DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Our ref: DEV-2026-RIP-5210

30 September 2026

Stockland Development Pty Ltd
c/- Urbis Ltd
Hannah Knarr - Senior Consultant
hknarr@urbis.com.au

Dear Applicant

Changed PDA Decision Notice
Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area (PDA):	**Ripley Valley PDA**
PDA Development Approval:	**Reconfiguring a Lot – Three (3) Lots into Three Hundred and Ninety-One (391) Residential Lots and associated Plan of Development (POD) for a House over Three Hundred and Ninety-One (391) Residential Lots**
Property Location:	**244 Bayliss Road, White Rock, 2-72 Cumner Road, White Rock, 7000 Lucas Drive, White Rock, QLD 4306**
Property Description:	**Lot 999 on SP342610 and Lot 190 on S31349**

On 30 September 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed Decision Notice and approved plans and documents can also be viewed on EDQ's website at Current applications and approvals.

If you require any further information, please contact Nicole Tobias on (07) 3452 6752 or by email at nicole.tobias@edq.qld.gov.au.

Yours sincerely

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Changed Decision Notice

Site information		
Name of priority development area (PDA)	Ripley Valley PDA	
Site address	244 Bayliss Road, White Rock, 2-72 Cumner Road, White Rock, 7000 Lucas Drive, White Rock	
Lot on plan description	Lot number	Plan description
	Lot 190	S31349
	Lot 999	SP342610

PDA Development Approval details	
DEV Reference No.	DEV-2026-RIP-5210
Original Approval details	PDA Development Approval for Development Permit for Reconfiguring a Lot – Three (3) Lots into Three Hundred and Ninety-One (391) Residential Lots and associated Plan of Development (POD) for a House over Three Hundred and Ninety-One (391) Residential Lots
Change to Approval Decision	EDQ has decided to grant **all** of the changes to the PDA Development Approval applied for, **subject to** PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: • List of Approved plans and documents including changes to Plan of development, RAL plans; • Conditions 13, 18, 28, 39, 41 and 59 as requested by the applicant; and • Administrative changes required by EDQ as the MEDQ to conditions 4, 5, 6, 8, 15, 20, 32, 36, 38, 40, 43, 58, and 62 and the standard advice notes.
Original decision date	23 March 2026
Change to Approval decision date	30 September 2026
Currency Period	6 years from the Original decision date

Approved plans and documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Plan/Document Name		**Reference No.**	**Prepared By**	**Date**
1.	Reconfiguring of a lot overall (amended in red)	P0053760-ROL-00	Urbis	22/09/2026
2.	Reconfiguring of a lot 01	P0053760-ROL-01	Urbis	22/09/2026
3.	Reconfiguring of a lot 02 (amended in red)	P0053760-ROL-01	Urbis	22/09/2026
4.	Reconfiguring of a lot 03	P0053760-ROL-02	Urbis	22/09/2026
5.	Plan of development 01 (amended in red)	P0053760-POD-01	Urbis	22/09/2026
6.	Plan of development 02 (amended in red)	P0053760-POD-02	Urbis	22/09/2026
7.	Development controls (amended in red)	P0053760-POD-DC	Urbis	22/09/2026
8.	Development controls (amended in red)	P0053760-POD-DC	Urbis	22/09/2026
9.	Staging plan	P0053760-STG-01	Urbis	22/09/2026
10.	Parking plan 01	P0053760-PP-01	Urbis	22/09/2026
11.	Parking plan 02	P0053760-PP-02	Urbis	22/09/2026
12.	Providence East – Eastern Waterway Rehabilitation Plan – Plant Schedule	24046-104 Issue D	CUSP	14/02/2025
13.	Interim Access Plan		See Civil	30/9/2026
Supporting Plans and Documents				
14.	Preliminary Bushfire Attack Level Assessment	-	Land and Environment Consultants	19/11/2025
Supporting Plans and Documents previously approved on 23 March 2026				
15.	Providence East ROL2 Landscape Masterplan Package	24\24094	CUSP	05 /11/2025
16.	Earthworks Infrastructure Master Plan	Project No. 24-202 Prov East RoL 2 – EW IMP – Rev D	KN Group	30/10/2025

17.	Report on Dispersive Soils Management	215689.04.R.0 02 (Rev0)	Douglas Partners	16/12/2024
18.	Providence East – ROL2 Traffic Impact Assessment	620.30351- R02-v2.1	SLR Consulting Australia	07/11/2025
19.	Providence East Flood Management Strategy	M11200_017- REP-002 (Rev 8)	Engeny	06/11/2025
20.	Providence East ROL 2 Geomorphic Assessment	BBNE00501_0 059-REP-003 (Rev3)	Engeny	06/11/2025
21.	Providence East ROL 2 Stormwater Infrastructure Master Plan	BBNE00501_0 059-REP-001 (Rev2)	Engeny	06/11/2025
22.	Report on Geotechnical Investigation and Preliminary Global Stability Assessment	215689.04.R.0 01 (Rev1)	Douglas Partners	27/10/2025
23.	Providence East – ROL 2 – Sequencing Plan	Job No. P0026847 Dwg No. SEQ- 01	Urbis	07/11/2025
24.	General locality plan, drawing index and notes	24-202-201- Rev C	KN Group	30/10/2025
25.	Road hierarchy layout Plan	24-202-211-Rev C	KN Group	30/10/2025
26.	Road chainage plan	24-202-212-Rev C	KN Group	30/10/2025
27.	Road Typical Sections Sheet 1	24-202-221-Rev C	KN Group	30/10/2025
28.	Road Typical Sections Sheet 2	24-202-222-Rev C	KN Group	30/10/2025
29.	Road Typical Sections Sheet 3	24-202-223- Rev	KN Group	30/10/2025
30.	Road bus stop key	24-202-224-Rev B	KN Group	30/10/2025
31.	Road bus stop sheet 1	24-202-225-Rev B	KN Group	30/10/2025
32.	Road bus stop sheet 2	24-202-226-Rev B	KN Group	30/10/2025
33.	Road bus stop sheet 3 (amended in red)	24-202-227- Rev B	KN Group	30/10/2025
34.	Road Longitudinal Section – Road 01 –	24-202-231- Rev C	KN Group	30/10/2025

	Sheet 1			
35.	Road Longitudinal Section – Road 01 – Sheet 2	24-202-231A-Rev B	KN Group	30/10/2025
36.	Road Longitudinal Section – Road 02B – Sheet 1	24-202-232-Rev C	KN Group	30/10/2025
37.	Road Longitudinal Section – Road 02B – Sheet 2	24-202-233-Rev C	KN Group	30/10/2025
38.	Road Longitudinal Section – Road 03 – Sheet 1	24-202-234-Rev C	KN Group	30/10/2025
39.	Road Longitudinal Section – Road 03 – Sheet 2	24-202-235-Rev C	KN Group	30/10/2025
40.	Earthworks site layout plan	24-202-240- Rev D	KN Group	30/10/2025
41.	Earthworks layout plan sheet 1	24-202-241-Rev D	KN Group	30/10/2025
42.	Earthworks layout plan sheet 2	24-202-242-Rev D	KN Group	30/10/2025
43.	Earthworks layout plan sheet 3	24-202-243-Rev C	KN Group	30/10/2025
44.	Earthworks layout plan sheet 4	24-202-244-Rev C	KN Group	30/10/2025
45.	Earthworks retaining wall details	24-202-245-Rev C	KN Group	30/10/2025
46.	Earthworks cross sections sheet 1	24-202-261-Rev C	KN Group	30/10/2025
47.	Earthworks cross sections sheet 2	24-202-262- Rev C	KN Group	30/10/2025
48.	Earthworks cross sections sheet 3	24-202-263-Rev C	KN Group	30/10/2025
49.	Earthworks cross sections sheet 4	24-202-264-Rev C	KN Group	30/10/2025
50.	Earthworks cross sections sheet 5	24-202-265-Rev C	KN Group	30/10/2025
51.	Earthworks cross sections sheet 6	24-202-266-Rev C	KN Group	30/10/2025
52.	Earthworks layout plan – cut & fill depth	24-202-271-Rev D	KN Group	30/10/2025

	range			
53.	Earthworks layout plan – slope analysis	24-202-281-Rev D	KN Group	30/10/2025
54.	Combined Service layout plan sheet 1	24-202-291-Rev C	KN Group	30/10/2025
55.	Combined Service layout plan sheet 2	24-202-292-Rev C	KN Group	30/10/2025
56.	Combined Service layout plan sheet 3	24-202-293-Rev C	KN Group	30/10/2025
57.	Combined Service layout plan sheet 4	24-202-294-Rev C	KN Group	30/10/2025
58.	Combined Service layout plan sheet 5	24-202-295-Rev C	KN Group	30/10/2025
59.	Combined Service layout plan sheet 6	24-202-296-Rev C	KN Group	30/10/2025
60.	Combined Service layout plan sheet 7	24-202-297- Rev C	KN Group	30/10/2025
61.	Combined Service layout plan sheet 8	24-202-298-Rev C	KN Group	30/10/2025
62.	Combined Service layout plan sheet 9	24-202-299-Rev C	KN Group	30/10/2025
63.	Combined Service layout plan sheet 10	24-202-300-Rev C	KN Group	30/10/2025
64.	Combined Service layout plan sheet 11	24-202-301-Rev C	KN Group	30/10/2025
65.	Combined Service layout plan sheet 12	24-202-302-Rev C	KN Group	30/10/2025
66.	Ecological Technical Memorandum		28 South Environmental	19/12/2024
67.	Vegetation and Fauna Assessment Plan Rev2.0	2020-078 (Providence_V FAP_RoL2)	28 South Environmental	07/11/2025
68.	Providence East ROL 2 Stormwater Quality Management Plan	BNE00501_00 59-REP-002-3	Engeny	06/11/2025
69.	Bushfire Management Plan V2	24110	Land and Environment Consultants	19/11/2025
70.	Report on Geotechnical Investigation and Global Stability Assessment	215689.08.R.0 01.Rev0	Douglas Partners	02/11/2025

