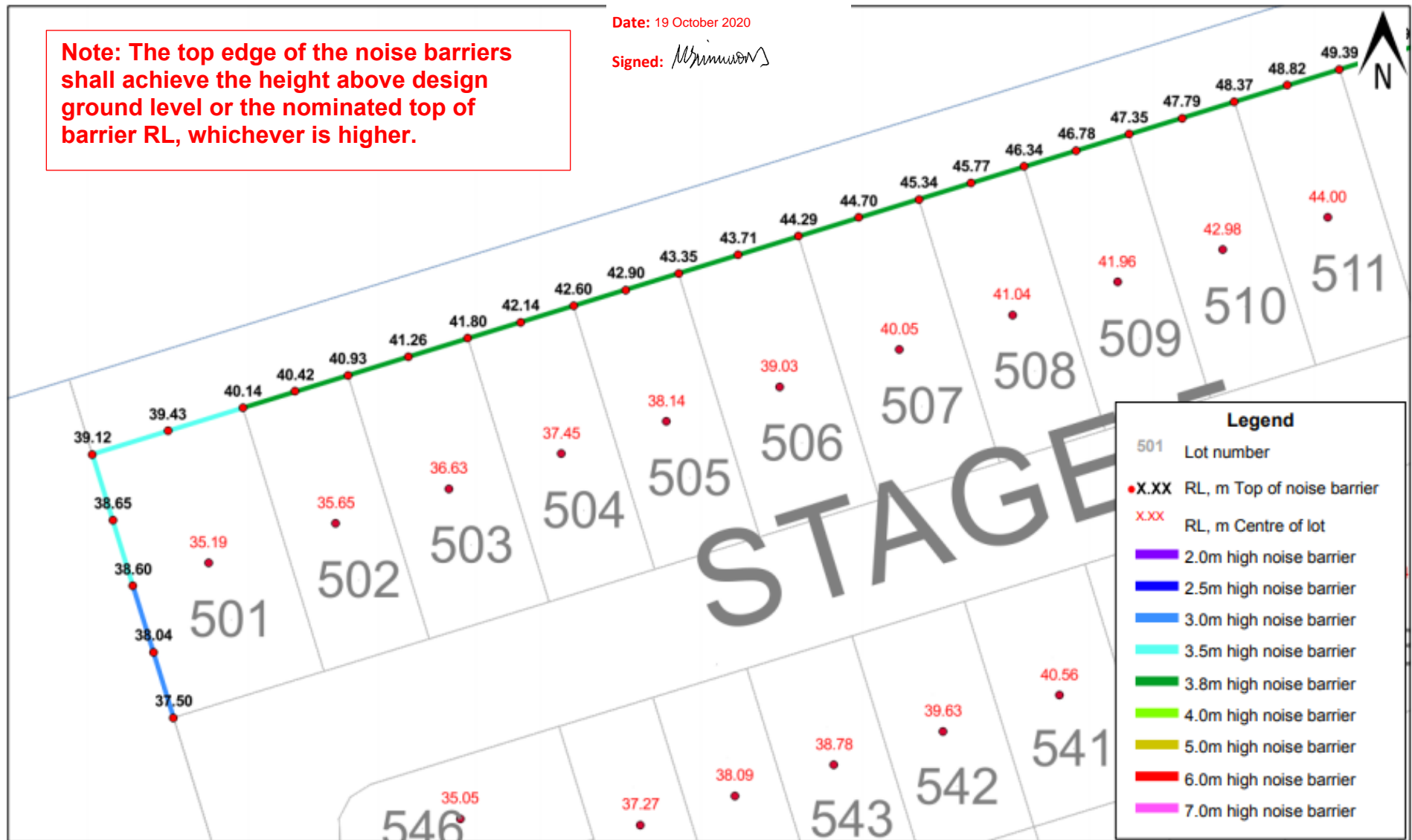
Pursuant to the Economic
Development Act 2012, this plan
forms part of Council's approval
for

Approval No: 1546/2020/PDA

Date: 19 October 2020

Signed: *M. M. M. M.*

Note: The top edge of the noise barriers shall achieve the height above design ground level or the nominated top of barrier RL, whichever is higher.



