

EPBC Act referral



Australian Government

Department of Agriculture, Water and the Environment

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Title of proposal	2021/9070 - Hayfield School Site
Section 1	
Summary of your proposed action	
1.1 Project industry type	Commercial Development
1.2 Provide a detailed description of the proposed action, including all proposed activities	
Jolifields Development Pty Ltd & The Trustee for Morehampton Capital & Trustee for the Goldfields QLD Trust ('the Proponent') is proposing to prepare for the construction of a school on land located at Fischer Road, Ripley, described as Part Lot 901 on SP317868. The site is located 'Urban Living' zone of the Ripley Valley Priority Development Area (RVPDA) and the broader surrounding area includes residential developments, and town centre. The referral area encompasses a total of 19.1 hectares (ha), being only part of Lot 901 on SP317868. The proposed action involves clearing of vegetation and earthworks across the referral area in preparation for the construction of a school by others. Ultimately, the school site will include classrooms, ancillary buildings, sports ovals, vehicle access, drop-off zones and car parking. The action is necessary to accommodate the predicted population growth in the local area as envisioned by the South-east Queensland Regional Plan 2017, Shaping SEQ. The proponent is undertaking the action on behalf of the Queensland Department of Education. Refer to Att 1 - PDA Approval for the State approval including development layout.	
1.3 What is the extent and location of your proposed action?	
See Appendix B	
1.5 Provide a brief physical description of the property on which the proposed action will take place and the location of the proposed action (e.g. proximity to major towns, or for off-shore actions, shortest distance to mainland)	
The referral area is located approximately 5 km south of Ipswich City within 'Urban Living' zone of the RVPDA. The referral area is located within a highly degraded landscape containing fragmented ecological values as a result of historic land uses. The site retains ecological values and is dominated by eucalypt woodland (Att 2 - Figure 1-2 Context and Aerial). The site is bound by an easement to the north, Fischer Road to the east, and ongoing urban development to the south and west. Connectivity to the north and east is currently restricted by the Cunningham Highway and Ripley Road, respectively (Att 3 MNES Ecological Technical Assessment -Plan 3, pp. 7). The RVPDA is undergoing rapid change and urbanisation, which is earmarked to continue into the future. As such, the referral area is surrounded by existing and future approved developments including Ripley Town Centre (EPBC2015/7471), ECCO Ripley (EPBC2015/7513), Daleys Road (EPBC 2010/5638) & Montera Town (EPBC2012/6644).	
1.6 What is the size of the proposed action area development footprint (or work area) including disturbance footprint and avoidance footprint (if relevant)?	
The school site within part of Lot 901 on SP317868 totals approximately 19.1 ha (Att 1 - PDA Approval and Att 2 - Figures 1-2 Context and Aerial). The disturbance footprint is 19.1 ha. No avoidance footprint has been nominated.	
1.7 Proposed action location	
Other - The referral area is described as part of Lot 901 on SP317868.	
1.8 Primary jurisdiction	Queensland
1.9 Has the person proposing to take the action received any Australian Government grant funding to undertake this project?	
☐ Yes ☒ No	
1.10 Is the proposed action subject to local government planning approval?	
☐ Yes ☒ No	



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1.11 Provide an estimated start and estimated end date for the proposed action	Start Date 01/04/2023 End Date 30/11/2023
1.12 Provide details of the context, planning framework and state and/or local Government requirements The Ripley Valley is located in the western growth corridor of south-east Queensland. In 2009, Ripley Valley was identified under the South East Queensland Regional Plan 2009 -2031 (SEQR) by the State Government because of its potential to absorb a vast portion of the regional area's population over the two-decade timeframe. The broader Ripley region will see an expected 133,800 new residents by 2036, needing to be accommodated in more than 50,000 dwellings. The Ripley Valley Priority Development Area (RVPDA) was declared on 8 The referral site is located within the RVPDA 'Urban Living' zone that is part of the Ipswich City Council Local Government Area. The 'Urban Living' zone is intended to provide urban and suburban neighbourhoods incorporating a mix of residential development including houses, multiple residential and other residential and live work opportunities. In addition, the 'Urban Living' zone must accommodate a wide range of other non-residential uses including neighbourhood centres, local employment areas, open space, community facilities and schools to service the growing Ripley Valley community. The project has received a whole of site Material Change of Use for Residential and Recreation Uses, approval under the Economic Development Act 2012 (Application Number 34/2015/MAPDA/B, refer Att 1). Under that approval, the proponent is required to provide Infrastructure Master Plans and Overarching Site Strategies, including amongst many others the following environmentally specific site strategies: • Natural Environment Overarching Site Strategy • Ecological Sustainability and Innovation Overarching Site Strategy • Total Water Cycle Management Overarching Site Strategy Each overarching site strategy must: • Be for the whole of the site • Offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme in force at the date of the approval and the guideline(s) in effect at the date of the approval. • Identify opportunities for innovation. • Include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives / outcomes, and • Include any additional details or requirements set out in a relevant condition of this Approval. Each overarching site strategy will be assessed against: • The provisions of the development scheme in force at the date of the approval. • The applicable guideline(s) in effect at the date of the approval, and • Any further requirements set out in a condition of the approval. • An endorsed overarching site strategy may be replaced by submitting for compliance assessment a new overarching site strategy for endorsement. The overarching site strategies will introduce compliance assessment at operational works to ensure that the objectives of each site strategy are met. These will include flora, fauna, water and natural environment management controls that are designed to mitigate the potential for adverse impacts.	
1.13 Describe any public consultation that has been, is being or will be undertaken, including with Indigenous stakeholders Ripley Projects C/O JOLIFIELDS DEVELOPMENT PTY LTD & The Trustee for Morehampton Capital & The Trustee for the Goldfield QLD Trust have been in consultation with the Jagera Daran people through the services of Everick Heritage Consultants (refer Att. 4). Additionally, various levels of stakeholder engagement occurred during the assessment process for the PDA approval. Under the PDA approval (Att. 1, pp 31, Indigenous Cultural Heritage): 'The Applicant is advised to ensure that any development obligations pursuant to the provisions of the Aboriginal Cultural Heritage Act 2003, the Sustainable Planning Act 2009 and the Sustainable Planning Regulation 2009 are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.' Additionally, the referral will be open to public comment for the period of assessment under the EPBC Act.	
1.14 Describe any environmental impact assessments that have been or will be carried out under Commonwealth, State or Territory legislation including relevant impacts of the project No Environmental Impact Assessment is required.	



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1.15 Is this action part of a staged development (or a component of a larger project)? ☐ Yes ☒ No
1.16 Is the proposed action related to other actions or proposals in the region? ☐ Yes ☒ No



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Section 2

Matters of national environmental significance

2.1 Is the proposed action likely to have any direct or indirect impact on the values of any World Heritage properties?

☐ Yes ☒ No

2.2 Is the proposed action likely to have any direct or indirect impact on the values of any National Heritage places?

☐ Yes ☒ No

2.3 Is the proposed action likely to have any direct or indirect impact on the ecological character of a Ramsar wetland?

☐ Yes ☒ No

2.4 Is the proposed action likely to have any direct or indirect impact on the members of any listed species or any threatened ecological community, or their habitat?

☒ Yes ☐ No

Species or threatened ecological community

Threatened Ecological Communities (TEC)

A potential of occurrence assessment was initially conducted prior to conducting field surveys to identify the Matters of National Environmental Significance (MNES) (threatened ecological communities and threatened and/or migratory species) of potential relevance to the referral area (Att 3 MNES Ecological Technical Assessment- Appendix C). The identified MNES were then the focus of the field survey program and effort.

After completing the field survey, a likelihood of occurrence (i.e. a revised version of the potential of occurrence assessment) was undertaken based on field survey results and the confirmed vegetation communities and associated habitats contained within the referral area (Att 3 MNES Ecological Technical Assessment - Appendix C). The outcome of this two-staged likelihood of occurrence is presented in the following section.

Impact

The likelihood of occurrence for each TEC within the referral area, as presented in Att 3 MNES Ecological Technical Assessment - Appendix C, referred to State Government Regional Ecosystem mapping within the locality and known distributions of the TECs, to identify those TEC's with potential to occur in the referral area or recorded during field surveys.

The Protected Matters Search Tool (PMST) (Att 3 MNES Ecological Technical Assessment - Appendix A) returned the following four (4) threatened ecological communities (TEC), listed under the EPBC Act, as having potential to occur within 5 km of the referral area:

- Coastal Swamp Oak (*Casuarina glauca*) Forest of New South Wales and South East Queensland ecological community
- Lowland Rainforest of Subtropical Australia
- Poplar Box Grassy Woodland on Alluvial Plains
- White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland

The results of the likelihood of occurrence assessment determined that none of the above-mentioned TECs were likely to occur due to the absence of indicative Regional Ecosystems and species on site typically associated with these TECs.

Field surveys confirmed no TECs were present within the referral area.



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Species or threatened ecological community

Threatened Flora Species

Database searches returned twenty-four (24) flora species, listed as threatened under the EPBC Act and/or NCA as having been previously recorded or potential to occur within 5 km of the referral area, as presented in Att 3 MNES Ecological Technical Assessment - Appendices A & B.

Impact

Based on the presence of species records within the locality and field surveys within the referral area, a revised likelihood of occurrence assessment was conducted to determine those threatened flora species with potential to occur within the referral area. *Melaleuca irbyana* was identified as having a moderate likelihood of occurrence. However, this species is not an EPBC listed threatened species.

Field surveys confirmed that no EPBC listed flora species were present within the referral area.

Species or threatened ecological community

Koala (*Phascolarctos cinereus*)

The Koala occurs in a range of environments containing eucalypt forest or woodland. The referral area contains ecological values and potential habitat is present in the form of corymbia and eucalypt woodland. The referral area contains a variety of eucalypt and corymbia species as well as other Koala food trees including lophostemons, angophoras and melaleucas. Although low Koala use is associated with the site, Koala food trees dominate the flora species.

Impact

Austecology (2014) completed extensive koala surveys across the wider allotment (Lot 901/SP317868). The systematic transect search provided twenty-seven (27) locations where the Spot Assessment Technique (SAT) was applied. A further three (3) SAT sampling locations were established during subsequent field surveys as part of the habitat assessment also completed. The majority of the SAT results provided relatively poor results regarding evidence of Koala activity. Overall, the SAT data was indicative of relatively low-level activity.

Although no further SAT surveys were completed as part of more contemporary surveys, it is confirmed that Koala activity was observed in the form of scats at some of the large *Eucalyptus tereticornis* (Forest Red Gum) specimens predominantly associated with the mapped waterways (external the referral area). No individual specimens were observed throughout any previous survey periods.

No Koala individuals were recorded during field surveys. Evidence of their activity has been recorded and indicates relatively low-level activity.

Here we consider the environmental impacts against the Koala Referral Guidelines, which support the Commonwealth Government scheduling of the Koala as a Vulnerable species under the provisions of the EPBC Act, and the EPBC Act Significant Impact Guidelines (refer Att 5 – Koala Impact Assessment, Att 6 – Plan 5, Contiguous Landscape and Att 7 – Plan 6, Koala Hospital Records).

Refining site values, desktop and detailed field analysis confirmed that the referral area contains 19.1 ha of habitat critical to the survival of the Koala (refer also Att 8 - Plan 7, Koala Habitat Assessment). The project is predicted to directly impact the entirety of the referral area, for a total of 19.1 ha (refer Att 9 - Plan 8, Habitat Impact Assessment).

From Att 5 Koala Impact Assessment – Stage 3, pp7, the clearing of approximately 19.1 ha of habitat critical to the survival of the Koala in an area with a habitat score of 6 may reduce some available habitat for the Koala in the region. The Action is therefore anticipated to adversely affect habitat critical to the survival of the Koala.

The location of the referral area adjacent to approved urban development and located within the 'Urban Living' zone of the RVPDA suggests that the removal of this vegetation will not impact connectivity or further fragment Koala habitat or populations in the area. Therefore, the proposed action is not considered to interfere substantially with the recovery of the Koala (refer Att 5 Koala Impact Assessment - Stage 4, pp. 9).

According to Section 9 of the Koala Referral Guideline, an action is required to be referred if it is determined to adversely affect habitat critical to the survival of the Koala (Section 7) and/or interferes substantially with the recovery of the Koala through the introduction or exacerbation of key threats in areas of habitat critical to the survival of the Koala (Section 8). As discussed earlier, neither of these considerations apply. Therefore, under this stage of the Guideline, referral is not recommended (refer Att 5 Koala Impact Assessment – Stage 5, pp. 12).



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SHG proceeded with the referral on behalf of the proponent to confirm these assessments with the Department.

Species or threatened ecological community

Grey-headed Flying-fox (*Pteropus poliocephalus*)

The Grey-Headed Flying-fox (GHFF) is listed as Vulnerable under the EPBC Act. The GHFF occurs along the south-east coast of Australia, from Rockhampton in central Queensland through to New South Wales to western Victoria. During the last few years, the GHFF has also been recorded from Adelaide. The GHFF is heavily dependent on the availability of foraging resources and roost sites. As canopy feeding frugivores and nectarivores, GHFFs frequent fruiting and flowering trees in rainforests, open eucalypt forests, woodlands, Melaleuca sp. swamps and Banksia woodlands (Duncan et al. 1999). The GHFF is also known to forage in fruit crops and introduced tree species within urban environments. Roost sites for the GHFF are commonly within dense vegetation close to water, primarily rainforest patches, stands of Melaleuca sp., mangroves or riparian vegetation.

Impact

Pteropus poliocephalus requires foraging resources and roosting sites to persist. The species is known to use a wide variety of habitats including subtropical and temperate rainforests, tall sclerophyll forest and woodlands, heaths, swamps and also urban and agricultural areas where food trees have been cultivated.