71.	Council Request for Information Response South Ripley, Providence East Rol 2 Bayliss Road, South Ripley QLD	215689.04	Douglas Partners	09/03/2025

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

a) The Applicant must:

i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Services Fees and Charges Schedule[1] (as amended from time to time).

ii) submit to EDQ a duly completed Compliance Assessment form[2].

iii) submit to EDQ the documentation as required under the relevant condition.

b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.

c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.

d) The process and timeframes that apply to Compliance Assessment are as follows:

i) the Applicant submits items required under a) above to EDQ for Compliance Assessment.

ii) **within 20 business days** – EDQ assesses the documentation and:
1. if satisfied, endorses the documentation; or
2. if not satisfied, notifies the Applicant accordingly.

iii) if the Applicant is notified under ii) above, revised documentation must be submitted **within 20 business days** from the date of notification.

iv) **within 20 business days** – EDQ assesses the revised documentation and:
1. if satisfied, endorses the revised documentation; or
2. if not satisfied, notifies the Applicant accordingly.

[1] The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

[2] The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

v) where MEDQ notifies the Applicant as stated under iv) above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

a) For conditions requiring Compliance Assessment via the EDQ Customer Portal or via developmentservices@edq.qld.gov.au.

b) For conditions requiring the submission of material related to the Certification Procedures Manual (CPM) process via the CPM Digital Submission system.

PDA Development Conditions

No.	Condition	Timing
1.	**Carry out the approved development** Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
2.	**Rates in Arrears** Outstanding rates and other expenses as a charge against the land must be paid in accordance with the provisions of the *Economic Development Act 2012.*	Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
3.	**Conditions to be met Prior to Commencement of Development** All necessary infrastructure that is required to be constructed as part of Development Approval (including any lawful subsequent amendments) for connection to the proposed development including water, sewer, road network and stormwater drainage over the subject site, must be completed.	Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
4.	**Stages for Reconfiguration** a) Unless otherwise approved in writing by the MEDQ Delegate, stages of the development must be constructed in accordance with the approved plans and documents.	a) From the commencement

PDA Development Conditions		
No.	**Condition**	**Timing**
	Note: Stages can be constructed and completed simultaneously if required. b) Unless otherwise approved in writing by the MEDQ Delegate, each stage must be independently serviced by roads, water, sewer, stormwater, stormwater management systems and any other relevant utilities.	of the construction of the development and at all times thereafter. b) From the commencement of the construction of the development and at all times thereafter.
5.	**Street Naming** Submit to EDQ a schedule of street names approved by Council. Note: Council requires a list of three (2) proposed road names and the corresponding name meanings for any new roads to be opened. If a theme is considered appropriate, an explanation of the theme is to be submitted at the same time. Council reserves the right to accept any or none of the proposed names. Note: Any proposed road names derived from indigenous sources should be local to the area and endorsed by the recognised local indigenous community. Note: A Street Naming Application may be submitted and approved prior to submission and approval of pre-construction plans.	Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
6.	**Park Naming** Submit to EDQ a schedule of park names approved by Council. Note: Council requires a list of two (2) proposed park names and the corresponding name meanings for the proposed park. If a theme is considered appropriate, an explanation of the theme is to be submitted at the same time. Council reserves the right to accept any or none of the proposed names. Note: Any proposed road names derived from indigenous sources should be local to the area and endorsed by the recognised local indigenous community.	Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
7.	**Alterations and/or Relocations** a) Where works associated with the development has or will have a detrimental impact on existing public utilities, undertake all	a) Prior to the MEDQ Delegate

PDA Development Conditions		
No.	**Condition**	**Timing**
	works necessary to protect, repair and/or relocate the impacted existing public utilities in accordance with the standards and requirements of the relevant Authority. The repair and/or relocation works must be at no cost to or compensation by the relevant public utility Authority or Council.	accepting the works "On Maintenance" for each stage.
	b) Submit to the MEDQ Delegate written confirmation from the relevant public utility Authority that all works to the public utility has been completed to the satisfaction of the utility Authority.	b) Prior to the MEDQ Delegate accepting the works "On Maintenance" for each stage.
SURVEYING, LAND TRANSFERS AND EASEMENTS		
8.	**Plan of Subdivision** Submit to the MEDQ Delegate an amended Plan of Subdivision generally in accordance with the approved plans and documents, that consolidates the lots currently described as waterway, riparian and erosion buffer to a single waterway lot for each of the eastern and western tributaries.	In conjunction with the lodgement of the Plan Sealing application.
9.	**Land Transfers – Park and Open Space** Transfer, in fee simple, to Council as trustee all lots shown on the approved plans for park and open space purposes in accordance with the relevant Infrastructure Master Plan and/or endorsed Landscaping Plan.	At registration of survey plan for the relevant stage.
10.	**Land Transfers – Local Community Facilities** Transfer, in fee simple, to Council as trustee, 5702 as shown on the approved plans as 'Community Node'. Lots to be transferred under this condition must be serviced in accordance with the requirements of EDQ Guideline 11 – Community Facilities; Ipswich City Council's Desired Standards of Service (Planning Scheme Policy 3); and the Development Charges and Offset Plan (DCOP Ref: CF012) Note: At a minimum, stabilisation works (including earthworks, retaining and stabilisation planting), service connections (water, sewerage, telephone, broadband, stormwater and electricity) will be required. The applicant will be entitled to offsets for the dedication of the land where meeting Council's Desired Standards of Service.	This lot must be transferred in conjunction with the plan sealing of Lot 5701 or prior to 2041, whichever occurs first.
11.	**Land Transfers – State Community Facilities** Transfer, in fee simple, to the State of Queensland (represented by the Department of Education), the proposed school site as shown on the approved plans for primary school purposes.	On or before 30 June 2030.

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No.	**Condition**	**Timing**
	The intended school is a primary school to accommodate approximately 1,100 students (indicative only and subject to further planning). The minimum school site area is 7 hectares. The school lot is to be handed over to the Department of Education on or before 30 June 2030 to support planning and delivery for an anticipated opening by 2035 (subject to service need and further planning). Lots to be transferred under this condition must be serviced in accordance with the Community Facilities Infrastructure Master Plan (Council ref. 9/2022/PDACA/U) and the Ripley Valley Priority Development Area Development Charges and Offset Plan (DCOP).	
12.	**Land Transfers – Drainage/Waterway Corridors** Transfer, in fee simple, to Council as trustee, lots 9071, 9079 and 9082 to 9086 as shown on the approved plans for drainage purposes. Notes: (i) Western tributary is not to be accepted dedicated until the stormwater assets out falling from contributing catchments of area notated as 'ROL3 (future)' development have achieved off Maintenance. (ii) Eastern tributary is not to be accepted as dedicated until the final stage of the development and it has achieved off maintenance.	In conjunction with the lodgement of the Plan Sealing application for the relevant stage.
13.	**Easements Over Infrastructure** a) Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in privately owned land (other than road) for Contributed Assets. Easements over Urban Utilities assets are required and to be provided in accordance with SEQ Code and Urban Utilities Easement Guidelines. b) Grant, free of cost or compensation payable by Council, a lot for drainage purposes/easement over all land (excluding that contained within approved open space) that is below the design overland flow level from a storm event with an AEP of 1%. c) Dedicate drainage easements in favour of Council where stormwater pipes/culverts are located in privately owned land.	a) At registration of survey plan for the relevant stage. b) At registration of survey plan for the relevant stage. c) Prior to the MEDQ Delegate approving the