BARRIER FIGURE 4
29.09.2020

PAD LEVEL TABLES
29.09.2020

x, m (Easting)	y, m (Northing)	Lot No.	RL, m Centre of lot
Primary noise barrier			
476489.81	6940089.73	Lot 501	35.19
476487.23	6940098.10	Lot 501	35.19
476484.64	6940106.47	Lot 501	35.19
476482.06	6940114.85	Lot 501	35.19
476479.48	6940123.22	Lot 501	35.19
476489.04	6940126.17	Lot 501	35.19

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

Approval No: 1546/2020/PDA

Date: 19 October 2020

Signed: 

x, m (Easting)	y, m (Northing)	Lot No.	RL, m Centre of lot
476498.61	6940129.11	Lot 502	35.65
476505.29	6940131.18	Lot 502	35.65
476511.97	6940133.24	Lot 503	36.63
476519.62	6940135.60	Lot 503	36.63
476527.26	6940137.96	Lot 504	37.45
476533.95	6940140.02	Lot 504	37.45
476540.64	6940142.08	Lot 505	38.14
476547.33	6940144.14	Lot 505	38.14
476554.02	6940146.20	Lot 506	39.03
476561.66	6940148.56	Lot 506	39.03
476569.30	6940150.92	Lot 507	40.05
476576.95	6940153.28	Lot 507	40.05
476584.59	6940155.64	Lot 508	41.04
476591.28	6940157.70	Lot 508	41.04
476597.97	6940159.76	Lot 509	41.96
476604.66	6940161.83	Lot 509	41.96
476611.35	6940163.89	Lot 510	42.98
476618.04	6940165.95	Lot 510	42.98
476624.73	6940168.02	Lot 511	44.00
476631.42	6940170.08	Lot 511	44.00
476638.12	6940172.14	Lot 512	45.03
476645.75	6940174.50	Lot 512	45.03
476653.39	6940176.86	Lot 513	46.38
476661.04	6940179.21	Lot 513	46.38
476668.69	6940181.57	Lot 514	47.47
476676.33	6940183.93	Lot 514	47.47
476683.97	6940186.28	Lot 658	48.76
476691.62	6940188.64	Lot 658	48.76
476699.26	6940191.00	Lot 659	49.96
476705.95	6940193.06	Lot 659	49.96
476712.64	6940195.13	Lot 660	51.06
476719.33	6940197.19	Lot 660	51.06
476726.01	6940199.26	Lot 661	52.20
476732.71	6940201.32	Lot 661	52.20
476739.40	6940203.39	Lot 662	53.40
476747.47	6940205.88	Lot 662	53.40
476754.56	6940208.50	Lot 663	54.44
476761.14	6940210.94	Lot 663	54.44
476767.72	6940213.37	Lot 772	55.01

PAD LEVEL TABLES
29.09.2020

x, m (Easting)	y, m (Northing)	Lot No.	RL, m Centre of lot
476780.86	6940218.24	Lot 773	54.96
476787.46	6940220.65	Lot 773	54.96
476794.06	6940223.06	Lot 774	54.49
476800.57	6940225.48	Lot 774	54.49
476807.08	6940227.90	Lot 775	53.57
476813.71	6940230.37	Lot 775	53.57
476820.35	6940232.83	Lot 776	52.54
476826.92	6940235.29	Lot 776	52.54
476833.49	6940237.76	Lot 777	51.59
476840.05	6940240.15	Lot 777	51.59
476846.62	6940242.55	Lot 778	50.46
476853.32	6940244.98	Lot 778	50.46
476859.99	6940240.45	Lot 778	50.46
476866.74	6940235.77	Lot 778	50.46
476874.29	6940230.55	Lot 778	50.46
476877.35	6940220.66	Lot 778	50.46
476880.52	6940210.23	Lot 778	50.46
Secondary noise barrier			
476867.95	6940157.33	Lot 765	52.51
476875.30	6940159.61	Lot 765	52.51
476877.63	6940151.92	Lot 765	52.51
476936.45	6940148.46	Lot 750	51.60
476943.14	6940150.53	Lot 750	51.60
476949.83	6940152.59	Lot 749	51.91
476956.30	6940154.58	Lot 749	51.91
476962.88	6940156.62	Lot 749	51.91
476969.46	6940158.66	Lot 749	51.91
476976.04	6940160.70	Lot 749	51.91

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

Approval No: 1546/2020/PDA

Date: 19 October 2020

Signed: 