The species is highly adaptive with its diverse native diet, which it can supplement with introduced species. It is known to forage within a variety of habitat areas as each resource does not produce food throughout the entire year. The closest active GHFF roosts are located 3.7 km north-west and 6.5 km north of the site. The nearest roost with greater than 2,500 GHFFs is located approximately 24 km east. Opportunistic and targeted surveys did not locate roosting sites on the referral area or within the immediate vicinity of the site.

Under the National Recovery Plan for the Grey-headed Flying-fox (*Pteropus poliocephalus*) recovery objectives relevant to the proposed action include:

Recovery Objective 1-Identify, protect and increase native foraging habitat that is critical to the survival of the Grey-headed Flying-fox.

Recovery Objective 2-identify, protect and increase roosting habitat of Grey-headed Flying-fox camps.

It is noted however that this species is not specifically listed under Queensland's Nature Conservation Act 1992 (Qld) (NCA), however, retains a Least Concern status for the purposes of that Act as South East Queensland has a permanent and abundant population of GHFF.

The Referral guideline for management actions in grey-headed and spectacled flying-fox camps summarise the decision process in considering the likelihood of a significant impact on the Grey-headed Flying-fox or Spectacled Flying-fox schematically. The Guidelines are specifically for the assessment of impacts on Flying-fox camps. Given no roosting sites are located on-site or in the near vicinity, it is highly unlikely that the action will involve impacts on the Grey-headed Flying-fox according to the Guidelines. However, the Guidelines also state that, 'It does not apply to the following actions... Actions which may impact on the foraging habitat of EPBC Act-listed flying-fox species. Proponents of actions of this kind should refer to the Significant Impact Guidelines 1.1.'

To determine whether or not the proposed action is likely to have a significant impact on the Grey-headed Flying-fox, an assessment against the EPBC Significant Impact Guidelines 1.1 is provided in Att 10 – GHFF Significant Impact Assessment.

From the assessment, no significant impact on the GHFF is anticipated.

Species or threatened ecological community

Swift Parrot (*Lathamus discolor*)

The Swift Parrot breeds in Tasmania during the austral summer and the entire population migrates north to mainland Australia for the austral winter. Whilst on the mainland the Swift Parrot disperses widely, foraging on flowers and lerps in Eucalyptus spp. mainly in Victoria and New South Wales. Only a small number of Swift Parrots are observed in Queensland on a regular basis. Within Queensland, the preferred foraging species include Eucalyptus macrocarpa, Eucalyptus melliodora, Eucalyptus robusta, Eucalyptus tereticornis and Corymbia citriodora. The species prefers large trees which flower consistently.

No Swift Parrots were recorded during field surveys.



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Impact

Some potential poor quality foraging habitat was noted within the referral area, with species such as *Corymbia citriodora*, *Eucalyptus tereticornis* and *E. crebra* recorded on-site within mapped remnant vegetation. Due to historical disturbances, small diameter eucalypts dominate vegetation with limited larger diameter eucalypts present.

Given the relatively high mobility capacity of the species and abundance of preferential habitat within close proximity of the site (Greenbank Military Base and the Flinders-Karawatha Corridor), the significance of the foraging habitat on-site is considered marginal at best. This is further supported by the National Recovery Plan for the Swift Parrot (*Lathamus discolor*) (Saunders & Tzaros 2011) which states "Many of the Swift Parrot foraging sites in Queensland occur in council reserves or parkland. The Regional Ecosystems containing preferred Swift Parrot forage tree species have been mapped and overlaid for the recorded areas of Swift Parrots in Queensland". Review of the Vegetation Management Act 1999 Vegetation Management Report indicates that the referral area does not contain essential habitat for the Swift Parrot, whereas, this is not the case for the Greenbank Military Base.

Refer to Att 3 MNES Ecological Technical Assessment - Appendix C for further information.

Species or threatened ecological community

Regent Honeyeater (*Anthochaera phrygia*)

The Regent Honeyeater has an extremely patchy distribution, with a small number of known breeding sites. Regent Honeyeaters are known to use different areas in different years depending on food resources, with research also indicating that they may travel large distances. Most Regent Honeyeater records have been derived from box-ironbark eucalypt associations, where the species appears to prefer more fertile sites with higher soil water content, including creek flats, broad river valleys and lower slopes. Key tree species for the Regent Honeyeater include *Eucalyptus sideroxylon*, *Eucalyptus melliodora*, *Eucalyptus albens*, *Eucalyptus leucoxylon*, *Corymbia maculata/citriodora*, *Eucalyptus robusta*, *Casuarina cunninghamiana*, *Amyema cambagei* and *Dendrophoe vitellina*. The species prefers large trees which flower consistently.

No Regent Honeyeaters were recorded during field surveys.

Impact

The species was not identified on-site during field survey events; however, some potential poor quality foraging habitat was noted within the referral area with *Corymbia citriodora* recorded on-site. A number of factors reduce the suitability of this site as potential foraging habitat. Due to historical disturbances, eucalypt preferred large diameter eucalypts were limited. The preference of the species to forage in large, mature trees limits the availability of preferred habitat on-site.

In addition, Regent Honeyeaters are known to be outcompeted by aggressive birds such as the Noisy Miner (*Manorina melanocephala*), this species which was observed utilising the vegetation on-site. Further, given the high mobility capacity of the species and abundance of preferential habitat within close proximity of the site (Greenbank Military Base located and the Flinders-Karawatha Bioregional Corridor), the significance of the foraging habitat on-site is considered marginal at best.

Overall, there is low potential that Regent Honeyeaters would utilise the vegetation on-site because of the presence of marginal foraging habitat, and competition from other species and presence of more suitable foraging habitat in the broader landscape.

Refer to Att 3 MNES Ecological Technical Assessment - Appendix C for further information.

2.4.2 Do you consider this impact to be significant?

☐ Yes ☒ No

2.5 Is the proposed action likely to have any direct or indirect impact on the members of any listed migratory species or their habitat?

☒ Yes ☐ No

Migratory species

Database searches returned sixteen (16) migratory fauna species listed as threatened under the EPBC Act and/or NC Act, as having been previously recorded or predicted to occur within 5 km of the referral area. Following the likelihood of occurrence assessment, no species were identified as having a moderate or greater likelihood of occurring on-site.

Impact

A likelihood of occurrence assessment has been carried out by SHG using information from all ecological field surveys undertaken across the referral area to assess the potential for listed threatened species and communities to utilise and / or



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occur on site. The likelihood assessment has been included at Att 3 MNES Ecological Technical Assessment - Appendix C and identifies that significant features for migratory species are absent.

2.5.2 Do you consider this impact to be significant?

☐ Yes ☒ No

2.6 Is the proposed action to be undertaken in a marine environment (outside Commonwealth marine areas)?

☐ Yes ☒ No

2.7 Is the proposed action likely to be taken on or near Commonwealth land?

☐ Yes ☒ No

2.8 Is the proposed action taking place in the Great Barrier Reef Marine Park?

☐ Yes ☒ No

2.9 Is the proposed action likely to have any direct or indirect impact on a water resource from coal seam gas or large coal mining development?

☐ Yes ☒ No

2.10 Is the proposed action a nuclear action?

☐ Yes ☒ No

2.11 Is the proposed action to be taken by a Commonwealth agency?

☐ Yes ☒ No

2.12 Is the proposed action to be undertaken in a Commonwealth Heritage place overseas?

☐ Yes ☒ No

2.13 Is the proposed action likely to have any direct or indirect impact on any part of the environment in the Commonwealth marine area?

☐ Yes ☒ No



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Section 3

Description of the project area

3.1 Describe the flora and fauna relevant to the project area

The referral area is mapped entirely as Category B (remnant) vegetation and adjoins other patches of Category B (remnant) and Category C (high value regrowth) to the north and east.

Field survey confirmed the vegetation on-site consists of one (1) vegetation communities (refer Att 3 MNES Ecological Technical Assessment - Figure 4, pp. 22).

1. Remnant eucalypt woodland (representative of RE12.9-10.2)

The referral area is mapped entirely as Category B (remnant) vegetation under the rectified PMAV. A review of the Regulated Vegetation Supporting map indicates the area as comprised mostly of Least Concern RE12.9-10.2. Slivers of Of Concern composite RE 12.9-10.2/12.9-10.7/12.9-10.16 and Endangered RE 12.3.3 are mapped along the western and eastern referral area boundaries. A description of each RE is provided below:

- RE12.9-10.2: *Corymbia citriodora* subsp. *variegata* open forest or woodland usually with *Eucalyptus crebra*. Other species such as *Eucalyptus tereticornis*, *E. moluccana*, *E. acmenoides* and *E. siderophloia* may be present in scattered patches or in low densities. Understorey can be grassy or shrubby. Shrubby understorey of *Lophostemon confertus* (whipstick form) often present in northern parts of bioregion. Occurs on Cainozoic and Mesozoic sediments. (BVG1M: 10b)
- RE12.9-10.7: *Eucalyptus crebra* +/- *E. tereticornis*, *Corymbia tessellaris*, *Angophora leiocarpa*, *E. melanophloia* woodland. Occurs on Cainozoic and Mesozoic sediments. (BVG1M: 13c)
- RE12.9-10.16: Microphyll to notophyll vine forest +/- *Araucaria cunninghamii*. Characteristic species include *Argyrodendron* sp. (Kin Kin W.D.Francis AQ81198), *Araucaria cunninghamii*, *Agathis robusta*, *Backhousia myrtifolia*, *Cupaniopsis parvifolia*, *Dendrocnide photiniphylla*, *Rhodosphaera rhodanthema*, *Flindersia australis*, *F. xanthoxyla*, *Drypetes deplanchei*, *Olea paniculata*, *Diospyros geminata*, *Gossia bidwillii*, *Excoecaria dallachyana* and *Vitex lignum-vitae*. *Archontophoenix cunninghamiana* often present in gully floors. Occurs on Cainozoic and Mesozoic sediments. (BVG1M: 5a)
- RE12.3.3: *Eucalyptus tereticornis* woodland. *Eucalyptus crebra* and *E. moluccana* are sometimes present and may be relatively abundant in places, especially on edges of plains and higher level alluvium. Other species that may be present as scattered individuals or clumps include *Angophora subvelutina* or *A. floribunda*, *Corymbia clarksoniana*, *C. intermedia*, *C. tessellaris*, *Lophostemon suaveolens* and *E. melanophloia*. Occurs on Quaternary alluvial plains, terraces and fans where rainfall is usually less than 1000mm/y. (BVG1M: 16c)

The referral area is dominated by species consistent with mapped Least Concern RE12.9-10.2 with elements of RE12.3.3 along the western boundary. The vegetation was dominated by *Eucalyptus tereticornis* (Forest Red Gum) and *Corymbia citriodora* (Spotted Gum). Other observed eucalypt species were *C. trachyphloia* (Brown Bloodwoods), *E. crebra* (Narrow-leaved Ironbark) and *Lophostemon suaveolens* (Swamp Box). Within the mapped Endangered RE12.3.3 area, the dominant canopy species observed comprised *E. tereticornis* (Forest Red Gum) and *L. suaveolens* (Swamp Box) with *Angophora leiocarpa* (Smooth-barked Apple) and *C. intermedia* (Pink Bloodwood). The canopy vegetation at the time of survey was largely intact with relatively low evidence of physical disturbance. However, due to the historical and surrounding land uses, the groundcover contains a mix of native and weed species, with the dominant species including *Lantana camara* (Lantana), *Baccharis halimifolia* (Groundsel Bush), *Heteropogon contortus* (Black Speargrass), *Aristida vagans* (Threeawn Speargrass), *Imperata cylindrica* (Blady Grass) and *Lobelia purpurescens* (White Root).

A total of one hundred and fourteen (114) flora species were recorded across the wider allotment during field surveys, as listed in Att3 - Appendix D. Of the one hundred and fourteen (114) flora species recorded throughout the entire site, fifty-nine (59) are native and fifty-five (55) species are considered to be non-native / introduced species.

No flora species listed under the EPBC Act nor NCA were recorded in or adjoining the referral area.

A total of forty-three (43) fauna species have been recorded across the wider allotment during field surveys by Yurrah Pty Ltd (2014) and SHG (2017), including twenty-seven (27) birds, two (2) amphibians, four (4) mammals and three (3) reptiles. No conservation significant fauna species were recorded during the field survey. A complete fauna species list is provided in Att 3 MNES Ecological Technical Assessment - Appendix D.

Five (5) motion sensor cameras were deployed across the wider allotment by SHG (2017). The cameras recorded high use by local residences for exercise and dog walking, however, *Felis catus* (Feral Cat), *Vulpes vulpes* (Fox) and *Alectura lathami* (Australian Brush Turkey) were also recorded.

3.2 Describe the hydrology relevant to the project area (including water flows)

The wider allotment contains two mapped waterways, external to the referral area. The furthest eastern mapped waterway runs parallel with the western referral area boundary. These waterways only contain water in periods of high rainfall events.



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The eastern mapped waterway which runs parallel to the referral area boundary includes endangered RE 12.3.3 typically described as *Eucalyptus tereticornis* (Forest Red Gum) woodland.

A single Queensland Department of Agriculture and Fisheries waterway is mapped traversing the western portion of the broader allotment, external the referral area. This waterway is mapped as low and moderate risk for waterway barrier works by the State.

3.3 Describe the soil and vegetation characteristics relevant to the project area

Field surveys confirmed the vegetation on-site is dominated by one (1) vegetation community (refer Att 3 MNES Ecological Technical Assessment - Figure 4, pp. 22).

1. Remnant eucalypt woodland (representative of RE12.9-10.2)

Additionally, a small portion of composite RE12.9-10.2/12.9-10.7/12.9-10.16 is mapped along the western and eastern referral area boundaries indicating the referral area is dominated by Land Zone 9-10. However, a sliver of RE12.3.3 is mapped along the western referral area boundary which slopes towards a mapped waterway external the referral. This area maintains Land Zone 3, described below.