PDA Development Conditions		
No.	**Condition**	**Timing**
	The stormwater drainage easements must be provided as follows: i. easements over future municipal stormwater drainage must be centrally located and: • minimum 3m wide where 375mm to 525mm in diameter • minimum 4m wide where greater than 525mm diameter and less than 1,050mm in diameter • extend 1m past the outside of the stormwater pipe where greater than 1,050mm diameter. ii. a minimum 2m wide and centrally located easement must be provided over privately maintained roof and allotment drainage where 375mm diameter or larger; iii. easements over overland flow paths must be of sufficient width and extend a minimum 1m past the top of batter of the drainage channel, which is to be sized to capture and contain the runoff from the 1% AEP storm event and provide the necessary 300mm freeboard to the adjoining land/uses; iv. easements over waterways must be of sufficient width to contain the inundation resulting from the 1% AEP at 2100 flood event; and v. all stormwater drainage within a downstream (future) stage/s that is to be constructed early to facilitate discharge must be fully contained within a stormwater drainage easement in favour of Council until such time as the downstream stage/s are constructed and accepted "On Maintenance". d) Dedicate access and/or reciprocal access easements generally in accordance with the approved plans, and as amended in red by the MEDQ Delegate. The easements must be of minimum 6.0 metres wide and be of sufficient width to fully contain the driveway between lot 5701 and 5702.	Plan of Subdivision of the relevant stage. d) Prior to the MEDQ Delegate approving the Plan of Subdivision of the relevant stage.
14.	**Disclosure of Documents** Provide a copy of the decision to all prospective purchasers of lots affected by building and/or bushfire requirements along with a copy of the approved relevant Compliance Assessment requirements and/or Bushfire Management Plan.	Prior to the signing of any contract of sale associated with the relevant lot.
14.a	**Road Closure – Bayliss Road** Safe and convenient vehicular access must be maintained for affected properties, emergency services and service vehicles at all times during the closure of Bayliss Road and associated construction works, until permanent access is provided to Lot 216 on S11037, Lot 191 on S31348, Lot 178 on S31251 and Lot 174 on S31238. An interim Access Plan demonstrating how this outcome will be achieved must be implemented prior to commencement of	Until such time that a permanent access is provide to Lot 216 on S11037, Lot 191 on S31348, Lot 178 on S31251 and Lot 174 on S31238

PDA Development Conditions		
No.	**Condition**	**Timing**
	the road closure works, demonstrating access.	
COMPLIANCE ASSESSMENT		
15.	**CONDITION DELETED**	
DESIGN STANDARDS		
16.	**Municipal Infrastructure** Unless otherwise required by conditions of this approval or approved in writing by the MEDQ Delegate, all future municipal infrastructure must be designed in accordance with the following: i. the standards/guidelines/manuals detailed in PDA guideline no. 13 Engineering standards; and ii. Ipswich City Council's standard drawings set. (Versions current at the time of lodgement of a Pre-Construction application.) Notes: (i) Ipswich City Council's standard drawings set prevails to the extent of any inconsistency with the PDA guideline no. 13 Engineering standards. (ii) PDA guideline no. 06 Street and movement network prevails. (iii) IPWEA standard drawing RS-080 prevails for kerb and channel profiles and dimensions.	Prior to the lodgement of a Pre-Construction application for each relevant stage.
TECHNICAL REPORTS		
17.	**Implementation – Endorsed Technical Reports/Drawings** a) Where conditions of this approval require Compliance Assessment for a revised Technical Report, the assumptions and recommendations of the endorsed Technical Report must be complied with and reflected in the "Issue for Construction" certified drawings and/or Building Approval. b) Where conditions of this approval require Compliance Assessment for a revised drawing, the "Issue for Construction" certified drawings and/or Building Approval must be consistent with the endorsed drawing. c) Provide any rehabilitation/remediation works in accordance with the endorsed revised Geotechnical Report.	a) Prior to the lodgement of a Pre-Construction application for the relevant stage. b) Prior to the lodgement of a Pre-Construction application for the relevant stage. c) Prior to the MEDQ approving the Plan of Subdivision for the relevant stage.

PDA Development Conditions		
No.	**Condition**	**Timing**
		vi.
18.	**Streetscape Works** Comply with a) to c) below (submit only) or comply with d) to g) below (Compliance Assessment): a) Submit to EDQ detailed landscape plans for streetscape works, including a schedule of assets, certified by a Registered Landscape Architect with AILA, with regard to the relevant Ipswich City Council Guidelines. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ 'As Constructed' plans and asset register in a format acceptable to Council. Or: d) Where the streetscape works do not comply with relevant Ipswich City Council Guidelines, submit to EDQ for Compliance Assessment functional streetscape layout plans, including a schedule of proposed standard and non-standard assets to be transferred to Council certified by an AILA. The detailed functional layout plans are to include where applicable: i) location and type of street lighting, ii) footpath treatments, including footpaths access for Terrace Lots (rear loaded), iii) location and types of streetscape furniture, iv) location and size of stormwater treatment devices, and v) street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. e) Submit to EDQ detailed streetscape works plans certified by a Registered Landscape Architect with AILA generally in accordance with the endorsed plans required under part a) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition.	a) Prior to commencement of streetscape works b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage d) Prior to commencement of streetscape works e) Prior to commencement of site works for each sub-stage f) Prior to survey plan endorsement

PDA Development Conditions		
No.	**Condition**	**Timing**
	g) Submit to EDQ 'As Constructed' plans and asset register in a format acceptable to Council.	for each sub-stage g) Prior to survey plan endorsement for each sub-stage
ROADWORKS		
19.	**Road Design & Construction – General** a) Provide all roads generally in accordance with Figure 3 – Functional Road Hierarchy Plan of the Traffic Impact Assessment and conditions of this approval and the following: i. PDA guideline no. 06 Street and movement network; ii. Intersection of Loop Road (Road 02) and Loop Road (Road 03) – roundabout for safe and efficient movement of a 14.5m long bus; iii. intersection 8 of future Bayliss Road (Road 01), Loop Road (Road 03) and Sports Park Access (Road 05) – signalised intersection for safe and efficient movement of a 14.5m long bus and 60km/hr design speed & 60km/hr posted speed; iv. intersection 9 of future Access Road (Road 04), Loop Road (Road 03) and School Road (Road 06) – signalised intersection for safe and efficient movement of a HRV and 60km/hr design speed & 50km/hr posted speed; v. intersection 10 of future Bayliss Road (Road 01) and New Road (Road 04) intersection – priority controlled intersection for safe and efficient movement of a HRV and 60km/hr design speed & 60km/hr posted speed. b) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for all roadworks associated with the development. The RPEQ documentation must be in accordance with the following: i. the following approved plans and documents: • Figure 3 – Functional Road Hierarchy Plan of the Traffic Impact Assessment • traffic report titled Providence East – ROL2 Traffic Impact Assessment by SLR Consulting dated 07/11/2025 (Reference: 620.30351-R02-v2.1) • Road hierarchy layout plan by KN Group dated 30/10/2025 (drawing no. 24-202-211-Rev C) • Road Typical Sections by KN Group dated 30/10/2025 (drawing no. 24-202-221 to 24-202-223)	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage. b) Prior to the lodgement of a Pre-Construction application for the relevant stage.

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No.	**Condition**	**Timing**
	• Road Longitudinal Sections by KN Group dated 30/10/2025 (drawing no. 24-202-231 to 24-202-235) ii. a Design Report summarizing all design assumptions and/or methodologies, including the identification and reasoning for the acceptance of all non-conforming elements of the design iii. tactile ground surface indicators (TGSIs) must be installed at all kerb ramps at signalised intersections in accordance with IPWEA standard drawing numbers: • RS-092 Kerb Ramps Installation of TGSI's on Ramped Kerb Crossings • RS-093 Kerb Ramps Installation of TGSI's on Ramped Kerb Crossings Application Examples iv. services within future municipal roads must be located in the allocated service corridors in accordance with Council's standard drawing SR.22 *Public Utilities in Subdivisions Typical Service Corridors and Alignments* and SR.23 *Public Utilities in Subdivisions Typical Service Conduit Sections* v. cross drainage structures must be designed to provide the road with minimum 300mm freeboard for the 1% AEP design storm, with a sensitivity analysis to be undertaken for full blockage of the cross drainage structure in all events up to and including the 1% AEP major design storm vi. Unless otherwise agreed with council, provide terminating roads that may be extended as a part of a later stage with a minimum 18m diameter gravel turn around area with a primer and two-coat bitumen or asphaltic concrete seal. Hazard markers and delineator posts must be erected to define the turnarounds. vii. Road 02 and the southern leg of Road 03, from the intersection of Road 01 is to be designed and classified as a Collector Street with a posted speed of 50km/h. viii. Restrict the traffic movements, through the southern end of the laneway (Road 26), to one- way northbound traffic movements only. Appropriate signage/linemarking is to be included in the design ix. The 3.0m wide shared pathway is to be relocated to the eastern side of Road 03 (between Road 04 to Road 02) as marked up on the approved plans of development. c) Undertake all works necessary to construct roads in accordance with the RPEQ certified drawings.	c) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of

PDA Development Conditions		
No.	**Condition**	**Timing**
		subdivision for the relevant stage (whichever occurs first).
	d) Submit to the MEDQ Delegate certification from the relevant Certifier/s that all roadworks associated with the development have been designed and constructed in accordance with the conditions of this approval.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
20.	**Pavement Design** a) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare, certify and submit to the MEDQ Delegate a pavement design in the form of a Pavement Report for all roads within the approved development in accordance with the following: i. Figure 3 – Functional Road Hierarchy Plan of the Traffic Impact Assessment; ii. traffic report titled Providence East – ROL2 Traffic Impact Assessment by SLR Consulting dated 07/11/2025 (Reference: 620.30351-R02-v2.1); iii. Road Typical Sections by KN Group dated 30/10/2025 (drawing no. 24-202-221 to 24-202-223); iv. Road Longitudinal Sections by KN Group dated 30/10/2025 (drawing no. 24-202-231 to 24-202-235); v. all pavements must achieve a minimum 20 year design life; vi. the methodologies outlined in the current Austroads' *Guide to Pavement Technology* series; vii. the methodologies outlined in the current Department and Main Roads Pavement guidelines; and viii. Council's Pavement Design Supplement, located under the "Roads" sub-heading. Note: Pavement design for all roads of connector road classification and above must be accompanied by CIRCLY analysis and results. b) Undertake all works necessary to construct pavements in accordance with the RPEQ certified Pavement Report/s and relevant TMR specifications.	a) Prior to the commencement of roadworks for each relevant stage. b) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of

