



Minister for State Development and Infrastructure  
Minister for Industrial Relations and  
Minister for Racing

Our ref: WR24/18181

Your ref: A1297047/ Petition - 4066-24

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Mr Neil Laurie  
The Clerk of the Parliament  
Parliament House  
Corner of Alice and George Streets  
BRISBANE QLD 4000

[TableOffice@parliament.qld.gov.au](mailto:TableOffice@parliament.qld.gov.au)

Dear Mr Laurie *Neil,*

Thank you for your letter of 14 June 2024, regarding petition 4066-24 received by the Queensland Legislative Assembly on 9 June 2024, seeking the removal of Lot 178 on SP141675 (the site) from the Ripley Valley Priority Development Area (Ripley Valley PDA) and the removal of the proposed State Primary School (P8004) designation at the premises known as Scott's Farm.

It is the government's responsibility to ensure that the new Ripley Valley community and the services required to support it are well planned and delivered when needed. Within PDAs the Queensland Government must take a long-term view when planning for changes to property ownership and land use, and the delivery of infrastructure.

To discuss the concerns raised previously by members of the community and those similar issues now raised by the petitioners, I recently met with Jennifer Howard MP, Member for Ipswich, and officers from Economic Development Queensland (EDQ) and the Department of Education to consider a way forward. Subsequently, officers from EDQ and the Department of Education met with members of the Scott family on site at Lot 178.

The Department of Education has advised that it is anticipated that the proposed Primary State School (PS004) currently identified on Scott's Farm will eventually be required to service the future residential community of the Ripley Valley PDA. EDQ, as the planning authority responsible for the Ripley Valley PDA, is committed to working with all stakeholders to ensure that appropriate planning is undertaken for the future community.

I have therefore asked EDQ and the Department of Education to review if the proposed State Primary School (P8004) is required and whether there are any other suitable locations for it.

I expect to have the results of this review for my consideration by the end of July 2024, and at that point I will be able to decide whether a change to the infrastructure planning for the Ripley Valley PDA can be accommodated.

The petitioners have also asked why EDQ's Guideline 11 — Community Facilities was not applied to Sekisui House Developments (SHD) approval DEV2012/235.

I have been advised that the November 2011 version of Guideline 11 for Community Facilities was applied during the assessment of DEV2012/235, as well as the now repealed Ripley Valley PDA Infrastructure Charging Offset Plan (ICOP). The ICOP identified the location of each community facility required to service the Ripley Valley PDA and did not require a school site specifically on SHD's land. The conditions of DEV2012/235 instead impose an obligation under the ICOP for SHD to pay financial contributions towards the delivery of the local school network and other community infrastructure elsewhere within the Ripley Valley PDA.

I am further advised that Guideline 11 was also used for the planning of community facilities during the development of the Ripley Valley PDA Development Charges and Offset Plan (DCOP), which replaced the ICOP in July 2022. Also applying across the Ripley Valley PDA, the DCOP will ultimately deliver three state primary schools and one state secondary school for the catchment that includes DEV2012/235.

I would like to thank the petitioners for raising this matter with me and I trust this information is of assistance.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Grace Grace', with a long horizontal flourish extending to the right.

**GRACE GRACE MP**  
**Minister for State Development and Infrastructure**  
**Minister for Industrial Relations and**  
**Minister for Racing**