Land Zone 3

- Short description: recent Quaternary alluvial systems
- General term: alluvial river and creek flats
- Recent Quaternary alluvial systems, including closed depressions, paleo-estuarine deposits currently under freshwater influence, inland lakes and associated wave built lunettes. Excludes colluvial deposits such as talus slopes and pediments. Includes a diverse range of soils, predominantly Vertosols and Sodosols; also with Dermosols, Kurosols, Chromosols, Kandosols, Tenosols, Rudosols and Hydrosols; and Organosols in high rainfall areas.

Land Zone 9

- Short description: fine grained sedimentary rocks
- General term: undulating country on fine grained sedimentary rocks
- Fine grained sedimentary rocks, generally with little or no deformation and usually forming undulating landscapes. Siltstones, mudstones, shales, calcareous sediments, and labile sandstones are typical rock types although minor interbedded volcanics may occur. Includes a diverse range of fine textured soils of moderate to high fertility, predominantly Vertosols, Sodosols, and Chromosols.

Land Zone 10

- Short description: coarse grained sedimentary rocks
- General term: sandstone ranges
- Medium to coarse grained sedimentary rocks, with little or no deformation, forming plateaus, benches and scarps. Includes siliceous (quartzose) sandstones, conglomerates and minor interbedded volcanics, and springs associated with these rocks. Excludes overlying Cainozoic sand deposits (land zone 5). Soils are predominantly shallow Rudosols and Tenosols of low fertility, but include sandy surfaced Kandosols, Kurosols, Sodosols and Chromosols.

The Australian Soil Resource Information System (ASRIS) collates and maintains the best available, nationally consistent soil and land resource information for Australia. It provides a scientific information infrastructure for assessing and monitoring the condition of Australia's soil and land resources and contains a set of spatial and temporal databases that maintain national soil and land information in a consistent and usable format. The ASRIS maps the site as containing Sodosols.

Sodosols have a strong contrasting texture. With high sodic B horizon, however they are not highly acidic. The parent material of Sodosols ranges from highly siliceous, siliceous to intermediate in composition. These soils are found only in poorly drained sites. These soils have very low agricultural potential with high sodicity leading to high erodibility, poor structure and low permeability. These soils have low to moderate chemical fertility and can be associated with soil salinity.

3.4 Describe any outstanding natural features and/or any other important or unique values relevant to the project area

The site does not maintain nor border any outstanding natural features or other important or unique values.

3.5 Describe the status of native vegetation relevant to the project area

The referral area is mapped entirely as Category B (remnant) vegetation under the rectified PMAV. A review of the Regulated Vegetation Supporting map indicates the area as comprised mostly of Least Concern RE12.9-10.2. Slivers of Of Concern composite RE 12.9-10.2/12.9-10.7/12.9-10.16 and Endangered RE 12.3.3 are mapped along the western and eastern referral area boundaries. Regional ecosystem descriptions are provided in section 3.1.

3.6 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area



Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

The referral area gently slopes from east to west towards the adjacent waterway, ranging from 60 m above sea level (ASL) to 40 m ASL.

3.7 Describe the current condition of the environment relevant to the project area

The referral area is located within the 'Urban Living' zone of the Ripley Valley Priority Development Area (RVPDA) which is comprised of a landscape that has been subject to extensive modification through historical and ongoing disturbances (refer to Att 3 MNES Ecological Technical Assessment - Plan 2, pp. 3 for historical aerial imagery analysis). The referral area has become increasingly vegetated over time since historical clearing and is now dominated by Category B (remnant) vegetation dominated by eucalypt woodland. The vegetation community changes slightly along the western referral area boundary in association with a mapped waterway.

Adjacent properties are comprised of vacant bushland, cleared agricultural land, rural residential allotments and urban development. The RVPDA is undergoing rapid change and urbanisation, which is earmarked to continue into the future. As such, the referral area is surrounded by existing and future approved developments (refer to Att 3 MNES Ecological Technical Assessment - Plan 3, pp. 7).

An existing EPBC Act approval, Ripley Road Project (EPBC 2017/8095), exists over the allotment to the west of the referral area. That approved action is being developed to create a masterplanned residential community. The proposed action herein was not included within the Ripley Road Project referral area and is considered a separate action.

Properties to the south and west have existing EPBC Act approvals or not a controlled action determinations and are under development, the closest including Ripley Town Centre (EPBC 2015/7471), ECCO Ripley Residential Development (EPBC 2015/7513), Daleys Road Residential Development (EPBC 2010/5638) and Montereia Town (EPBC 2012/6644).

Encroaching urban development associated with the RVPDA is located to the south and west of the referral site, while the Cunningham Highway is located to the north. Additionally, the referral area is bound by Fischer Road to the east and an easement to the north. The surrounding land uses fragment the broader landscape and create barriers, limiting potential for connectivity for significant flora and fauna.

Connectivity within the wider landscape will be retained to the east and south of the Centenary Highway with continuous bushland which currently connects to White Rock Conservation Park and beyond to the Flinders-Karawatha Bioregional Corridor.

Refer to Att 3 MNES Ecological Technical Assessment - Plan 3, pp. 7 for the fragmentation analysis.

3.8 Describe any Commonwealth Heritage places or other places recognised as having heritage values relevant to the project

No Commonwealth Heritage Places are known to be located on or adjacent to the site.

3.9 Describe any Indigenous heritage values relevant to the project area

No Indigenous heritage values are known for the site.

Ripley Projects C/O JOLIFIELDS DEVELOPMENT PTY LTD & The Trustee for Morehampton Capital & The Trustee for the Goldfield QLD Trust have been in consultation with the Jagera Daran people through the services of Everick Heritage Consultants (refer Att. 4- Cultural Heritage Letter). A duty of care site assessment has been completed and did not identify any Aboriginal objects during the archaeological survey. Notwithstanding this result, the proponent is aware of their duty of care obligations and will engage with the traditional owners prior to the commencement of work.

3.10 Describe the tenure of the action area (e.g. freehold, leasehold) relevant to the project area

The property is freehold.

3.11 Describe any existing or any proposed uses relevant to the project area

The referral area is located within the Ripley Valley Priority Development Area, between the Cunningham Highway and Centenary Motorway, earmarked for urban development. The referral area is currently vacant with encroaching urban development from the west and south. Vegetation across the referral area remains mostly intact since historical clearing. The proposed action includes the preparation of land, including vegetation clearing and earthworks, for the future construction of a school by others within the referral area.



Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Section 4

Measures to avoid or reduce impacts

4.1 Describe the measures you will undertake to avoid or reduce impact from your proposed action

Vegetation Clearing and Management Plan

A Vegetation Clearing and Management Plan (VC&MP) should form part of the broader management document submitted as part of the operational works application for the development site. The VC&MP should cover clearing of all vegetation listed in this report and include details on:

- Clearly show trees to be removed
- All civil works likely to impact on existing vegetation
- Temporary and permanent exclusion and protection fencing
- Roles and responsibilities for site contractors, the developer and the consultant group
- Stockpiling and site access locations
- A clearing sequence plan showing the commencement of clearing and direction of removal (this should be in

conjunction with the Fauna Management Plan to allow for the appropriate flushing of fauna towards safe havens and/or the application of an appropriate relocation program)

- Links to weed management and revegetation proposals
- The stock piling and reuse of cleared vegetation

Fauna Management Plan

A Fauna Management Plan (FMP) should be prepared for potential impacts of the construction phase covering the loss of vegetated areas, isolated trees and likely barriers and impediments to local dispersal.

The FMP should link closely with the VC&MP and include details on:

- Species surveyed as using the site with a focus on those most likely impacted by development works
- A list of relevant State and Commonwealth legislation constraints and controls for the above listed fauna
- A plan showing existing habitat opportunities and locations
- Details of the threats to existing fauna species
- Clearing sequence plan from the VC&MP
- Management and mitigation measures i.e. temporary use of fauna exclusion fencing
- Fauna spotter role, contacts and certification
- Specific fauna management procedures for potential or known habitat trees

Fauna Spotter Catcher

A registered and suitability qualified fauna spotter catcher/ecologist will need to be employed for the construction phase of the Project to implement a protocol of best management practises. Significant habitat features, should any be identified on site, will be flagged prior to clearing events and these areas supervised by an appropriately experienced ecologist. Identified within the clearing supervision protocol should be flagging of hollow bearing trees followed by the removal of vegetation surrounding them. After 24 to 72 hours, these trees should then be removed. Trees must be directionally felled into open or already cleared areas.

The objective of this is to enable hollow dependant fauna an opportunity to move on their own accord as many species utilise multiple den/roost sites within a given home range. Certain areas would be identified and flagged as significant such as old-growth trees with hollow resources and on-site identification to construction personnel will help reduce/avoid clearing. Where required, native fauna situated within areas to be cleared will be relocated to a secure area of similar habitat prior to the commencement of vegetation clearance works by a registered fauna spotter/catcher. Should any removal and relocation of nests be required, it is to be undertaken by a suitably qualified and experienced person and advice sought where necessary.

4.2 For matters protected by the EPBC Act that may be affected by the proposed action, describe the proposed environmental outcomes to be achieved

It is anticipated that existing disturbance levels and potential adverse impacts on identified MNES due to current uses and disturbance will not be exacerbated to any noteworthy level under the proposal.

Management procedures outlined in this referral are intended to ensure that any occurring matters will not be adversely impacted. These will include management plans conditioned under Overarching Site Strategies and the rehabilitation of site flow paths.



Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Section 5

Conclusion on the likelihood of significant impacts

5.1 You indicated the below ticked items to be of significant impact and therefore you consider the action to be a controlled action

- ☐ World Heritage properties
- ☐ National Heritage places
- ☐ Wetlands of international importance (declared Ramsar wetlands)
- ☐ Listed threatened species or any threatened ecological community
- ☐ Listed migratory species
- ☐ Marine environment outside Commonwealth marine areas
- ☐ Protection of the environment from actions involving Commonwealth land
- ☐ Great Barrier Reef Marine Park
- ☐ A water resource, in relation to coal seam gas development and large coal mining development
- ☐ Protection of the environment from nuclear actions
- ☐ Protection of the environment from Commonwealth actions
- ☐ Commonwealth Heritage places overseas
- ☐ Commonwealth marine areas

5.2 If no significant matters are identified, provide the key reasons why you think the proposed action is not likely to have a significant impact on a matter protected under the EPBC Act and therefore not a controlled action

The proposed action is considered to maintain potential to have a significant impact on a matter protected under the EPBC Act.

The Koala and Grey-headed Flying-fox (GHFF) were the only MNES considered to be at a potential risk of a significant residual impact as a result of the proposed action, although the risk was deemed low. The proposed action is unlikely to have a significant impact on GHFF, however, there is potential for it to have significant impact on the Koala. No other protected matters were identified as potentially impact by the proposal.

Koala

Notably, the action is unlikely to interfere substantially with the recovery of the Koala. The site is located within the 'Urban Living' zone of the Ripley Valley Priority Development Area (RVPDA) which is comprised of a landscape that has been subject to extensive modification through historical disturbances and increasing urban development. The removal of 19.1 ha of vegetation within the referral area will marginally reduce available habitat for this species, however, it occurs in an area that is already highly fragmented and disturbed, reducing connectivity values. Furthermore, the vegetation is identified as lower quality habitat due to historical disturbance and presence of threats to the species (i.e. dogs). Evidence of dogs and other pest species was observed during motion sensor camera surveys (refer Att 3). Threats to Koalas are therefore already present on-site. Further, the presence of surrounding developments and approvals for development reduces the overall suitability of the habitat to Koala persistence for the future.

Due to the site's location within the RVPDA and reduced connectivity values, it is not anticipated that the removal vegetation within the referral area would affect the viability of the Koala population in the area.

Grey-headed Flying-fox

This species was not observed utilising the site nor observed as a fly over species. Further, no suitable roosting sites occur on or adjacent to the referral area. Vegetation across the site is considered to be of potential low value foraging habitat for the species within a surrounding landscape that contains vast tracts of more optimal foraging habitat. The proposal will result in the removal of 19.1 ha of potential poor quality GHFF foraging habitat, but will not impact on any roosting sites. The potential poor quality foraging habitat predominantly consists of remnant eucalypt bushland with limited large diameter specimens, which is not considered noteworthy foraging habitat for GHFF.

Notably, South East Queensland has a permanent and abundant population of GHFF and available more optimal habitat is spread throughout the region given the high prevalence of relatively undisturbed eucalypt woodlands. Due to the vast quantity and higher quality of eucalypt bushland in the surrounding landscape and the GHFF's high mobility, the small amount of relatively poor quality foraging habitat on-site is not considered critical to the survival of this species. Therefore, considering the removal of approximately 19.1 ha of potential low value GHFF foraging habitat from within the referral area, the proposed action is unlikely to have a significant impact to GHFF.



Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Section 6

Environmental record of the person proposing to take the action

6.1 Does the person taking the action have a satisfactory record of responsible environmental management? Explain in further detail

Yes, JOLIFIELDS DEVELOPMENT PTY LTD & The Trustee for Morehampton Capital & The Trustee for the Goldfield QLD Trust is the party taking the action and has a satisfactory record of responsible environmental management. The proponent is aware of potential non-compliances associated with their Ripley Road Project (EPBC ref. 2017/8095). All of the potential non-compliances, with the exception of one, have been addressed and/or rectified where necessary. The Department is aware of an outstanding non-compliance which the proponent is currently liaising with the Department to resolve.

6.2 Provide details of any past or present proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against either (a) the person proposing to take the action or, (b) if a permit has been applied for in relation to the action – the person making the application

Not applicable. The proponent is not currently or historically been involved in proceedings under Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources.

6.3 If it is a corporation undertaking the action will the action be taken in accordance with the corporation's environmental policy and framework?