PDA Development Conditions		
No.	**Condition**	**Timing**
		Subdivision for the relevant stage (whichever occurs first).
	c) Submit to the MEDQ Delegate certification from the relevant Certifier/s that all pavements associated with the development have been designed and constructed in accordance with the conditions of this approval.	c) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
ROAD SAFTEY AUDIT		
21.	**Post-Completion Road Safety Audit – Bayliss Road and Loop Road**	
	a) Unless otherwise accepted in writing by the MEDQ Delegate, undertake all works in accordance with the recommendations of a post-completion Road Safety Audit.	a) Prior to the MEDQ Delegate accepting the works "Off Maintenance" for the relevant stage.
	b) Engage a Certifier, an independent and suitably qualified Senior Road Safety Auditor, to undertake and submit to the MEDQ Delegate a post-completion Road Safety Audit of Bayliss Road and Loop Road in accordance with Austroads' *Guide to Road Safety Part 6: Road Safety Audit*. The Road Safety Audit must: i. Identify any hazard/s and or risk/s; ii. Prioritize the remediation of the identified hazard/s and/or risk/s; and iii. Include recommendations to address the identified hazard/s and/or risk/s.	b) No sooner than three (3) months prior to the submission of a request to the MEDQ Delegate to accept the works "Off Maintenance" for the relevant stage.
	c) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare, certify and submit to the MEDQ Delegate detailed design documentation addressing the recommendations of the completed post-completion Road Safety Audit. Note: It is recommended that the Certifier engage with the MEDQ Delegate prior to commencing this to confirm whether all recommendations of the Road Safety Audit are required to be	c) Prior to implementing the remediation/s recommended by the post-completion Road Safety Audit.

PDA Development Conditions		
No.	**Condition**	**Timing**
	undertaken immediately, or whether a phased delivery would be supported. d) Undertake all works in accordance with the post-completion Road Safety Audit and the RPEQ certified drawings and documents. Note: Depending on the extent and nature of remediations, the MEDQ Delegate may reasonably extend the maintenance period of Bayliss Road and Loop Road further by giving notice in writing. e) Submit to the MEDQ Delegate certification from the relevant Certifiers that all works recommended by the Road Safety Audit have been designed and constructed in accordance with the conditions of this approval.	d) Prior to the MEDQ Delegate accepting the works associated with Bayliss Road and Loop Road "Off Maintenance". e) Prior to the MEDQ Delegate accepting the works associated with Bayliss Road and Loop Road "Off Maintenance".
CONTROLLED INTERSECTIONS		
22.	**Signalised Intersections – Civil Design** a) Provide signalised intersections at the locations indicated in the Road Hierarchy Plan, by Urbis dated 07/11/2025 (drawing no. P0053760- RD-01), located within the approved Traffic Impact Assessment. b) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for all signalised intersections within the development. The RPEQ documentation must be in accordance with the following: i. the following approved plans and documents: • Figure 3 – Functional Road Hierarchy Plan of the Traffic Impact Assessment; • traffic report titled Providence East – ROL2 Traffic Impact Assessment by SLR Consulting dated 07/11/2025 (Reference: 620.30351-R02-v2.1); ii. signalised intersections must be designed in accordance with Austroads' *Guide to Road Design Part 4A: Unsignalised and Signalised Intersections* with regard to Condition 20 (a) Road Design & Construction – General of this approval;	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage. b) Prior to the lodgement of a Pre-Construction application for each relevant stage.

PDA Development Conditions		
No.	**Condition**	**Timing**
	iii. signalised intersections must be designed in accordance with Austroads' *Guide to Road Design Part 4A: Unsignalised and Signalised Intersections* with regard to Condition 19 (a) Road Design & Construction – General of this approval; iv. be free-draining; v. include road widening and/or road dedication as necessary to facilitate the design; and vi. include signage and line marking in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD). Notes: • Manoeuvring templates, including swept paths, of the design vehicle must be included in the drawing set. • Where an intersection is to be signalised in the future, design and install all conduits necessary to facilitate the future signalisation of the intersection.	
	c) Undertake all works necessary to construct the signalised intersection/s in accordance with the RPEQ certified drawings and documents.	c) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).
	d) Submit to the MEDQ Delegate certification from the relevant Certifier that all works associated with the signalised intersection/s have been designed, constructed and commissioned in accordance with the conditions of this approval.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
23.	**Traffic Signal Design** a) Provide traffic signals at the intersections identified as a signalised intersection in the Road Hierarchy Plan, by Urbis dated 07/11/2025 (drawing no. P0053760-RD-01), located within the approved Traffic Impact Assessment.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.

PDA Development Conditions		
No.	**Condition**	**Timing**
	b) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for the traffic signal design at the signalised intersections within the development. The RPEQ documentation must be in accordance with the following: i. the certified civil drawings for the signalised intersections as required by Condition 22 - Signalised Intersections – Civil Design of this approval; and ii. detail design and installation in accordance with relevant Transport & Main Roads' standards, specifications and standard drawings for traffic signals, and connected to the STREAMS traffic signal network prior to commissioning. Notes: 1. All traffic signals must be installed in accordance with Council's Traffic Signals Installation Process. This will be subject to "Pre-Commissioning Audit" and "Off Maintenance Audit" fees, that must be paid following the audit. 2. Where an intersection is to be signalised in the future, design and install all conduits necessary to facilitate the future signalisation of the intersection.	b) Prior to the lodgement of a Pre-Construction application for the relevant stage.
	c) Undertake all works necessary to install the traffic signals in accordance with the RPEQ certified drawings and documents. All traffic signals must be installed in accordance with Council's Traffic Signals Installation Process.	c) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).
	d) Submit to the MEDQ Delegate certification from the relevant Certifier that the traffic signals have been designed, constructed and commissioned in accordance with the conditions of this approval.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
24.	**Roundabout Design – General** a) Provide roundabouts at the locations indicated on the Road Hierarchy Plan, by Urbis dated 07/11/2025 (drawing no. P0053760-RD-01), located within the approved Traffic Impact Assessment.	a) Prior to MEDQ Delegate approving the Plan of

PDA Development Conditions		
No.	**Condition**	**Timing**
		Subdivision for the relevant stage.
	b) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for all roundabouts within the development. The RPEQ documentation must be in accordance with the following: i. Figure 3 – Functional Road Hierarchy Plan of the Traffic Impact Assessment ii. traffic report titled Providence East – ROL2 Traffic Impact Assessment by SLR Consulting dated 07/11/2025 (Reference: 620.30351-R02-v2.1) iii. the roundabouts must be designed in accordance with Austroads' *Guide to Road Design Part 4B: Roundabouts* with regard to condition (a) above; iv. be free draining; v. achieve Criterion 3 sight distance; and vi. include road widening and/or road dedication as necessary to facilitate the design; and vii. include signage and line marking in accordance with the *Manual of Uniform Traffic Control Devices* (MUTCD). Note: Manoeuvring templates, including swept paths, of the design vehicle must be included in the drawing set. Speed reduction in the through movement of the roundabout must be demonstrated via geometric design.	b) Prior to the lodgement of a Pre-Construction application for the relevant stage.
	c) Undertake all works necessary to construct the roundabout/s in accordance with the RPEQ certified drawings.	c) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).
	d) The Project Coordinator must submit to the MEDQ Delegate certification from the relevant Certifier that all works associated with the roundabout/s have been designed and constructed in accordance with the conditions of this approval.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" for

PDA Development Conditions		
No.	**Condition**	**Timing**
		the relevant stage.
25.	**Emergency and Secondary Access**	
	a) Provide a secondary access to the development generally in accordance with the road layouts of the approved plans.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision that will result in the creation of the 300th lot
	b) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for the secondary access to the development. The RPEQ documentation must be in accordance with the following: i. the following approved plans and documents: • approved Plan of Development • civil functional layout plans by KN Group dated 30/11/2025 (drawing set. 24-202) • traffic report titled Providence East – ROL2 Traffic Impact Assessment by SLR Consulting dated 07/11/2025 (Reference: 620.30351-R02-v2.1)	b) Prior to the lodgement of a Pre-Construction application for the relevant stage that will result in the creation of the 300th lot.
	c) Undertake all works necessary to construct the secondary access (and associated infrastructure) in accordance with the RPEQ certified drawings.	c) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of subdivision (whichever occurs first) of the 300th lot.
	d) Submit to the MEDQ Delegate certification from the relevant Certifier/s that all works associated with the emergency and secondary access roads (and associated infrastructure) have been designed and constructed in accordance with the conditions of this approval.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage. ii.

PDA Development Conditions		
No.	**Condition**	**Timing**
26.	**Access Restriction**	
	a) For traffic management and safety purposes, any future development of Lot 5701 must not have any additional direct access to Bayliss Road.	a) Upon the creation of the lots, and to be maintained thereafter, unless otherwise agreed by the MEDQ Delegate.
	b) For traffic management and safety purposes, vehicular movements through the southern end of Laneway (Road 26) within Stage ES05 must be restricted to: • one-way northbound traffic movements; and • left-in traffic movements only from Road 04.	b) Upon the creation of the lots, and to be maintained thereafter.
27.	**Signage and Line Marking**	
	a) Provide signage and line marking to all roads and all internal access, parking and manoeuvring areas.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
	b) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for signage and line marking in accordance with the following: i. signage and line marking to all municipal roads and internal access, manoeuvring and parking areas must be designed and constructed in accordance with the Transport and Main Roads' Queensland *Manual of Uniform Traffic Control Devices* (MUTCD); ii. the removal of existing pavement marking must be carried out in such a manner that minimises pavement damage (e.g. high-pressure water blasting, grinding or strip sealing) and avoid ambiguous or confusing delineation; iii. street name signs must be in accordance with Council's standard drawing SR.26 *Standard Street Name Sign*; and iv. signage posts must be in accordance with Council's standard drawing SR.25 *Typical Single Post Traffic Sign*.	b) Prior to the lodgement of a Pre-Construction application for each relevant stage.

PDA Development Conditions		
No.	**Condition**	**Timing**
	c) Undertake all works necessary to install signage and line marking in accordance with the RPEQ certified design drawings.	c) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the plan of Subdivision for the relevant stage (whichever occurs first).
	d) Submit to the MEDQ Delegate certification from the relevant Certifier/s that all signage and line marking associated with the development have been designed and constructed in accordance with the conditions of this approval.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
LIGHTING		
28.	**Lighting – Roads & Laneways** a) Provide lighting to all roads and laneways associated with the development generally in accordance with the approved plans, except where amended in red by the MEDQ Delegate.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
	b) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for all lighting within roads and laneways associated with the development. The RPEQ documentation must be in accordance with the following: • Lighting along all roads and laneways must be suitable for the connection to Energy Queensland Network as standard "Rate 3 / Network Public lighting" connection type; • Light poles and outreaches may be either hot dipped galvanised or powder coated black; • Luminaires must be Light-emitting Diode (LED) type light source included on the Australian Energy Market Operator (AEMO) Load Table for NPL3 public lighting. i. Lighting for roads and lane ways must meet the minimum street lighting subcategory outlined in **Table 1** below;	b) Prior to the commencement of lighting/electrical works for the relevant stage.

PDA Development Conditions		
No.	**Condition**	**Timing**

Street/Road Type	Minimum Street Lighting Subcategory
Neighbourhood Lane	PR4/PR5
Neighbourhood Access Street	PR3/PR4
Neighbourhood Connector	PR3
Neighbourhood Trunk Connector	V4/V5
Sub-Arterial	V4/V5
Arterial	V3
Centre Lane	PR3/PR4
Centre Access Street	PR3
Centre Connector Street	PR3
Centre Main Street	On Request
Industrial Access Street	PR4
Industrial Connector Street	PR3
Off-street cycle pathways	PP3 (typically utilising road carriageway lighting stations)
Linkage pathways	PP4

Table 1 – Minimum Lighting Subcategory for Roads and Public Spaces

ii. Lux plots must be incorporated into the designs to confirm the luminance and location of lighting poles;
iii. Unless otherwise approved in writing by the MEDQ Delegate, street lighting poles must be located on the same side as the constructed footpaths for residential streets;
iv. Electrical services must be located within the allocated service corridor in accordance with Ipswich City Council standard drawing SR.22 *Public Utilities in Subdivisions Typical Service Corridors and Alignments* and SR.23 *Public Utilities in Subdivisions Typical Service Conduit Sections*.

c) Undertake all works necessary to construct lighting of roads and laneways in accordance with the RPEQ certified drawings.

c) Undertake all works necessary to construct lighting of roads and laneways in accordance with

PDA Development Conditions		
No.	**Condition**	**Timing**
		the RPEQ certified drawings.
	d) Submit to the MEDQ Delegate certification from the relevant Certifier that all lighting of roads and laneways associated with the development has been designed and constructed in accordance with the conditions of this approval.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
29.	**Lighting – Parks & Public Spaces** a) Provide lighting to parks and public spaces associated with the development generally in accordance with the approved plans, as amended in red by the MEDQ Delegate.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
	b) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for lighting to the park and public spaces. The RPEQ documentation must be in accordance with the following: i. AS/NZS 1158 *Lighting for roads and public spaces*; ii. AS4282 Control of the obtrusive effects of outdoor lighting; iii. AS/NZS3000 Electrical installations ("Wiring Rules"); iv. the City of Ipswich Electrical Specification for Parks & Facilities; v. all lighting of pathways and/or cycleways within parks and public spaces are to be metered provided with LED luminaires; vi. Lux plots must be incorporated into the designs to confirm the luminance and location of lighting poles; vii. Stairs and ramps lighting compliant to PE3; viii. Pedestrian crossings to PCX (including pathways crossing car park and entrance road); and ix. PWD car park compliance to PCD.	b) Prior to the lodgement of a Pre-Construction application for the relevant stage.
	c) Undertake all works necessary to construct lighting to parks and public spaces in accordance with the RPEQ certified drawings.	c) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of

PDA Development Conditions		
No.	**Condition**	**Timing**
		Subdivision for the relevant stage.
	d) Submit to the MEDQ Delegate certification from the relevant Certifier that all lighting of parks and public spaces associated with the development has been designed and constructed in accordance with the conditions of this approval.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
30.	**Lighting – Sports Grounds** a) Provide lighting to all sports grounds associated with the development generally in accordance with the approved Landscape Masterplan and associated Infrastructure Master Plan, as amended in red by the MEDQ Delegate. b) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for lighting to the sports grounds. The RPEQ documentation must be in accordance with the following: i. AS4282 Control of the obtrusive effects of outdoor lighting; ii. AS2560 Sports lighting; iii. AS3000 Electrical installations ("Wiring Rules"); iv. City of Ipswich Electrical Specification for Parks & Facilities; v. All lights in sports grounds must be provided with LED luminaires; vi. Lux plots must be incorporated into the designs to confirm the luminance and location of lighting poles; vii. Provide for the following sporting facilities:	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage b) Prior to the lodgement of a Pre-Construction application for the relevant stage.

PDA Development Conditions		
No.	**Condition**	**Timing**
	<table><tr><th>Sport</th><th>Level of Play</th><th>Ave horizontal maintained illuminance (Eh) lux</th><th>U1 (Ehmin/Eh) Design Req'mnt</th><th>U1 (Ehmin/Eh) Design Req'mnt</th><th>Other LTPs</th></tr><tr><td>AFL – football</td><td>Amat eur</td><td>110</td><td>standard + 10%</td><td>standard + 10%</td><td>standard + 10%</td></tr><tr><td>Cricket</td><td>Class V</td><td>330 Square 275 Infield 220 Outfield</td><td>standard + 10%</td><td>standard + 10%</td><td>standard + 10%</td></tr><tr><td>Cricket batting cage</td><td>Nets</td><td>330</td><td>standard + 10%</td><td>standard + 10%</td><td>standard + 10%</td></tr><tr><td>Netball/ Bask etball outdoor</td><td>Mid-level local</td><td>220</td><td></td><td>standard + 10%</td><td>standard + 10%</td></tr><tr><td>NRL – football</td><td>Amat eur</td><td>110</td><td>standard + 10%</td><td>standard + 10%</td><td>standard + 10%</td></tr><tr><td>Rugby Union – football</td><td>Amat eur</td><td>110</td><td></td><td></td><td></td></tr><tr><td>Soccer – football</td><td>Amat eur</td><td>110</td><td></td><td></td><td></td></tr><tr><td>Tennis</td><td>Club comp etitio n & comm ercial</td><td>385/275</td><td>standard + 10%</td><td>standard + 10%</td><td>standard + 10%</td></tr></table> Note: Other LTPs includes additional 10% to ensure lighting design pass audits c) Undertake all works necessary to construct lighting to sports grounds in accordance with the RPEQ certified drawings. d) Submit to the MEDQ Delegate certification from the relevant Certifier that all lighting of sports grounds associated with the development has been designed and constructed in accordance with the conditions of this approval.	c) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage. d) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
MINING & GEOTECHNICAL		

PDA Development Conditions		
No.	**Condition**	**Timing**
31.	**Geotechnical/Slope Stability**	
	a) Undertake works to maintain geotechnical and slope stability for approved development.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
	b) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare, certify and submit detailed design documentation that confirms all subdivision works (road works, drainage infrastructure, earthworks, retaining walls, etc.) for the proposed development: i. have been adequately design based on the existing geotechnical conditions of the site; and ii. achieve a long-term factor of safety greater than 1.5 against geotechnical instabilities.	b) Prior to the lodgement of a Pre-Construction application for the relevant stage.
	c) Undertake all works necessary to ensure geotechnical and slope stability for the development in accordance with the RPEQ certified drawings/documentation.	c) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage.
	d) Submit to the MEDQ Delegate certification from the relevant Certifier/s that all geotechnical and/or slope stability works associated with the development has been designed and constructed in accordance with the conditions of this approval.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
FLOODING		
32.	**Flooding (Waterways)**	
	a) Provide flood mitigation device/s to achieve no material worsening to upstream, downstream or adjacent properties as the result of development.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.