☒ Yes ☐ No

6.3.1 If the person taking the action is a corporation, provide details of the corporation's environmental policy and planning framework

JOLIFIELDS DEVELOPMENT PTY LTD & The Trustee for Morehampton Capital & The Trustee for the Goldfield QLD Trust is not a publicly listed company and therefore there are no statutory requirements for it to have a formal environmental policy. The proponent is committed to ensuring the proposal is undertaken in an environmentally responsible manner. All works will be controlled by conditions of consent associated with approvals issued under Federal and State environmental legislation, policies and guidelines and in accordance with the environmental policy (Att 11 - Environmental Policy).

6.4 Has the person taking the action previously referred an action under the EPBC Act, or been responsible for undertaking an action referred under the EPBC Act?

☒ Yes ☐ No

6.4.1 EPBC Act No and/or Name of Proposal

EPBC 2017/8095 – Ripley Road Project.



Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Section 7

Information sources

Reference source

Austecology (2014). Koala Survey and Habitat Assessments, Lot 3 SP237241, 351 Ripley Road, Ripley. Report prepared for Nu-Vision Pty Ltd.

JW&A (2012). Constraints Analysis Report Lot 3 on SP237241 Ripley Road Ripley. Report prepared by James Warren & Associates Pty Ltd for the Urban Land Development Authority

SHG (2017). Technical Ecological Report, Ripley Road, Ripley. Prepared for Ripley Projects Pty Ltd C/O Goldfields Northern Pty Ltd.

Yurrah (2014). Preliminary Site Review for Matters of National Environmental Significance under the EPBC Act. Report prepared for Kerdic Home Pty Ltd.

Reliability

Reports and studies developed to inform compliance with Commonwealth, Queensland and local government approval processes. These studies have been undertaken by professional consultants who are qualified ecologists with practical experience in surveying and monitoring the local environment. Methods followed during field surveys were in accordance with relevant guidelines published by State and Commonwealth departments. References that have been cited in preparation of this referral and supporting documentation (include databases and documents) have been produced and maintained by State and Commonwealth departments, and as such are considered highly reliable.

Uncertainties

The field surveys are based on conditions encountered and information reviewed at the date of preparation of the report. The opinions, conclusions and any recommendations in the field survey reports are based on information obtained from specific sample points. Site conditions at other parts of the site may be different from the site conditions found at the specific sample points. Investigations undertaken in respect of these reports are constrained by the site conditions, such as access restrictions and vegetation. Thus, not all relevant site features and conditions may have been identified. Site conditions may change after the date of preparation of these reports.

Reference source

Department for Environment and Water (2021). National Recovery Plan for the Grey-headed Flying-fox (*Pteropus poliocephalus*) <https://www.environment.gov.au/system/files/resources/d5c36659-4732-47a2-bab7-d3c3f711693a/files/recovery-plan-grey-headed-flying-fox.pdf>

Department of Agriculture Water and the Environment (2021). Grey-Headed Flying-fox (*Pteropus poliocephalus*) in Species Profile and Threats Database, Department of the Environment, Canberra. Available from: <http://www.environment.gov.au/sprat>.

Department of Agriculture Water and the Environment (2021). Koala (*Phascolarctos cinereus*) in Species Profile and Threats Database, Department of the Environment, Canberra. Available from: <http://www.environment.gov.au/sprat>.

Department of the Environment (2014). EPBC Act Referral Guidelines for the Vulnerable Koala. <http://www.environment.gov.au/biodiversity/threatened/publications/epbc-act-referral-guidelines-vulnerable-koala>

Reliability

Government database based on peer reviewed research and Federal legislation and guidelines for MNES which are required to be used for EPBC Act assessments.

Uncertainties

Nil.

Reference source

Department of Infrastructure, Local Government and Planning (DILGP) (2017). South East Queensland Regional Plan 2017 (ShapingSEQ). <https://dilgprd.blob.core.windows.net/general/shapingseq.pdf>

Queensland Government (2021), Supporting Vegetation Management Map, prepared by the Department of Resources (DOR), Qld.

Reliability

Government documents published by the Queensland Government Department of Infrastructure, Local Government and Planning (DILGP) and Department of Resources (DOR), therefore it is a trusted document.



Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Uncertainties

Nil.

Reference source

Saunders, D.L. and Tzaros, C.L. (2011). National Recovery Plan for the Swift Parrot *Lathamus discolor*, Birds Australia, Melbourne.

Reliability

Federal guidelines for MNES which are required to be used for EPBC Act assessments.

Uncertainties

Nil.



Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Section 8
Proposed alternatives
Do you have any feasible alternatives to taking the proposed action? Yes ☒ No



Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Section 9

Person proposing the action

9.1.1 Is the person proposing the action an organisation or business?

☒ Yes ☐ No

Organisation

Organisation name (as registered for ABN/ACN)

JOLIFIELDS DEVELOPMENTS PTY LTD & The Trustee for
Morehampton Capital & The Trustee for the Goldfields QLD
Trust

Business name

ABN

60371946969

ACN

Business address

31 James Street, Office 1B Level 1, Fortitude Valley, 4006,
Qld, Australia

Postal address

Main Phone number

0401077558

Fax

Primary email address

Daniel@goldfieldsgroup.com.au

Secondary email address

9.1.2 I qualify for exemption from fees under Regulation 5.23(1)(ii) of the EPBC Regulations because I am:

☐ Small business
☒ Not applicable

9.1.2.2 I would like to apply for a waiver of full or partial fees under Regulation 5.21A of the EPBC Regulations

☐ Yes ☒ No

9.1.3 Contact (for an organisation - the contact details of the person authorised to sign on behalf of the organisation)

First name

Daniel

Last name

Flanagan

Job title

Senior Development Manager

Phone

Mobile

0401077558

Fax

Email

Daniel@goldfieldsgroup.com.au

Primary address

31 James Street, Office 1B Level 1, Fortitude Valley, 4006,
Qld, Australia

Address

Declaration: Person proposing the action (To be signed by the person at 9.1.3)

I, Daniel Flanagan, declare that
to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and
correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on
behalf or for the benefit of any other person or entity.

Signature: [Signature] Date: 26.10.21

I, _____, the person
proposing the action, consent to the designation of _____ as the proponent for the
purposes of the action described in this EPBC Act Referral.

Signature: _____ Date: _____



Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Proposed designated proponent**9.2.1 Is the proposed designated proponent an organisation or business?**

☒ Yes ☐ No

Organisation

Organisation name (as registered for ABN/ACN)

JOLIFIELDS DEVELOPMENTS PTY LTD & The Trustee for
Morehampton Capital & The Trustee for the Goldfields QLD
Trust

Business name

ABN

60371946969

ACN

Business address

31 James Street, Office 1B, Level 1, Fortitude Valley, 4006,
Qld, Australia

Postal address

Main Phone number

0401077558

Fax

Primary email address

Daniel@goldfieldsgroup.com.au

Secondary email address

9.2.2 Contact (for an organisation - the contact details of the person authorised to sign on behalf of the organisation)

First name

Daniel

Last name

Flanagan

Job title

Senior Development Manager

Phone

0401077558

Mobile

Fax

Email

Daniel@goldfieldsgroup.com.au

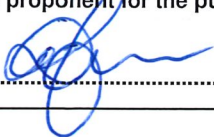
Primary address

31 James Street, Office 1B Level 1, Fortitude Valley, 4006,
Qld, Australia

Address

Declaration: Proposed Designated Proponent

I, Daniel Flanagan, the
proposed designated proponent, consent to the designation of
myself as the proponent for the purposes of the action described in this EPBC Act Referral.

Signature:  Date: 26.10.21



Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Referring party (person preparing the information)

9.3.1 Is the referring party an organisation or a business?

☒ Yes ☐ No

Organisation

Organisation name (as registered for ABN/ACN)

Saunders Havill Group Pty Ltd

Business name

SAUNDERS HAVILL GROUP

ABN

24144972949

ACN

Business address

9 Thompson St, Bowen Hills, 4006, QLD, Australia

Postal address

Main Phone number

0732519432

Fax

Primary email address

laurathorley@saundershavill.com

Secondary email address

9.3.2 Contact (for an organisation - the contact details of the person authorised to sign on behalf of the organisation)

First name

Laura

Last name

Thorley

Job title

Environmental Scientist

Phone

0732519432

Mobile

Fax

Email

laurathorley@saundershavill.com

Primary address

9 Thompson St, Bowen Hills, 4006, QLD, Australia

Address

Declaration: Referring party (person preparing the information)

I, _____, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence.

Signature:  Date: 26.10.2021



Note: PDF may contain fields not relevant to your application. These fields will appear blank or unticked. Please disregard these fields.

Appendix A

Attachment

Document Type

File Name

action_area_images	Att 1- PDA Approval.pdf
action_area_images	Att 2 - Site context and aerial.pdf
supporting_tech_reports	Att 3 - MNES Ecological Technical Assessment.pdf
supporting_tech_reports	*Att 4 - Cultural Heritage Letter.pdf
supporting_tech_reports	Att 5 - Koala Impact Assessment.pdf
supporting_tech_reports	Att 6- Plan 5 Contiguous Landscape Assessment.pdf
supporting_tech_reports	Att 7 - Plan 6 Koala Hospital Records.pdf
supporting_tech_reports	Att 8- Plan 7 Koala Habitat Assessment.pdf
supporting_tech_reports	Att 9 - Plan 8 Habitat Impact Assessment.pdf
supporting_tech_reports	Att 10 - GHFF Impact Assessment.pdf
supporting_tech_reports	Att 11 - Environmental policy.pdf
impact_reduction_docs	Att 4 - Cultural Heritage Letter_redacted.pdf
trust-deed	*Att 12 - Trust Deeds.pdf

Appendix B

*NOT PUBLISHED - SENSITIVE INFORMATION

Coordinates

Area 1

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Your reference
Our reference 34/2015/MAPDA/B:MB
Contact Officer Matthew Buchanan
Telephone (07) 3810 6894



Ipswich City Council

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Goldfields Group
C/- Saunders Havill
Attn: Nick Christofis
nickchristofis@saundershavill.com

31 July 2019

Dear Nick

Re: Decision Notice for Priority Development Area (PDA) Amendment Application
Application No: 34/2015/MAPDA/B
Proposal: Amendment Application to PDA Development Approval -
Material Change of Use for Residential and Recreation Uses
Property Location: 352-396 Ripley Road, RIPLEY QLD 4306

I refer to the Amendment Application request made under section 99 of the *Economic Development Act 2012*, received by Council on 19 June 2019 for an amendment to Application Number 34/2015/PDA, that was originally approved by Council on 18 December 2019 for land situated at 352-396 Ripley Road, Ripley and described as Lot 3 SP 237241.

I wish to advise that the amendment application has been approved as follows:

Nature of Changes:

Nature of Change	Decision
Condition 31 - Fischer Road Widening	To be amended
Condition 33 - Stormwater Quantity Management	To be amended to correct minor administrative errors.
Condition 42 - Nil Net Loss	To be deleted and the balance of conditions renumbered

Enclosed with this letter is the Amended Development Approval, including:

- Attachment A – Assessment Manager's Conditions
- Attachment B – Appeal Rights
- Attachment C – Approved Plans

To avoid any doubt, please note that this approval commences from the date the original development approval started to have effect.

If you have any queries regarding this application, please contact Matthew Buchanan on the telephone number listed above.

Yours faithfully

A handwritten signature in black ink, consisting of a stylized 'N' followed by a horizontal line and a small dot.

Nikki Morrison
SENIOR PLANNER (DEVELOPMENT)

Cc Queensland Urban Utilities

ATTACHMENT A – AMENDMENT APPLICATION DECISION NOTICE**1. Decision Details:**

Development	Approval Type	Decision	Currency Period
Material Change of Use – Residential and Recreation Uses	PDA Development Permit	Approved subject to conditions set out in Attachments A and B – Assessment Manager Conditions	Ten (10) years from the original decision notice date

2. Approved Plans Specifications and Drawings

The approved plans for this development approval are:

- (a) The plans referred to in the table of approved plans (including the amendments that are required to be made to those plans); and
- (b) Where the amended version of the plans referred to in the table of approved plans have been approved by the assessment manager, the amended version of those plans; and
- (c) The approved plans are attached to this decision notice.

The plans referenced below are included as Attachment B of this decision notice.

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
DWG No.21 Rev A	Land Use (Zoning) Plan	Place Design Group	28 September 2017	N/A
DWG No.22 Rev A	T-Zone Designation Plan	Place Design Group	28 September 2017	N/A
SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Report 4 – Final Report	Desktop Mining Study at Fischer Road, Ripley: Report 4 – Final Report	Moreton Geotechnical Services Pty Ltd	17 April 2012	Refer to Condition 36 – Geotechnical and Mining.

5309-01-R01-V01.docx	Stormwater Management and Flood Report, Version V01	Water Technology	26 September 2017	Refer to Condition 33 – Stormwater Quantity Management and Condition 34 - Flooding and Condition 38 Stormwater Quality.
8844	Significant Biodiversity Assessment Report	Saunders Havill	21 September 2017	Refer to Condition 38 Stormwater Quality, Condition 39 Rehabilitation and Condition 40 Geomorphological Report

Note: Amended plans must be submitted for endorsement by the Assessment Manager prior to the development occurring.

3. When PDA Development Permit / PDA Preliminary Approval Lapses

The currency period for this PDA preliminary approval / PDA development permit is as outlined in part 1 –‘decision details’ of this decision notice, starting the day the approval takes effect. This approval lapses in accordance with Section 100 of the *Economic Development Act 2012*.

Should the assessment manager determine a new currency period in writing, prior to the lapsing of this development approval, then the use may continue for a further period of time, as specified in writing by the assessment manager.

4. Conditions of Assessment Manager (Ipswich City Council)

Refer to Attachment A – Assessment Manager Conditions.

5. Conditions of Nominated Assessing Authorities

Not Applicable.

6. Provisions to Change a PDA Development Approval

Attachment B is an extract from the *Economic Development Act 2012* which details provisions under the act whereby an applicant can change a PDA Development Approval.