PDA Development Conditions		
No.	**Condition**	**Timing**
	b) Provide all allotments and roads within the development with a minimum 300mm freeboard to the level associated with the 1% AEP flood event.	b) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).
	c) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design of the works required to achieve compliance with part a) and b) of this condition, and the following: i. the following approved plans and documents: • flood report titled Providence East Flood Management Strategy by Engeny dated 6/11/2025 (Reference: M11200_017-REP-002 (Rev 8)) • stormwater management report titled Providence East ROL 2 Stormwater Infrastructure Master Plan by Engeny dated 06/11/2025 (Reference: BBNE00501_0059-REP-001- Rev2); • Report on Geotechnical Investigation and Global Stability Assessment prepared by Douglas Partners, dated 2 November 2025 • geomorphology report titled Providence East ROL 2 Geomorphic Assessment by Engeny dated 06/11/2025 (Reference: BBNE00501_0059-REP-003 - Rev3); and • Earthworks Infrastructure Master Plan by KN Group dated 30/10/2025 (Reference: Prov East RoL 2 – EW IMP – Rev D) ii. Condition 35 – Detention Basin Design of this approval; iii. all flood mitigation devices must be fully contained within a drainage reserve; and iv. where a flood mitigation device mitigates the flood impact for multiple stages, the device must be constructed and accepted "On Maintenance" with the earliest stage and be subject to a longer maintenance period. The MEDQ Delegate will reasonably extend the longer maintenance period until the acceptance of the final stage "Off Maintenance". v. where a flood mitigation measure forms a part of an associated roadway, an RPEQ is to certify that the hydraulic	c) Prior to the lodgement of a Pre-Construction application for the first associated stage of each device.

PDA Development Conditions		
No.	**Condition**	**Timing**
	flood mitigation elements of the basin are installed and operational.	
	d) Undertake all works necessary to construct flood mitigation device/s in accordance with the RPEQ certified drawings.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).
	e) Submit to the MEDQ Delegate certification from the relevant Certifier/s that all flood mitigation and freeboard associated with the development has been designed and constructed in accordance with the conditions of this approval.	e) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
STORMWATER		
33.	**Stormwater Design & Construction – General**	
	a) Provide stormwater drainage outlets generally in accordance with the approved plans.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
	b) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for all stormwater drainage outlets associated with the development. The RPEQ documentation must be in accordance with the following: i. chapter 8 'Stormwater outlets' of the *Queensland Urban Drainage Manual* (QUDM); ii. outlet velocities must be reduced through drainage design to prevent erosion/scour as the result of outlet jetting/ in accordance with Geomorphic Assessment recommendations; iii. outlet and outlet works must be located and designed to avoid impacts to riparian vegetation, reduce the long term impact on the waterway riparian corridor and the receiving environment/device.	b) Prior to the lodgement of a Pre-Construction application for the first associated stage.

PDA Development Conditions		
No.	**Condition**	**Timing**
	c) Undertake all works necessary to construct stormwater outlets in accordance with the RPEQ certified drawings.	c) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).
	d) Submit to the MEDQ Delegate certification from the relevant Certifier/s that all stormwater outlets associated with the development have been designed and constructed in accordance with the conditions of this approval.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).
34.	**Stormwater Management** a) <u>Quantity</u> Provide stormwater drainage to achieve no material worsening to upstream, downstream or adjacent properties as the result of development in all storm events ranging from the 39% AEP up to and including the 1% AEP storm events: i. runoff from the fully developed upstream catchment is captured and conveyed through the development; ii. the development stormwater discharge is to a lawful point of discharge[1]; and iii. a stormwater connection is provided to the upstream boundary of each stormwater catchment to allow for connection by future development/s. [1]Lawful point of discharge is considered to be achieved when the criteria of section 3.9.1 *Lawful point of discharge test* of the Queensland Urban Drainage Manual have been met. b) <u>Quality</u>	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage. b) Prior to the MEDQ Delegate approving the Plan of

PDA Development Conditions		
No.	**Condition**	**Timing**
	Provide a stormwater quality treatment train that achieves the design objectives for stormwater pollutant reduction of the State Planning Policy 2017 *water quality objectives*. Note: Design of the proposed Basin 15.1 (within lot 9081) will form a part of any future application over the "balance lot" within Stage ES19 - include in condition that this device is not to be constructed. Stormwater quality treatment to future development of Stage ES19 to be provided at the time of development. c) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for all stormwater management devices associated with the development. The RPEQ documentation must be in accordance with the following: i. the endorsed reports as follows: • flood report titled Providence East Flood Management Strategy by Engeny dated 6/11/2025 (Reference: M11200_017-REP-002 (Rev 8)) • stormwater management report titled Providence East ROL 2 Stormwater Infrastructure Master Plan by Engeny dated 06/11/2025 (Reference: BBNE00501_0059-REP-001- Rev2); • Report on Geotechnical Investigation and Global Stability Assessment prepared by Douglas Partners, dated 2 November 2025; • stormwater quality report titled Providence East ROL 2 Stormwater Quality Management Plan dated 6/11/2025 (Reference BNE00501_0059-REP-002 (Rev 3)) • geomorphology report titled Providence East ROL 2 Geomorphic Assessment by Engeny dated 06/11/2025 (Reference: BBNE00501_0059-REP-003 - Rev3); and • Earthworks Infrastructure Master Plan by KN Group dated 30/10/2025 (Reference: Prov East RoL 2 – EW IMP – Rev D) ii. where a stormwater management device mitigates the runoff for multiple stages, the device must be constructed and accepted "On Maintenance" with the earliest stage, and be subject to a longer maintenance period. The MEDQ Delegate may reasonably extend the longer maintenance period until the acceptance of the final stage "Off Maintenance"; iii. where a flood mitigation measure forms a part of an associated roadway, an RPEQ is to certify that the hydraulic flood mitigation elements of the basin are installed and operational. iv. Condition 34 – Stormwater Management; v. Condition 35 – Detention Basin Design;	Subdivision for the relevant stage. c) Prior to the lodgement of a Pre-Construction application for the first associated stage of each stormwater management device.

PDA Development Conditions		
No.	**Condition**	**Timing**
	vi. Condition 36 – Waterway Design. d) Undertake all works as necessary to construct stormwater management devices (quality and quantity) in accordance with the RPEQ certified drawings.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the first associated stage of each stormwater management device.
	e) Submit to the MEDQ Delegate certification from the relevant Certifier/s that the stormwater drainage, stormwater quality devices and stormwater quantity devices associated with the development have been designed and constructed in accordance with the conditions of this approval.	e) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the last associated stage of each stormwater management device.
35.	**Detention Basin Design** a) Unless otherwise approved in writing by the MEDQ Delegate, provide detention generally basins in accordance with the approved plans and documents.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the first associated stage of each device.
	b) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for all stormwater quantity devices associated with the development. The RPEQ documentation must be generally in accordance with the following: i. the following approved plans and documents: • flood report titled Providence East Flood Management Strategy by Engeny dated 6/11/2025 (Reference: M11200_017-REP-002 (Rev 8))	b) Prior to the lodgement of a Pre-Construction application for the first associated stage of each device.

PDA Development Conditions		
No.	**Condition**	**Timing**
	• stormwater management report titled Providence East ROL 2 Stormwater Infrastructure Master Plan by Engeny dated 06/11/2025 (Reference: BBNE00501_0059-REP-001- Rev2); • Report on Geotechnical Investigation and Global Stability Assessment prepared by Douglas Partners, dated 2 November 2025; • geomorphology report titled Providence East ROL 2 Geomorphic Assessment by Engeny dated 06/11/2025 (Reference: BBNE00501_0059-REP-003 - Rev3); and • Earthworks Infrastructure Master Plan by KN Group dated 30/10/2025 (Reference: Prov East RoL 2 – EW IMP – Rev D) ii. detention basin/s must be compliant with the following, unless otherwise agreed by the MEDQ Delegate: • retaining walls must not be located within or adjacent to detention basins • be fully contained within a drainage reserve • be located offline to and outside the riparian corridor of existing overland flow paths/waterways • basin embankments greater than 3m in height must be designed in accordance with the Australian National Committee on Large Dams (ANCOLD) guidelines • incorporate the recommendations of a Failure Impact Assessment that has been prepared in accordance with the *Guideline for failure impact assessment of water dams* • battered on all sides with turfed maximum batter slopes of 1:6 • embankment/batter crest must be a minimum 3m wide • located independently of required bioretention basins • where a road is to be constructed at the top of a detention basin wall, the embankment must be designed and constructed in accordance with the Department of Transport and Main Roads' *Technical Specification MRTS04 General Earthworks* Note: The design of embankments for detention basins must be undertaken by a suitably experienced geotechnical and/or structural RPEQ. c) Undertake all works necessary to construct the detention basins in accordance with the RPEQ certified drawings and the recommendations of the dam failure impact assessment.	c) Prior to the MEDQ Delegate accepting the works "On

PDA Development Conditions		
No.	**Condition**	**Timing**
		Maintenance" or approving the Pan of Subdivision for the first associated stage of each device (whichever occurs first).
36.	**Waterway Design**	
	a) Undertake all works necessary to stabilise and vegetate the waterway/s corridors generally in accordance with the approved plans and documents and Condition 38 – Vegetation Retention.	a) Timing of the delivery of the waterway should be in relation accepting the works 'on maintenance and its own stage.
	b) Engage a certifier, a Geomorphic professional with a relevant Australian Certified Environmental Practitioner (CEnvP) specialist certification, or a suitably experienced and qualified person with a minimum of ten years of experience in preparing waterway documentation, to prepare and certify waterway design documentation for the waterways are generally in accordance with the conditions of this approval and the endorsed/approved plans and documents including Stormwater Quality Management Plan and Geomorphic Assessments.	b) In conjunction with the pre-construction application for the first contributing catchment out falling to the waterway corridor.
	c) Undertake all works as necessary to rehabilitate and reconstruct the waterway corridors in accordance with the RPEQ certified drawings.	c) Prior to the MEDQ Delegate accepting the works "On Maintenance".
	d) Submit to the MEDQ Delegate certification from the relevant Certifier/s for waterway design that all works associated with the waterway corridor reconstruction within the development have been designed and constructed in accordance with the conditions of this approval.	d) Timing of the delivery of the waterway should be in relation accepting the works 'on maintenance and its own stage.
CROSS DRAINAGE STRUCTURES		
37.	**Culverts**	

PDA Development Conditions		
No.	**Condition**	**Timing**
	a) Provide cross drainage structures at all waterway crossings generally in accordance with the approved plans.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
	b) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for the cross drainage structures (culverts) associated with the development. The RPEQ documentation must be in accordance with the following: i. the following approved plans and documents: • flood report titled Providence East Flood Management Strategy by Engeny dated 6/11/2025 (Reference: M11200_017-REP-002 (Rev 8)) • stormwater management report titled Providence East ROL 2 Stormwater Infrastructure Master Plan by Engeny dated 06/11/2025 (Reference: BBNE00501_0059-REP-001- Rev2); • Report on Geotechnical Investigation and Global Stability Assessment prepared by Douglas Partners, dated 2 November 2025; • geomorphology report titled Providence East ROL 2 Geomorphic Assessment by Engeny dated 06/11/2025 (Reference: BBNE00501_0059-REP-003 - Rev3); and • Earthworks Infrastructure Master Plan by KN Group dated 30/10/2025 (Reference: Prov East RoL 2 – EW IMP – Rev D) ii. Queensland Department of Transport and Main Roads (TMR) Technical Specification MRTS03 Drainage Structures, Retaining Structures and Slope Protections; iii. Austroads Guide to Road Design Part 5B Drainage- Open Channels, Culverts and Floodway Crossings; iv. Australian Standard AS1597 Precast reinforced concrete box culverts series; v. AS2159 Piling – Design and installation series; vi. contain detailed hydraulic design of the proposed culverts, including but not limited to: • culvert configuration e.g. dimensions, number of cells, invert and obvert design levels, etc. • upstream and downstream invert levels • inlet/outlet treatment • hydraulic grade line for the minor 10% AEP and major 1% AEP design storm event • longitudinal and cross sections	b) Prior to the lodgement of a Pre-Construction application for the relevant stage.

PDA Development Conditions		
No.	**Condition**	**Timing**
	vii. be supported by and address all recommendation of a Design Road Safety Audit, prepared and certified by a qualified Road Safety Auditor. viii. Bayliss Road Eastern Crossing: • Is to be designed & constructed as a water retention structure • Provision of maintenance access ramp/track to extend down the eastern batter of the waterway to access the downstream culvert headwalls, unless otherwise agreed to by the MEDQ delegate ix. Bayliss Road West Detention Structure: • Is to be designed & constructed as a water retention structure • Provision of maintenance access ramp/track to extend down the batter of the waterway to access the downstream culvert headwalls Note: The application of IPWEA and/or TMR standard drawings for culverts may be supported. Confirmation from the MEDQ Delegate should be obtained prior to the Certifier commencing detailed design.	
	c) Undertake all works necessary to construct cross drainage structures (culverts) associated with the development in accordance with the RPEQ certified drawings.	c) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage.
	d) Submit to the MEDQ Delegate certification from the relevant Certifier/s that all cross drainage structures (culverts) associated with the development have been designed and constructed in accordance with the conditions of this approval.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
VEGETATION		
38.	**Vegetation Retention** a) Submit to the MEDQ Delegate for endorsement an addendum to the Arboricultural Impact Assessment prepared by Independent Arboricultural Services dated 10 November 2025 as required by b) below.	a) In conjunction with the lodgement of a Pre- Construction application for bulk earthworks

PDA Development Conditions		
No.	**Condition**	**Timing**
		abutting the waterway corridors.
	b) Engage a Certifier, a AQF 5 or higher arboricultural professional, to submit the addendum Arboricultural Impact Assessment referred to in the approved plans and documents. The Assessment should inform the design of the detailed design and demonstrate that high aesthetic and biodiversity value trees and native vegetation is retained. The Arboricultural Impact Assessment must address (at a minimum) the following: i. On an appropriately scaled plan, include all trees greater than 20cm diameter at breast height (DSH) within 10 meters either side of any proposed earthworks interface to retained vegetation i.e. interface to waterway, infrastructure within the riparian corridors and Environment Protection Zone. ii. The report must include individual tree identifier, tree species, diameter at breast height (DSH), habitat value, health, Structural and Tree Protection Zones (TPZ), tree retention value. Note: trees should be tagged on site with individual identifier tags, not spray paint. iii. Undertake a Tree Impact Assessment and Mitigation strategy where indicative designs are reviewed and detail how the design or minor changes to earthworks will maximise the retention of trees, demonstrate interim retention of trees relating to future works on Balance Lot, review of the detailed designs to provide mitigation strategies to changes that impact or retain trees as a result of this approval, seek retention of trees #10640, 10802, 9763, 9737, 9684, 9826, 9626, 9665, 7867, 7664, 6679, 6712, 6885, 6805, 9806, 6359, 6422, 6205, 6067, 6116, 5858, 5911, 2710, 1858, 1857, 1646, 1341, 1231, 1058, 1000, 984, . iv. Demonstrate the retention of native vegetation through micro-siting, amended site design and earthworks strategies ensuring impacts to trees are assessed generally in accordance with *AS4970-2025 Protection of trees on development sites;* In relation to future location of Open Space areas (parks, linear, drainage reserves) assess the trees and identify those suitable for retention and any works required to ensure they will not pose a risk to health and safety which should inform the park design required by Condition 60 – Landscape Works - Parks and Open Space; and	b) In conjunction with lodgement of a Pre-Construction application for bulk earthworks application abutting the waterway corridors.

PDA Development Conditions		
No.	**Condition**	**Timing**
	v. Amend the plan to articulate which trees require temporary tree protection fencing and the type of fencing required to ensure trees are not impacted during construction works.	
	c) Undertake all development works in accordance with the endorsed addendum Arboricultural Impact Assessment.	c) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for each relevant stage.
	d) Submit to the MEDQ Delegate certification from the relevant Certifier/s that all works associated with the development have been designed and constructed in accordance with the conditions of this approval.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" for each relevant stage.
EARTHWORKS AND RETAINING WALLS		
39.	**Earthworks (Filling and Excavation)**	
	a) Undertake earthworks for the development generally in accordance with the approved plans.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision of the relevant stage.
	b) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for all earthworks associated with the development. The RPEQ documentation must be in accordance with the following: • the following approved plans and documents: • Earthworks Infrastructure Master Plan by KN Group dated 30/10/2025 (Reference: Prov East RoL 2 – EW IMP – Rev D. • Report on Geotechnical Investigation and Global Stability Assessment prepared by Douglas Partners, dated 2 November 2025. • geomorphology report titled Providence East ROL 2	b) Prior to the lodgement of a Pre-Construction application for the relevant stage.

PDA Development Conditions		
No.	**Condition**	**Timing**
	• Geomorphic Assessment by Engeny dated 06/11/2025 (Reference: BBNE00501_0059-REP-003 - Rev3). • unless written consent has been provided by affected property owner/s, all filling and excavation works must be fully contained within the development site, to the extent that the works must not have residual impacts on existing vegetation or embellishments on adjacent properties; • all turfed batters must not exceed maximum 1:6 grade (accepted grades steeper than 1:6 must be absolute maximum 1:4 grade and be fully landscaped) Note: Drill seeding of batters within allotments (and not within public space or road reserves) is an acceptable alternative to turf; • fill is to be compacted in layers not exceeding 300mm and achieving Level 1 Inspection and Testing requirements; • be prepared with regard to the Erosion and Sediment Control Plans required by Condition 54 of this approval. c) Construct all filling and excavation works in accordance with the RPEQ certified drawings. All batter slopes are to be treated and geotechnically inspected during batter excavation per the recommendations of the supporting/approved geotechnical report. d) Submit to the MEDQ Delegate certification from the relevant Certifier/s that all filling and excavation works for the development have been designed and constructed in accordance with the conditions of this approval.	c) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision of the relevant stage (whichever occurs first). d) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
40.	**Early Bulk Earthworks – Associated with an Approved RAL** a) Undertake Operational Works for Early Bulk Earthworks associated with the PDA Permit for Reconfiguring a Lot in accordance with the processes and responsibilities set out in Economic Development Queensland's Certifications Procedures Manual (CPM). Early Bulk Earthworks may only comprise of the following: • Contractor site office and laydown area establishment	a) At all times during construction.