Attachment A
Assessment Manager's Conditions
File No: ~~34/2015/MAPDA/A~~ 34/2015/MAPDA/B
Location: 352-396 Ripley Road, Ripley
Proposal: Amendment Application to PDA Development Approval - Material Change of Use for Residential and Recreation Uses

Assessment Manager (Ipswich City Council) Conditions
Conditions applicable to this approval under the Economic Development Act 2012

GENERAL CONDITIONS

No.	Condition	The time by which the condition must be met, implemented or complied with
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1.	Basis of Approval	
	This approval incorporates as a condition, the applicant's common material for the application and adherence to all relevant Council Local Laws and/or the <i>Ripley Valley Priority Development Area Development Scheme</i> unless otherwise varied by this approval or varied by a condition of this approval. Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the <i>Economic Development Act 2012</i>.	From the commencement of the construction of the development and at all times thereafter.

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

3.	Restrictions on commencing development	
	Development for permanent uses under this Approval must not commence on any part of the site until: (i) All infrastructure master plans and overarching site strategies required by conditions of this Approval have been endorsed by the Assessment Manager. (ii) The use is identified on a particular site within a Plan of Development and development standards for the use are nominated on the Plan of Development noted as part of an approval for Reconfiguration of a Lot.	Prior to the commencement of construction or use(s) on any part of the site.

	(iii) Detailed design documentation, as required, for approved uses relevant to the particular development has been endorsed by the Assessment Manager.	
	(iv) Further development approvals, as required, are obtained and complied with.	

4.	Infrastructure Master Plans	
(a)	A PDA condition of this Approval may require an infrastructure master plan to be submitted for compliance assessment for endorsement.	As required by relevant conditions.
(b)	Each infrastructure master plan must: (i) Be for the whole of the site. (ii) Demonstrate innovation by providing opportunities to incorporate changes in technology anticipated to occur during the long term development of the site. (iii) Detailed applicable infrastructure networks both within and external to the site and identify where works are required to connect existing or future networks on the site into existing or future sub-regional networks. (iv) Address the requirements and standards (including any areas of non-compliance) outlined in the development scheme in force at the date of this Approval and the applicable guideline(s) in effect at the date of this Approval. (v) Identify the overall planning and delivery principles for the infrastructure works, required to support the ultimate development of the site. (vi) Identify, where relevant, the internal and external infrastructure required for the ultimate development of the site. (vii) Identify how and when that component of infrastructure will be provided (including the dedication / transfer), or if not known, how and when provision of that infrastructure is to be determined; and (viii) Include any additional details or requirements set out in a condition of this Approval about that infrastructure master plan.	

(c)	A number of infrastructure master plans may be combined into one infrastructure master plan.	
(d)	Each infrastructure master plan will be assessed against: (i) The provisions of the development scheme in force at the date of this Approval. (ii) The applicable guideline(s) in effect at the date of this Approval and (iii) Any further requirements set out in a condition of this Approval	
(e)	An endorsed infrastructure master plan may be replaced by submitting for compliance assessment a new infrastructure master plan for endorsement.	

5.	Overarching site strategies	
(a)	A PDA condition of this Approval may require an overarching site strategy to be submitted for compliance assessment for endorsement.	As required by relevant conditions.
(b)	Each overarching site strategy must: (i) Be for the whole of the site. (ii) Offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme in force at the date of this Approval and the guideline(s) in effect at the date of this Approval. (iii) Identify opportunities for innovation. (iv) Include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives / outcomes and (v) Include any additional details or requirements set out in a relevant condition of this Approval.	
(c)	Each overarching site strategy will be assessed against: (i) The provisions of the development scheme in force at the date of this Approval. (ii) The applicable guideline(s) in effect at the date of this Approval, and	

	(iii) Any further requirements set out in a condition of this Approval.	
(d)	A number of overarching site strategies may be combined into one master overarching site strategy.	
(e)	An endorsed overarching site strategy may be replaced by submitting for compliance assessment a new overarching site strategy for endorsement.	

6.	Compliance Assessment	
(a)	Where a condition of this approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in the conditions.	As required by relevant conditions.
(b)	Before compliance assessment will commence, payment for any applicable fees must accompany any request for compliance assessment. The fee is set out in the DSDIP PDA Development Assessment's development assessment fee schedule in force at the date of lodgement.	
(c)	The process and timeframes that apply to compliance assessment are: (i) The applicant submits plans and supporting information as required for compliance assessment; (ii) Within 20 business days – the Assessment Manager assesses the plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly.	
(d)	If the applicant is notified under (c)(ii) above: (i) The information and plans addressing the concerns are to be re-submitted; (ii) Within a further 15 business days – the Assessment Manager assesses the re-submitted plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly. If the applicant is notified under (d)(ii) above, within 10 business days, the Assessment Manager and applicant will repeat steps (d)(i). If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc.	

Infrastructure Master Plans

7.	Energy and communication service infrastructure	
(a)	Submit for compliance assessment an infrastructure master plan for energy and communication service infrastructure.	Prior to the issue of an approval for the first stage of the subsequent reconfiguring a lot application.
(b)	The energy and communication service infrastructure plan must: (i) Where reasonably possible, include written evidence confirming an agreement exists with relevant service providers to an infrastructure master plan for service infrastructure within the site. If this is not possible for a whole site, then provide advice from a service provider that service infrastructure can be provided to the site. (ii) Address information communication technologies for the site and (iii) Address energy usage and supply (and specifically in respect to peak energy) for the site.	

8.	Movement Network	
(a)	Submit for compliance assessment an infrastructure master plan for the movement network.	Prior to the issue of an approval for the first stage of the subsequent reconfiguring a lot application.
(b)	The infrastructure master plan for the movement network must: (i) Address the general compatibility of the proposed traffic network in accordance with the Infrastructure Charging Offset Plan (ICOP) or other plan approved by the authority that will ultimately be responsible for the asset. (ii) Address the integration of the off-road shared path network with the overall movement network. (iii) Demonstrate the integration of the internal road network with surrounding neighbourhoods to the east, west and south of the context plan area. (iv) Identify the timing of construction of all roads required for the development.	

9.	Sewer	
(a)	Submit for compliance assessment an infrastructure master plan for sewer infrastructure.	Prior to the issue of an approval for the first stage of the subsequent reconfiguring a lot application.
(b)	The infrastructure master plan for the sewer network must: (i) Include an updated sewer network analysis endorsed by Queensland Urban Utilities (QUU) confirming the appropriateness of the proposed sewerage strategy including trunk main sizing. (ii) Demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for Total Water Cycle Management (TWCM).	

10.	Water Supply	
(a)	Submit for compliance assessment an infrastructure master plan for water supply.	Prior to the issue of an approval for the first stage of the subsequent reconfiguring a lot application.
(b)	The infrastructure master plan for water supply must: (i) Include an updated H2Omap network analysis endorsed by Queensland Urban Utilities (QUU) confirming the appropriateness of the proposed water delivery strategy including trunk main sizing. (ii) Demonstrate how the proposed infrastructure and other action will contribute towards the achievement of an overarching site strategy for TWCM.	

11.	Stormwater	
(a)	Submit for compliance assessment an infrastructure master plan for stormwater infrastructure.	Prior to the issue of an approval for the first stage of the subsequent reconfiguring a lot application.
(b)	The infrastructure master plan for stormwater infrastructure must: (i) Detail stormwater quality measures to be implemented to ensure the integrity and values of waterways are maintained and enhanced by providing appropriate management of water quality and water quantity. (ii) Address how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM.	

	(iii) Address the inter-relationship between existing groundwater conditions and proposed development design.	
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12.	Earthworks Strategy	
(a)	Submit for compliance assessment an infrastructure master plan for earthworks.	Prior to the issue of an approval for the first stage of the subsequent reconfiguring a lot application.
(b)	The infrastructure master plan for earthworks strategy must: (i) Be supported by a geotechnical report that broadly identifies areas of high risk, for example, slope stability, risk of landslip, erosion, dispersive soils, etc. (ii) Generally comply with AS3798-2007-Guidelines on Earthworks for Commercial and Residential Developments. (iii) Address the implications of the dispersive soils in the future development of any Earthworks Management Plan for subsequent applications. (iv) Address priorities for erosion prevention measures over control measures and proposing overall procedures and strategies that would need to be implemented in the preparation of an Earthworks Management Plan.	

13.	Community Greenspace	
(a)	Submit for compliance assessment an infrastructure master plan for community greenspace.	Prior to the issue of an approval for the first stage of the subsequent reconfiguring a lot application.
(b)	The infrastructure master plan for community greenspace must: (i) Reflect the land and embellishments rates generally in accordance with the Ripley Valley Development Scheme and EDQ Guideline No. 12 – Park Planning and Design unless a relevant infrastructure agreement / infrastructure master plan provides to the contrary. (ii) Detail how and when the community greenspace will be dedicated or transferred to Ipswich City Council, and (iii) Include undertakings for monitoring on the achievement of the infrastructure master plan outcomes.	

	Note: Unless otherwise approved as part of an infrastructure agreement, infrastructure credits or offsets are not applicable to any land and embellishments above and beyond the requirements of this condition and Guideline 12: Park Planning and Design.	
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14.	Community Facilities												
(a)	Submit for compliance assessment an infrastructure master plan for community facilities.	Prior to the issue of an approval for the first stage of the subsequent reconfiguring a lot application.											
(b)	The infrastructure master plan for community facilities must: (i) Reflect the land transfer rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary. (ii) Identify an indicative location and timing for the land transfer for the community facilities within the ultimate development, and (iii) Identify how the land will be serviced and made ready for use. Table 1: Serviced land requirements for community facilities: <table border="1"> <thead> <tr> <th>Facility or service</th><th>Number of facilities</th><th>Site Area</th></tr> </thead> <tbody> <tr> <td>Major Neighbourhood Facility</td><td>One (1)</td><td>0.4 ha</td></tr> <tr> <td>Primary School Site</td><td>One (1)</td><td>7 ha</td></tr> <tr> <td>Secondary School Site</td><td>One (1)</td><td>12 ha</td></tr> </tbody> </table> Advisory notes: In considering the delivery of community facilities, variances in the provision of land or number of facilities will be considered where alternative, innovative solutions that would benefit the community can be demonstrated and subject to an agreement with the assessment manager and the relevant infrastructure provider.		Facility or service	Number of facilities	Site Area	Major Neighbourhood Facility	One (1)	0.4 ha	Primary School Site	One (1)	7 ha	Secondary School Site	One (1)
Facility or service	Number of facilities	Site Area											
Major Neighbourhood Facility	One (1)	0.4 ha											
Primary School Site	One (1)	7 ha											
Secondary School Site	One (1)	12 ha											

Overarching Site Strategies

15.	Total Water Cycle Management (TWCM)	
(a)	Submit for compliance assessment an overarching site strategy for TWCM.	Prior to the issue of an approval for the first stage of the subsequent reconfiguring a lot application.
(b)	The overarching site strategy for TWCM must: (i) Address all elements of the water cycle, separately and in combination, in order to deliver water infrastructure and management strategies in a way that optimises social and environmental benefits and minimises costs. This includes water supply, sewerage, stormwater, flooding and receiving water quality, and (ii) Include strategies for sewerage, potable water, stormwater management and water self-sufficiency.	
(c)	This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site.	
(d)	Include a monitoring program that on a yearly basis (or as otherwise agreed with the EDQ) provides a report that analyses the achievement against 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. Advisory note: Offsets against the implementation charge may be applicable for the costs of implementing this overarching site strategy where clear innovations initiatives are implemented.	

16.	Natural Environment	
(a)	Submit for compliance assessment an overarching site strategy for the management of the natural environment.	Prior to the issue of an approval for the first stage of the subsequent reconfiguring a lot application.
(b)	The overarching site strategy for Natural Environment must: (i) Outline measures to conserve and enhance the site's biodiversity and scenic amenity values (areas of ecological significance, waterways and vegetation management and enhancement) (ii) Identify strategies for the retention and clearing of protected or endangered where identified by detailed site assessments vegetation in accordance	

	with relevant standards. (iii) Identify rehabilitation strategies for any corridors of native vegetation to improve habitat extent and wildlife movement. (iv) Identify any buffering to areas of environmental significance and which have associated conservation, biodiversity, habitat or scenic amenity values with specific reference to development interface works (fire trails, services, roadworks, footpaths, stormwater infrastructure and the like). (v) Identify strategies to prevent land degradation. (vi) Identify strategies to rehabilitate major drainage lines. (vii) Identify strategies for bushfire management. (viii) Identify strategies for pest and weed management, and (ix) Identify strategies for monitoring vegetation rehabilitation.	
(c)	This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site and should also make reference to the Earthworks IMP required pursuant to this approval.	
(d)	Include a monitoring program that on a yearly basis (or as otherwise agreed with the Assessment Manager) provides a report that analyses the achievement against 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.	

17.	Ecological Sustainability and Innovation	
(a)	Submit for compliance assessment an overarching site strategy for ecological sustainability and innovation.	Prior to the issue of an approval for the first stage of the subsequent reconfiguring a lot application.
(b)	The overarching site strategy for Ecological Sustainability and Innovation must:	
	(i) Demonstrate climate change resilience and greenhouse gas emission reduction. (ii) Demonstrate pollution minimisation.	

	(iii) Demonstrate the efficient use of materials and (iv) Detail waste reduction and management strategies for construction.	
(c)	This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site.	
(d)	Include a monitoring program that on a yearly basis (or as otherwise agreed with the Assessment Manager) provides a report that analyses the achievement against 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. Advisory note: Offsets against the implementation charge may be applicable for the costs of implementing this overarching site strategy.	

18.	Community Development	
(a)	Submit for compliance assessment an overarching site strategy for community development.	Prior to the issue of an approval for the first stage of the subsequent reconfiguring a lot application.
(b)	The overarching site strategy for Community Development must detail: (i) A community facilities plan and program and (ii) A community development program	
(c)	The community facilities plan must: (i) Outline an approach for the early provision of community facilities and longer term sequencing for the provision of community facilities as development progressively occurs on the site, and (ii) Explore alternative approaches and innovative solutions for the provision of community and educational facilities including schools as community hubs.	
(d)	The community development program must include: (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 charges offsets proposed, and (v) A baseline of available community resources and networks.	
(e)	This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site.	

19.	Housing Diversity and Affordability	
(a)	Submit for compliance assessment an overarching site strategy for the delivery of housing diversity and affordability outcomes.	Prior to the issue of an approval for the first stage of the subsequent reconfiguring a lot application.
(b)	The overarching site strategy for Housing Diversity and Affordability must demonstrate how the development will meet the targets identifies in EDQ Guideline 16 (or equivalent).	
(c)	Include a monitoring program that on a yearly basis (or as otherwise agreed with the Assessment Manager) provides a report that analyses the achievement against 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. Advisory note: The affordable housing provisions of the strategy should include: • Specification of a target household income for first home buyers and key workers (such as Low to Moderate income households defined in the EDQ Guideline Number 16 – Housing). • Allow for Incomes to be updated annually. • 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).	

Design Standards and Certificates

20.	Design Standards	
(a)	The applicant must design all municipal works in accordance with EDQ Guidelines, Planning Scheme Policy 3 - General Works and Implementation Guidelines 24 and 28 of the Ipswich Planning Scheme.	Prior to the issue of an approval for the first stage of the subsequent reconfiguring a lot application.

(b)	The applicant must submit to the assessment manager a safety audit for the drainage infrastructure (inlet and outlet structures, basin etc.) and earth retaining structures, which is certified by a RPEQ and prepared in accordance with AS/NZS ISO 31000:2009 'Risk Management – Principles and Guidelines' and QUDM.	
(c)	The applicant must submit to the assessment manager a Dispersive Soil Management Plan (DSMP), prepared by a suitably qualified person in accordance with Council's Implementation Guideline 28 – Dispersive Soil Management of the <i>Ipswich Planning Scheme</i> .	

21.	Certification Agreement	
	Comply with all requirements and fulfil all responsibilities outlined in the DSDIP Certification Procedures Manual. Note: No work is to commence until the certification documents submitted by the project coordinator is acknowledged in writing by Council.	Prior to the commencement of any works on the site.

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

23.	Construction Management Plan	
(a)	The applicant must prepare a site based construction management plan that includes but is not limited to: (i) Provision for the management of traffic around and through the site during and outside of construction work hours; (ii) Provision for parking and delivery of materials during and outside of construction hours of work; (iii) Management of dust generated from the site during and outside construction hours; (iv) Management of sedimentation and erosion;	Prior to the commencement of any works on the site.

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

24.	Completion Requirements	
	Post-Construction Certification Submit to the Assessment Manager Post-Construction (Practical Completion) Certification, approved forms and 'as constructed' plans including an asset register, certified by a RPEQ, that the plans are a true record of the works 'as constructed' are in accordance with the approved plans.	Prior to the assessment manager signing the relevant subdivision plan.

Infrastructure Charges

25.	State Charge	
(a)	Unless a relevant infrastructure agreement provides to the contrary, pay to the Assessment Manager the State charge as set out in the Infrastructure Funding Framework (IFF). The charge will be calculated in accordance with the IFF and indexed to the date of payment.	As required by the IFF
(b)	The State infrastructure is that set out in the ICOP including those elements of State Infrastructure set out in this Approval.	As required by the IFF
(c)	Infrastructure Contributions carried out under item (b) may be offset against the state charge in (a) in accordance with the Infrastructure Funding Framework, Crediting and Offset Arrangements (IFFCOA) and Infrastructure Charging Offset Plan (ICOP).	As required by the IFF

26.	Municipal Charge	
(a)	Unless a relevant infrastructure agreement provides to the contrary, pay to the Assessment Manager the Municipal charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment.	As required by the IFF
(b)	The Municipal infrastructure is that set out in the ICOP including those elements of Municipal infrastructure set out in the conditions of this Approval.	As required by the IFF
(c)	Infrastructure Contributions carried out under item (b) may be offset against the Municipal Charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF

27.	Sub-regional Charge	
(a)	Unless a relevant infrastructure agreement provides to the contrary, pay to the Assessment Manager the sub-regional infrastructure charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment.	As required by the IFF
(b)	The sub-regional infrastructure is that set out in the ICOP.	As required by the IFF
(c)	Infrastructure Contributions carried out under item (b) may be offset against the sub-regional charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF

28.	Implementation Charge	
(a)	Unless a relevant infrastructure agreement provides to the contrary, pay to the Assessment Manager the implementation charge as set out in the IFF. The charge will be calculated in accordance with the IFF and indexed to the date of payment.	As required by the IFF
(b)	The Implementation works are those set out in the ICOP including those elements of Implementation charge set out in the conditions of this Approval.	As required by the IFF
(c)	Infrastructure Contributions carried out under item (b) may be offset against the Implementation Charge in (a) in accordance with the IFFCOA and ICOP.	As required by the IFF

29.	Infrastructure Charges – Multiple Residential Development Comprising 2 or more Dwelling Units on a Lot	
(a)	For any lots where Multiple Residential dwellings are to be constructed in accordance with the approved Plan of Development, the applicant must pay to the Assessment Manager infrastructure charges in accordance with the IFF and indexed to the date of payment.	Prior to issuing of a Form 21 – final inspection certificate, commencement of use or endorsement of Building Format Plan whichever is the earlier.

(b)	Payment of infrastructure charges must be supported by Floor Plans showing the gross floor area of each dwelling to be constructed.	Prior to issuing of a Form 21 – final inspection certificate, commencement of use or endorsement of Building Format Plan whichever is the earlier.
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30.	Ripley Road Widening	
(a)	Unless a relevant infrastructure agreement or equivalent provides to the contrary, the applicant must dedicate as road reserve, the land required to facilitate the widening of Ripley Road in accordance with the EDQ Guidelines No.19 Ripley Road Design Guidelines. Note – in the absence of an Infrastructure Agreement offsets may also be available under the Infrastructure Charging and Offset Plan – Ripley Valley.	In conjunction with the first subsequent PDA application for signing of the relevant plan of subdivision.
(b)	Land dedication for Ripley Road is to align with the setback at the southern boundary of the Fire Station site.	
(c)	The applicant must demonstrate through the submission of relevant proposal plans the above development requirement.	In conjunction with the first subsequent PDA application for Reconfiguring a Lot.

31.	Fischer Road Widening	
(a)	Unless a relevant infrastructure agreement or equivalent provides to the contrary, the applicant must dedicate as road reserve, the land required to facilitate the widening of Fischer Road in accordance with the EDQ Infrastructure Charges Offset Plan (ICOP) – Ripley Valley. Note – in the absence of an Infrastructure Agreement offsets may also be available under the Infrastructure Charging and Offset Plan – Ripley Valley.	In conjunction with the first subsequent PDA application for signing of the relevant plan of subdivision. In conjunction with the signing of the relevant plan of subdivision for each stage abutting Fischer Road unless otherwise approved in writing by the assessment manager.
(b)	The applicant must demonstrate through the submission of relevant proposal plans the above development requirement. Note: The pothole survey must be undertaken and the alignment and depth of the existing water main located within the western verge of the Fisher Road must be submitted to Council to determine actual land requirement for the Fisher Road widening.	In conjunction with the first subsequent PDA application for reconfiguring a Lot. In conjunction with the first PDA application for reconfiguring a lot abutting Fischer Road unless otherwise approved in writing by the assessment manager.

32.	Traffic	
(a)	The applicant must submit a traffic impact assessment for the site that must include but not be limited to: (i) The provision of a footpath and road hierarchy plan; (ii) Have regard to movement networks outside of the development site (iii) Address the general compatibility of the proposed traffic network in accordance with the ICOP or other plan approved by Council; (iv) Address the integration of the off-road shared path network with the overall movement network; (v) Address the integration of the public transit network with the overall movement network; (vi) Address the road pavement and footpath design requirements as a result of the Fledspar Fault line identified within the Moreton Geotechnical Services Pty Ltd report dated 17 April 2012 and ensure that these assets are protected from damage and do not require additional ongoing maintenance as a result of the fault line; (vii) Address the road design requirements of Ripley Road to ultimate and the integration of existing land uses i.e. Fire Station; (viii) Appropriate intersection spacing is achieved in accordance with the EDQ Street and Movement Network Guideline (Guideline 6) and provide supporting traffic modelling; (ix) Identify the appropriate intersection treatments for all intersections for ultimate and interim; (x) Provide typical road cross sections for all roads; (xi) Provide detailed design for all intersections with Ripley Road, Fischer Road and Montereia Road for interim and ultimate development; and	In conjunction with the first subsequent PDA application for reconfiguring a lot, unless an alternate timing is agreed in writing by the assessment manager.

	(xii) Unless otherwise determined in writing by the assessment manager make provision for road access to the rear of the entire fire station site for a road reserve width of 20 16m.	
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33.	Stormwater Quantity Management	
(a)	Council acknowledges the submission of the Stormwater Management and Flood Report, Version V01, prepared by Water Technology dated 26 September 2017. The applicant is requested to submit an amended site based stormwater management plan that must include but not be limited to: (i) Amend the imperviousness percentage for the existing case to the sub-catchments covered within the recent development over the site located at the north west corner (DA 3131/2015/PDA) so that the stormwater quantity mitigation for this approved development is also addressed as part the proposed development over Lot 3SP237241 in accordance with the signed Memorandum between the land owners. (ii) Details of general compliance with the Queensland Urban Drainage Manual, Council's Planning Scheme Policy 3 – General Work and Council's Implementation Guideline No 24 Stormwater Management; (iii) Identify the staging requirements for the delivery of all stormwater infrastructure so that 'no worsening' occurs for the entirety of development; (iv) Identify the increase in stormwater runoff that will be generated by the development, and management strategies to ensure that stormwater discharge from the development is maintained at pre-development flows for all storm events from 63% AEP up to and including 1% AEP; (v) Identify the location and treatment of discharge points such that the development will not adversely affect the downstream properties; (vi) Identify the location of all Detention basins and major stormwater infrastructure and identify sufficient space requirements and provide justification that discharge points and holding	(a) In conjunction with the first subsequent PDA application for reconfiguring a lot.

	water levels will not adversely affect the surrounding lots or downstream properties. (vii) Details the limits of all storm events with an average return interval up to 1% AEP and clearly show on the development plan the limits of all storm events with an average return interval up to 1% AEP.	
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34.	Flooding	
	The submission of the Stormwater Management and Flood Report, Version V01, prepared by Water Technology dated 26 September 2017 is acknowledged. The applicant is requested to submit for compliance assessment an amended site based stormwater water management plan or a separate flood assessment and management report. The site based stormwater management plan or flood assessment and management report must include but not be limited to: (i) Amend the imperviousness percentage for the existing case to the sub-catchments covered within the recent development over the site located at the north west corner (DA 3131/2015/PDA) so that the stormwater quantity mitigation for this approved development is also addressed as part the proposed development over Lot 3SP237241 in accordance with the signed Memorandum between the land owners. (ii) Generally comply with the Queensland Urban Drainage Manual, Council's Planning Scheme Policy 3 – General Work and Council's Implementation Guideline No 24 Stormwater Management; (iii) Details the limits of a storm event with an average return interval of 1% AEP for pre, post developed cases and interim case where there is no ultimate Ripley Road upgrade; (iv) Identify the impact on flood levels and the effects upon surrounding properties, of any fill material and retaining walls located within the Urban Stormwater Flow Path;	In conjunction with the first subsequent PDA application for reconfiguring a lot.

	(v) clearly show on the development plan the limits of a storm event with an average return interval of 1% AEP for ultimate post developed case and interim case without ultimate Ripley Road upgrade; (vi) Demonstrate that all proposed structures on proposed site are located clear of the limits of flows caused by a storm event with an average return interval of 1% AEP; (vii) Where earthworks are proposed, demonstrate that the proposed works will not adversely affect downstream properties; and (viii) Demonstrate that the habitable floor level of the proposed development is at least 500mm above the adopted 1% AEP flood level.	
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35.	Earthworks Report	
	The applicant must submit an earthworks report must include but is not limited to: (i) All details of the proposed earthworks for the development including cut/fill depths, batter slopes, retaining wall heights, typical cross-sections etc.; (ii) Compliance generally with AS3798– Guideline on Earthworks for Commercial and Residential Developments and Council’s Earthworks Code; (iii) How the applicant address the implications of the dispersive soils in the future development of any Earthworks Management Plan for subsequent applications; and (iv) The report must demonstrate how the applicant is to address priorities for erosion prevention measures over control measures and proposing overall procedures and strategies that would need to be implemented in the preparation of an Earthworks Management Plan	In conjunction with the first subsequent PDA application for reconfiguring a lot.

36.	Geotechnical and Mining
(a)	Council acknowledges the submission of the Desktop Mining Study at Fischer Road, Ripley: Report 4 – Final Report prepared by Moreton Geotechnical Services Pty Ltd dated 17 April 2012. The applicant is requested to submit a new or amended geotechnical and mining report. The new or amended geotechnical and mining report must include but not be limited to: (i) The mining methods used previously; (ii) The geology of the site including rock types, dip on the strata and details of any geological irregularities such as faults and folds; (iii) An indication whether undocumented workings are likely to be under the site and if the workings are flooded or dry; (iv) The factor of safety against pillar crushing, comments on the stability of all underground workings and the possibility of subsidence settlement; (v) The most suitable types of structures and foundation systems to minimise the potential settlement or subsidence effects; (vi) The preferred location and any recommended construction techniques for:- • Infrastructure to serve the proposed development • Structures to be constructed on site. (vii) Pavement design that accounts for current best practice, Council's standards and requirements driven by possible reactive insitu material; (viii) Consider, and accommodate all other elements relating to the proposed development affected by the insitu soil condition; (ix) All structures undertaken for the development eg. footpaths/cycle ways, retaining walls, drainage components and the like, shall be In conjunction with the first subsequent PDA application for reconfiguring a lot.

	designed in order that foundations effects, differential movements etc. are accounted for and do not impede the component operation or serviceability requirements during their expected lifetime eg. avoidance of trip hazards, blockages, structural failures, traffic hazards etc.; (x) Demonstrate for any proposed element eg earthworks, bunding, embankments, etc. that any expected settlement effects shall not compromise the performance over the required service life eg undesirable concentrated flows over a detention basin wall; and (xi) Any recommended management practices for the site.	
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37.	Trunk Road Works	
(a)	Unless a relevant infrastructure agreement provides to the contrary, the applicant is to design Ripley Road within the development frontage generally in accordance with the EDQ Guideline No. 19 Ripley Road Design Guidelines.	In conjunction with the first subsequent PDA application for reconfiguring a lot.
(b)	Road design levels for Ripley Road must be consistent with the ultimate road design and road finish level.	In conjunction with the first subsequent PDA application for reconfiguring a lot.
(c)	Unless a relevant infrastructure agreement provides to the contrary, the applicant is to design Fischer Road within the development frontage generally in accordance with the EDQ Infrastructure Charges Offset Plan (ICOP) – Ripley Valley.	In conjunction with the first subsequent PDA application for reconfiguring a lot.
(d)	Unless a relevant infrastructure agreement provides to the contrary, the applicant is to design Montereia Road within the development frontage generally in accordance with the EDQ Infrastructure Charges Offset Plan (ICOP) – Ripley Valley.	In conjunction with the first subsequent PDA application for reconfiguring a lot.

38.	Stormwater Quality	
(a)	The applicant must submit a Stormwater Management Plan demonstrating compliance with QUDM, Council's <i>Implementation Guideline 24 – Stormwater Management</i> and Council's <i>Planning Scheme Policy 3 – General Works</i> prior to stormwater runoff discharging from the site.	In conjunction with the first subsequent PDA application for reconfiguring a lot.
(b)	The applicant must ensure that the location of all stormwater infrastructure (including, linear parks, drainage infrastructure, sediment basins, bioretention basins, sediment forebays and associated earthworks) must be excluded from a minimum total corridor width of 65m for waterways traversing the site.	In conjunction with the first subsequent PDA application for reconfiguring a lot.

(c)	The applicant must construct the stormwater management system for the proposed development generally in accordance with the approved stormwater management plan required by part 38 (a) and 38 (b) of this condition and to Council's construction standards.	In conjunction with the first subsequent PDA application for reconfiguring a lot.
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39.	Rehabilitation	
(a)	The applicant must demonstrate the retention of a minimum 65m corridor for waterways traversing the site and rehabilitate the buffers in accordance with Ipswich City Council Waterway and Channel Rehabilitation Guidelines (Final Version 3). The applicant must ensure that the location of all stormwater infrastructure (including, linear parks, drainage infrastructure, sediment basins, bioretention basins, sediment forebays and associated earthworks) must be excluded from a minimum total corridor width of 65m.	In conjunction with the first subsequent PDA application for reconfiguring a lot.
(b)	The waterway must be vegetated to be consistent with a naturally occurring waterway to provide appropriate riparian vegetation structure and shade over the waterway thereby eliminating weed competition. Species should be selected from the Ipswich City Council Riparian Corridor Revegetation Guideline recommended species list and minimizing the use of dumped rock.	In conjunction with the first subsequent PDA application for reconfiguring a lot.
(c)	The applicant must submit to the assessment manager for approval a Bushland and Rehabilitation Management Plan in accordance with the Planning Scheme Policy 3, Part 3 demonstrating achievement of (a) and (b) above will be achieved and include the following: (i) A soil analysis including details as to erosive and/or dispersive characteristics. (ii) Recommendations as to any soil amelioration and/or treatment requirements necessary to ensure long term stabilisation, to take account of erosive and/or dispersive characteristics. (iii) The retention of vegetation to the greatest extent practical, including detailing the location of significant habitat trees on a plan demonstrating how they can be protected and clearly delineating the boundary of works. (iv) Adequate velocity control ensuring no causation or exacerbation of erosion, to be informed by natural channel long sections (pre and post development).	In conjunction with the first subsequent PDA application for reconfiguring a lot.

	(v) Typical natural channel cross sections post development.	
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40.	Geomorphological report	
(a)	The applicant must provide an updated geomorphological report that includes the following items: (i) An assessment as to the geomorphic condition of the waterways flowing through the site, including a thorough analysis of the sites soils and waterway substrates. (ii) Recommendations to remediate the waterways to reinstate ecological function and provide long term stability, while allowing for necessary geomorphic variation. Such recommendations must be made in consideration of long term flow characteristics (ie a developed catchment). (iii) Where active physical intervention is required, provide conceptual designs (including conceptual earthworks drawings) for waterway remediation that maintains and restores aquatic and riparian ecosystem function, and that supports the requirements for the area to function as an ecological corridor as per the submitted Koala Survey and Habitat Assessment prepared by Austecology and dated 18 December 2014, and the Ecological Review prepared by Yurrah and dated 18 December 2014.	In conjunction with the first subsequent PDA application for reconfiguring a lot.

41.	Fauna Management	
(a)	The applicant must engage a spotter catcher licensed under the <i>Nature Conservation Act 1992</i> by the Department of Environment and Heritage Protection, to assess the site, supervise any vegetation removal and ensure that any native fauna has been identified, relocated and discouraged from returning prior to habitat disturbance.	Prior to the commencement of any vegetation clearing works.
(b)	The applicant must provide to the assessment manager the name and contact details for the spotter catcher mentioned at (a) above engaged by the applicant to carry out the works.	A minimum of five (5) business days prior to commencement of vegetation clearing works.
(c)	The applicant must submit to the assessment manager a report prepared by the appointed spotter catcher mentioned at (a) above detailing the following items:	Within ten (10) business days of the completion of any stage of vegetation clearing works and prior to commencement of any vegetation clearing works for the

	(i) Catalogue of native fauna identified pre and post vegetation clearing works including species taken from hollows (ii) Documented preventative and remedial actions put in place to ensure no harm to the species (iii) Confirmation of compliance with sequential clearing requirements of koala habitat trees in accordance with the <i>Nature Conservation Act 1992</i> (iv) Confirmation no vegetation clearing works occurred without supervision from the spotter catcher (v) Detail a log of all species taken to a vet, wildlife hospital or equivalent for treatment as a consequence of injury following clearing works.	subsequent stage.
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42.	Nil Net Loss	
	Unless otherwise determined in writing by the assessment manager, the applicant must pay a monetary contribution to the assessment manager to ensure a nil net loss of mature native vegetation in accordance with Section 7 of Implementation Guideline 19 – Vegetation Retention of the Ipswich Planning Scheme. The monetary contribution must be paid in accordance with section 6.5.1 of Council's Fees and Charges applicable at the date when payment is made.	Prior to the assessment manager signing the relevant subdivision plan.

43.	Acoustic Design Management	
	The applicant must submit to the assessment manager an updated acoustic report providing details that all noise sensitive receivers including any residential premises, childcare facility and educational facilities are designed to ensure the indoor acoustic quality objectives are achieved for the building type and activity as specified in Schedule 1 of the <i>Environmental Protection (Noise) Policy 2008</i> .	In conjunction with the first subsequent PDA application for reconfiguring a lot.

45.	Registered Professional Engineer of Queensland (RPEQ) Certification	
43.	All reports and design drawings provided as part of the assessments are to be signed by suitably qualified RPEQ engineer experienced in the relevant discipline.	In conjunction with the PDA application.

Assessment Manager (Ipswich City Council) Advice

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

1.	Acronyms and Terms Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by RPEQ.
(c)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.
(d)	QUDM – The <i>Queensland Urban Drainage Manual (2007 Edition)</i> , produced by the Queensland Department of Environment and Natural Resources
(e)	DTMR - Department of Transport and Main Roads
(f)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(g)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.
(h)	ICOP- Infrastructure Charge Offset Plan
(i)	EDQ – Economic Development Queensland
2.	Koala Protection The Commonwealth has listed the Koala populations in Queensland, New South Wales and the Australian Capital Territory as ‘vulnerable’ under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act), accordingly Koalas in Queensland are protected under national environment law. Refer to the Australian Government – Department of Sustainability, Environment, Water, Population and Communities (epbc.referrals@environment.gov.au or phone: 1800 803 772) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.
3.	Contaminated Land The applicant must ensure all land to be dedicated to Council is not listed on either the Contaminated Land Register or the Environmental Management Register prior to dedication. In this regard the applicant must be responsible for all works associated with the removal of any land to be dedicated to Council from these registers. The applicant must provide details to Council demonstrating that the requirements of this condition have been met in conjunction with the lodgement of the application to sign the plan of subdivision.
4.	Proximity of Earthworks to Adjoining Property Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the <i>Ipswich Planning Scheme</i> . Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the

	Council's satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application.
5.	Easement Documentation
	The documentation associated with easements may be prepared by the applicant in a form satisfactory to Council's city solicitor, or the applicant may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the applicant's expense.
6.	Portable Long Service Leave
	Where the proposed works (civil and landscaping) are valued at \$150,000 or more and match the definition of Building and Construction Industry, the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the <i>Sustainable Planning Act 2009</i>. If you require clarification in regard to the <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i>, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.
9.	Local Government (Finance, Plans and Reporting) Regulation 2010
	This property may be subject to the provision of Section 50 of the Local Government (Finance, Plans and Reporting) Regulation 2010. This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (eg. subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.
10.	Section 245 of the Sustainable Planning Act 2009
	Pursuant to section 245 of the Sustainable Planning Act 2009, a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.
11.	Infrastructure Credits
	Trunk infrastructure may be subject to credits to be offset against infrastructure charges in accordance with the Ipswich Planning Scheme Policy 5 - Infrastructure. Such arrangements must be the subject of an Infrastructure Agreement to be prepared by Council at the cost of the applicant.
12.	Other Development Obligations
	The applicant is advised to ensure that any development obligations pursuant to the provisions of the <i>Aboriginal Cultural Heritage Act 2003</i> , the <i>Sustainable Planning Act 2009</i> and the <i>Sustainable Planning Regulation 2009</i> are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.

	For more information, the applicant may seek information from the Registered Aboriginal Cultural Heritage Body for the Ipswich Region (Jagera Daran Pty Ltd), the cultural heritage database, or seek the advice of the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs.
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13.	Fire Ants
(a)	In accordance with the Plant Protection Act 1989 and the Plant Protection Regulation 2002, 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.
(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 Biosecurity Queensland on 13 25 23 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to: Biosecurity Queensland Department of Agriculture, Forestry and Fisheries GPO Box 46 BRISBANE QLD 4001
(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 Department of Agriculture, Forestry and Fisheries website www.daff.qld.gov.au .
(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 Employment, Economic Development and Innovation to investigate the site and for you to implement any necessary matters required by that Department prior to the commencement of any works.

14.	Development Scheme Preparation Fee
	The development scheme preparation fee pursuant to the Development Fee schedule must be paid prior to the survey plan endorsement pursuant to this approval.

15.	Special Infrastructure Levy
	An annual special infrastructure levy may be applied to properties in the Ripley Valley PDA to assist in funding strategies to mitigate potential development impacts outside the PDA. Potential landowners must be made aware of the special infrastructure levy prior to the purchase of land.

Attachment B

APPEAL RIGHTS

The following are relevant extracts from the *Economic Development Act 2012*

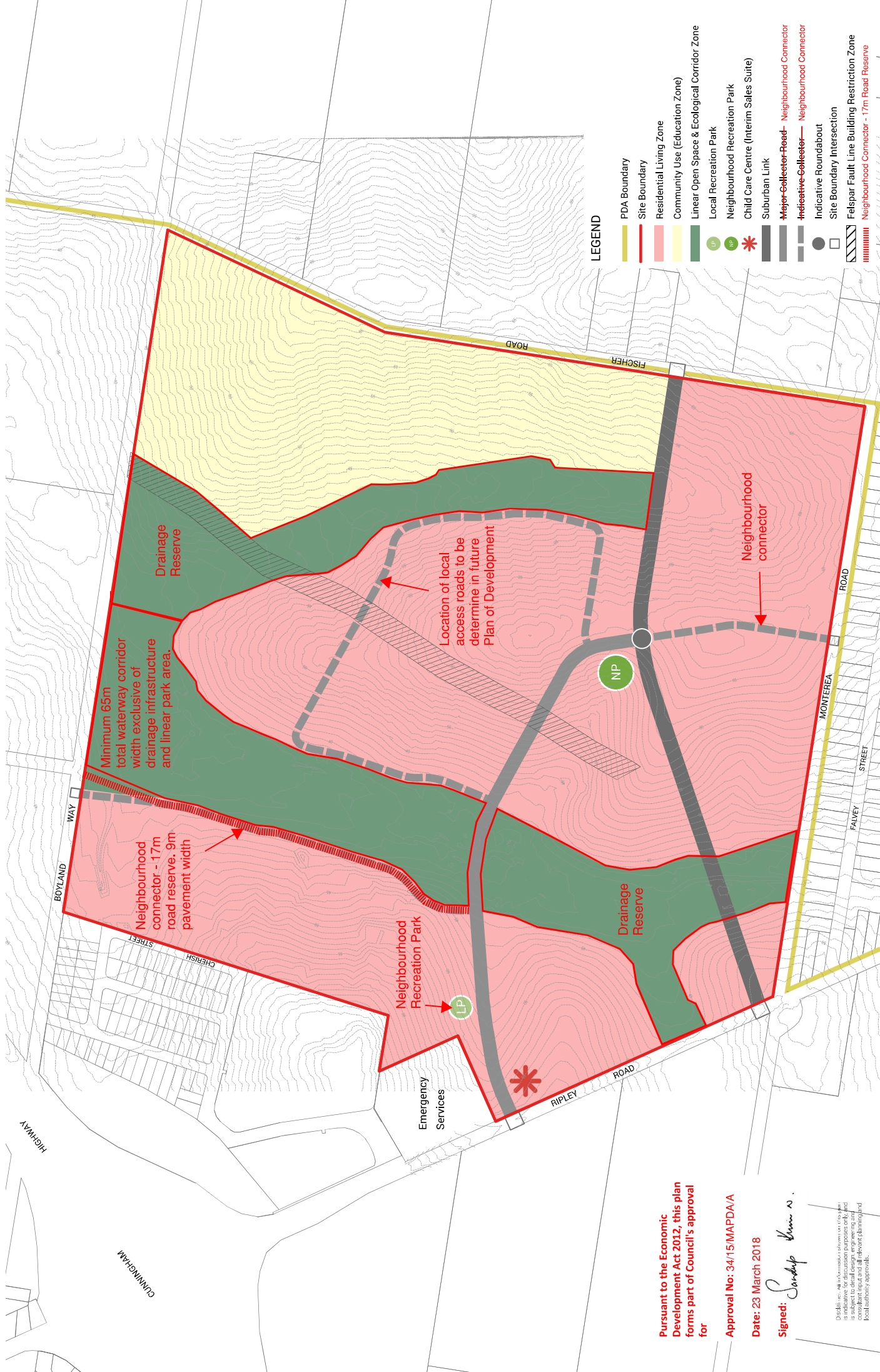
Chapter 3, Part 4

90 Right of Appeal Against Particular Conditions

- (1) This section applies if a PDA development condition includes a nominated assessing authority (the **entity**).
- (2) The person who made the relevant PDA development application may appeal to the Planning and Environment Court against MEDQ's decision to impose the condition.
- (3) An appeal under subsection (2) must be started within 20 business days after the day the applicant is given notice of the decision.
- (4) The Sustainable Planning Act, chapter 7, part 1, divisions 11 to 13, apply to the appeal as if—
 - (a) it were an appeal mentioned in the divisions; and
 - (b) the entity were the only other party to the appeal.
- (5) However—
 - (a) the appellant must, as soon as practicable after giving the entity the notice of the appeal required under the Sustainable Planning Act, chapter 7, part 1, division 11, give MEDQ a copy of the notice; and
 - (b) MEDQ may, by lodging a notice of election with the registrar of the court, elect to become a party to the appeal.

99 Application to Change PDA Development Approval

- (1) A person may apply (the **amendment application**) to MEDQ to change a PDA development approval.
- (2) However, the amendment application may be made only if MEDQ is satisfied the change would not result in the relevant development being substantially different.
- (3) Division 3 applies for the amendment application as if—
 - (a) a reference in the division to a PDA development application were a reference to the amendment application; and
 - (b) a reference in the division to a PDA development approval were a reference to a changed PDA development approval; and
 - (c) a reference in the division to the granting of a PDA development approval were a reference to the making of the change.
- (4) However, section 84(1)(a) does not apply for the amendment application.
- (5) If the person is not the owner of the relevant land for the PDA development approval, the amendment application must be accompanied by the owner's consent.



LEGEND

- PDA Boundary
- Site Boundary
- Residential Living Zone
- Community Use (Education Zone)
- Linear Open Space & Ecological Corridor Zone
- Local Recreation Park
- Neighbourhood Recreation Park
- Child Care Centre (Interim Sales Suite)
- Suburban Link
- Major Collector Road
- Indicative Collector
- Indicative Roundabout
- Site Boundary Intersection
- Felspar Fault Line Building Restriction Zone
- Neighbourhood Connector - 17m Road Reserve

353-396 Ripley Road, Ripley
Land Use (Zoning Plan)

Date	Project No.	Revision	DWG No.
31/09/2017	1017024	B	21

1:1 N 0 50 100 150 200 300M/1:2,500@A1

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

Approval No: 34/15/MAPDA/A

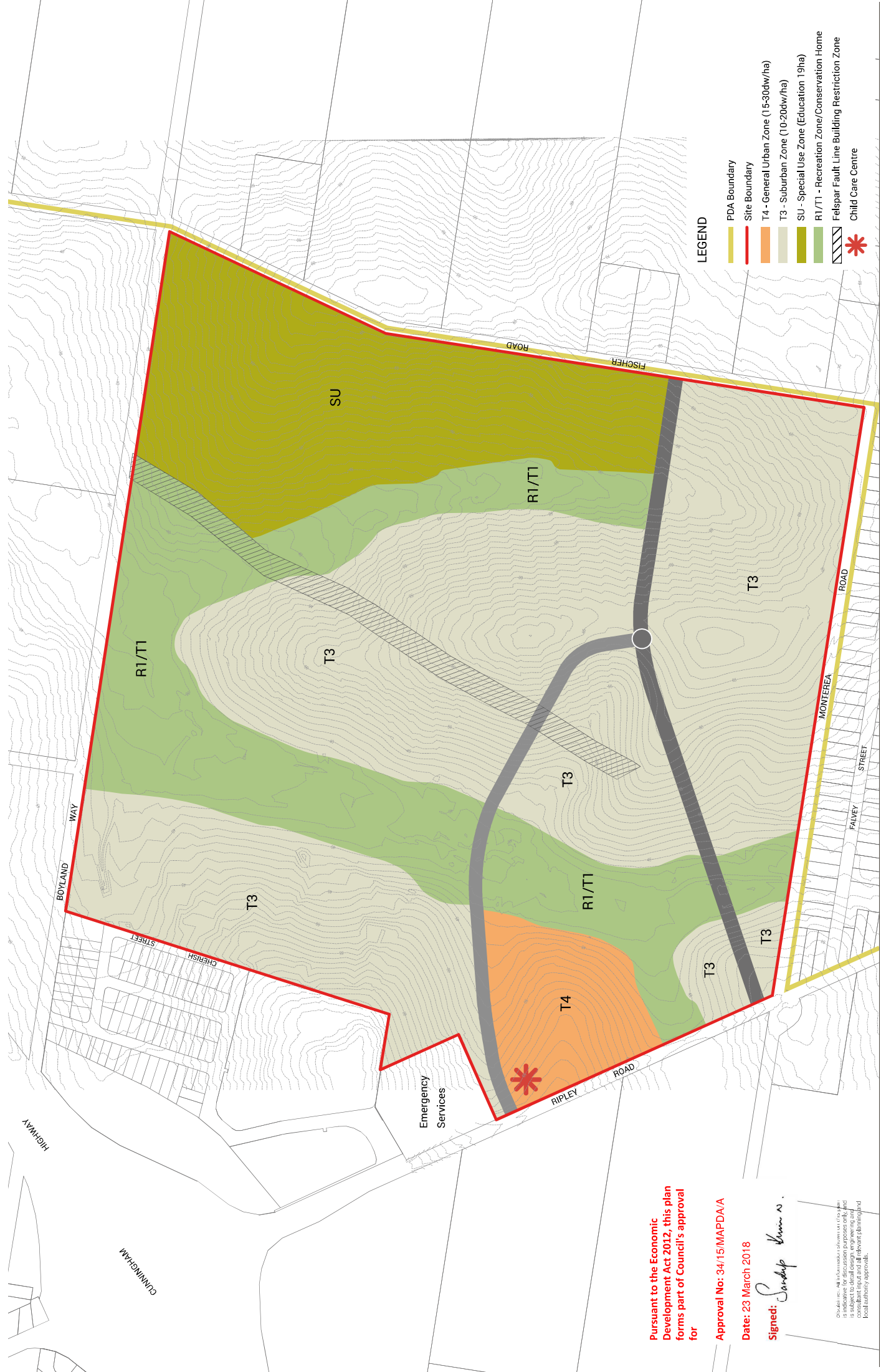
Date: 23 March 2018

Signed: *Sarah Khan*

Disclaimer: All information shown on this plan
is indicative for discussion purposes only, and
does not constitute a guarantee of any kind.
Consultant input and all relevant planning and
local authority approvals.

place
design
group.

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LEGEND

- PDA Boundary
- Site Boundary
- T4 - General Urban Zone (15-30dw/ha)
- T3 - Suburban Zone (10-20dw/ha)
- SU - Special Use Zone (Education 19ha)
- R1/T1 - Recreation Zone/Conservation Home
- Felspar Fault Line Building Restriction Zone
- Child Care Centre

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

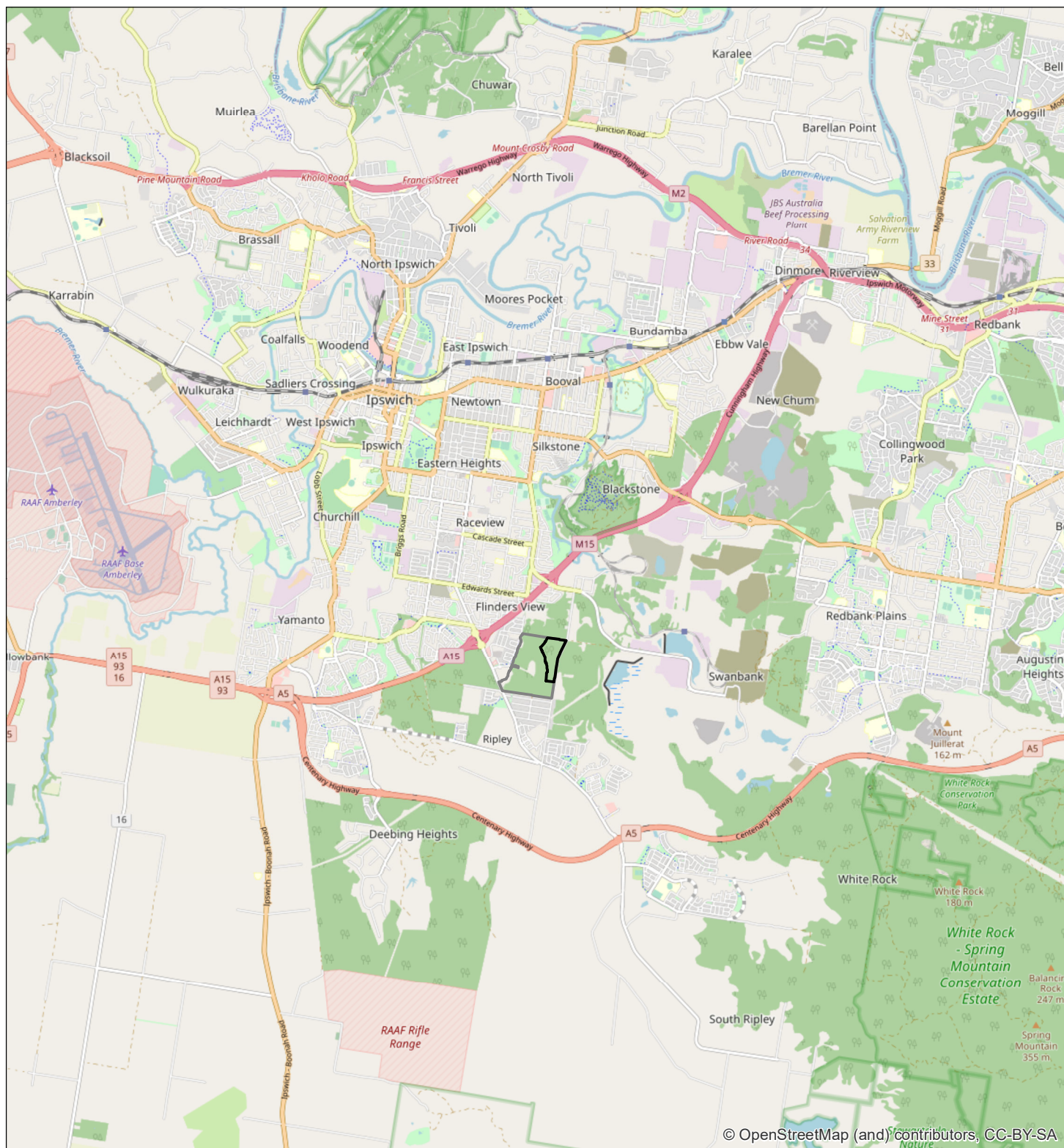
Approval No: 34/15/MAPDA/A

Date: 23 March 2018

Signed: *Sandy Kinn*

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Date	Project No.	Revision	DWG No.
31/10/2017	1017024	B	22
1/1	0	50	100
1/1	0	150	200
1/1	0	250	300
1/1	0	350	400
1/1	0	450	500
1/1	0	550	600
1/1	0	650	700
1/1	0	750	800
1/1	0	850	900
1/1	0	950	1000



Legend

-  Property DCDB
-  Referral Area

Figure 1

Site Context

File ref. 10835 E Figure 1 School Referral Site Context A
Date 27/09/2021
Project School Site, Ripley Road, Ripley

0 1 2 3 km

Scale (A4): 1:100,000 [GDA 2020 MGA Z56]



Jolifields
 Development Pty Ltd
 & The Trustee for
 Morehampton Capital
 & Trustee for the
 Goldfields QLD Trust

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 OF THE CLIENT SAUNDERS HAVILL GROUP. THE GROUP CANNOT ACCEPT
 RESPONSIBILITY FOR ANY USE OF OR RELIANCE UPON THE
 CONTENTS OF THESE DRAWINGS BY ANY THIRD PARTY.



Legend

- Qld DCDB
- Property DCDB
- Referral Area

Figure 2

Site Aerial

File ref. 10835 E Figure 2 School Referral Site Aerial A
Date 27/09/2021
Project School Site, Ripley Road, Ripley

0 100 200 m

Scale (A4): 1:5,000 [GDA 2020 MGA Z56]



Jolifields
 Development Pty Ltd
 & The Trustee for
 Morehampton Capital
 & Trustee for the
 Goldfields QLD Trust



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