PDA Development Conditions		
No.	**Condition**	**Timing**
	• Vegetation clearing • Demolition of existing structures • Installation of required E&SC devices • Removal or relocation of existing services • Change of ground level (site cut/fill) within Pre-developed and Post-developed 1% AEP in accordance with the Technical Memorandum required in part b) of this condition • Import or export of site material if required Note: Early Bulk Earthworks is a concept to be trialled to the satisfaction of the MEDQ Delegate and is not to be deemed accepted normal practice within the Ripley PDA. b) Engage a relevant Certifier to prepare and certify the detailed design documentation for the Early Bulk Earthworks, which shall be consistent with: i. The requirements of part a) of this condition; and ii. The requirements/recommendations (from an earthworks perspective) of the following documents listed as approved plans and documents: • Earthworks Infrastructure Master Plan • Report on Dispersive Soils Management • Report on Geotechnical Investigation and • Preliminary Global Stability Assessment • Vegetation and Fauna Assessment Plan c) Submit to the MEDQ Delegate the following Management Plans associated with the Early Bulk Earthworks scope of works: • Vegetation Clearing and Fauna Management Plan • Construction Management Plan (refer Condition 49 (reworded) requirements) • Traffic Management Plan (refer Condition 50 (reworded) requirements) • Erosion and Sediment Control Plan (refer Condition 54 (reworded) requirements) d) Undertake all works in accordance with the certified detailed design documentation. e) Submit to the MEDQ Delegate duly completed and executed Post-Construction Certification Form and all mandatory supporting documents by the Project Coordinator and relevant Certifier/s.	b) Prior to the lodgement of a request for Pre-Construction of the associated works. c) Prior to the commencement of any works associated with the development. d) At all times during construction. e) Upon completion of works.
41.	**Earth Retaining Structures**	

PDA Development Conditions		
No.	**Condition**	**Timing**
	a) Provide the development with earth retaining structures generally in accordance with the approved plans.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
	b) Engage a Certifier, a suitably experienced Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for all earth retaining structures associated with the development. The RPEQ (structural) documentation must be in accordance with the following: i. Earthworks Infrastructure Master Plan by KN Group dated 30/10/2025 (Reference: Prov East RoL 2 – EW IMP – Rev D. ii. Report on Geotechnical Investigation and Global Stability Assessment prepared by Douglas Partners, dated 2 November 2025 iii. geomorphology report titled Providence East ROL 2 Geomorphic Assessment by Engeny dated 06/11/2025 (Reference: BBNE00501_0059-REP-003 - Rev3). iv. Australian Standards AS4678 Earth-retaining structures, with a minimum design life of: • 60-years, where the retaining wall is located within a private property/allotment; and • 100-years, where the retaining wall is located within land to be dedicated to Council (i.e., open space, road reserve, etc.) v. Australian Standards AS1170.1 Permanent, imposed and other actions; vi. Australian Standards AS1170.2 Wind actions; vii. AS3600 Concrete structures; viii. AS3700 Masonry structures; ix. Unless otherwise indicated on the earthworks site/layout plans, located within the Earthworks Infrastructure Master Plan, retaining walls must not exceed the maximum heights as follows: • 1.5m along side boundaries; and • 3m at rear boundaries. x. Unless otherwise indicated on the earthworks site/layout plans, located within the Earthworks Infrastructure Master Plan, retaining walls must not be located within road reserves, drainage reserves or public open space;	b) Prior to the lodgement of a Pre-Construction application for the relevant stage.

PDA Development Conditions		
No.	**Condition**	**Timing**
	xi. embankments and retaining walls must be designed for potential change in ground conditions associated with groundwater conditions, flood inundation levels; xii. Retaining walls are designed and constructed with suitable drainage measures; xiii. be informed by a slip circle analysis by a suitably experienced RPEQ to prevent against failure; xiv. to be designed in accordance with the parameters set out in section 7.4 and consistent with the assumptions as detailed in section 7.6 of endorsed geotechnical report; or alternative parameters as determined from local specific geotechnical assessment and analysis following completion of majority cut/fill operations. xv. where bored piles are proposed, that they are designed in accordance with section 7.5.3 of endorsed geotechnical report as required by Report on Geotechnical Investigation and Global Stability Assessment prepared by Douglas Partners, dated 2 November 2025 xvi. retaining walls surrounding proposed future Community Facilities lot (Lot 5702), where fronting a road reserve: • are to be provided with appropriate landscape buffer, where exceeding 1.5 meters in single height, to improve amenity and aesthetics; and • are to be provided with returns for a future crossover, located at approximately the centre of the proposed lot, along the Road 25 frontage. c) Submit to the MEDQ Delegate the RPEQ (structural) certified design documentation for all earth retaining structures. Note: A Form 15 for retaining walls may be submitted in support of RPEQ (structural) certified drawings. d) Undertake all works to construct the retaining walls in accordance with the RPEQ (structural) certified design drawings.	c) Prior to the commencement of construction of the retaining walls within the relevant stage. d) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first). e) Prior to the MEDQ Delegate accepting the works "On

PDA Development Conditions		
No.	**Condition**	**Timing**
	e) Submit to the MEDQ Delegate certification from the relevant Certifier/s that all earth retaining structures for the development have been designed and constructed in accordance with the conditions of this approval. This must include RPEQ (structural) certified As Constructed Drawings that details the design, location, type and height of all constructed retaining walls, including (but not limited to) outlets and subsurface outlets. The As Constructed submission may also include the following: i. properly completed and signed Form 15 *Compliance certificate for building design or specification* where the design of the earth retaining structure/s changed as the result of construction; and ii. properly completed and signed Form 12 *Aspect Inspection Certificate (Appointed Competent Person)* for the supervision of construction of the retaining walls. Note: The reference documentation of these forms must include the latest (i.e., As Constructed) RPEQ certified drawings for earthworks (filling and excavation).	Maintenance" for the relevant stage.
42.	**Dispersive Soils Management**	
	a) Undertake all earthworks for the development in accordance with the Dispersive Soils Management Plan, as located in Appendix D of the Approved Earthworks Infrastructure Master Plan.	a) At all times during construction.
	b) Submit to the MEDQ Delegate certification from the relevant Certifier that all recommendations of the Dispersive Soils Management Plan have been implemented during construction and in accordance with the conditions of this approval.	b) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
RISK		
43.	**Risk Assessment**	
	a) Implement measures to manage risks associated with the drainage infrastructure (inlet and outlet structures, basin/basin spillway, etc.), earth retaining structures and roadworks in accordance with the Risk Assessment detailed in part b) of this condition.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
	b) Engage a suitably experienced and qualified individual to undertake design and a post-construction audit of all infrastructure in accordance with the following:	b) Prior to commencement of design and

PDA Development Conditions		
No.	**Condition**	**Timing**
	i. ISO 31000 *Risk Management Guidelines*; ii. identify all hazards and risks associated with the infrastructure required by: • Condition 33 – Stormwater Design & Construction – General; • Condition 34 – Stormwater Management; • Condition 37 – Culverts; • Condition 35 – Detention Basin Design; • Condition 41 – Earth Retaining Structures. The Risk Assessment must include recommendations for risk management measures to be implemented to reduce the identified risks to "low" or "very low". Note: Where suitably qualified and experienced individuals from multiple disciplines are required to address this condition, the scope of each individual must be clearly documented on their respective Certification Deed Poll, Pre-Construction Certification Form and Post- Construction Form.	construction works for the relevant stage.
	c) Implement risk management in accordance with the Risk Assessment.	c) At all times, and prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).
	d) Submit to the MEDQ Delegate certification from the relevant Certifier that the works have been delivered in accordance with the requirements and recommendations of the Risk Assessment.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
WATER AND SEWERAGE		
44.	**Water & Sewerage** a) Provide the development with a water and a sewerage connection in accordance with the requirements of the *SEQ Water Supply and Sewerage Design & Construction Code*.	a) Prior to the MEDQ Delegate approving the

PDA Development Conditions		
No.	**Condition**	**Timing**
		Plan of Subdivision for the relevant stage.
	b) Engage a Registered Professional Engineer of Queensland (RPEQ) to obtain a Water Approval from Urban Utilities for the water and sewerage infrastructure associated with the development.	b) Prior to the lodgement of a Pre-Construction application for the relevant stage.
	c) Submit to the MEDQ Delegate the Urban Utilities Water Approval for water and sewerage infrastructure.	c) In conjunction with the lodgement of a Pre-Construction for the relevant stage.
	d) Submit to the MEDQ Delegate an Urban Utilities Connection Certificate for water and sewerage.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
UTILITIES		
45.	**Electricity**	
	a) Provide the development with an underground electricity supply.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
	b) Submit to the MEDQ Delegate a *Certificate for Electricity Supply to Subdividers* (or equivalent) from Energex for the provision of electricity supply to the approved development.	b) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage

PDA Development Conditions		
No.	**Condition**	**Timing**
		(whichever occurs first).
46.	**Telecommunications**	
	a) Provide the development with underground telecommunications services.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
	b) Submit to the MEDQ Delegate documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the development.	b) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).
47.	**Broadband**	
	a) Provide the development with a fibre-ready pit and pipe broadband service that is compliant with *Industry Guideline G645:2017 Fibre- Ready Pit and Pipe Specification for Real Estate Development Projects*.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
	b) Submit to the MEDQ Delegate a written agreement from an authorised telecommunications service provider confirming that an agreement has been entered into for the provision of underground broadband services to the development.	b) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).
PRIOR TO PRE-START MEETING		

PDA Development Conditions		
No.	**Condition**	**Timing**
48.	**Construction Signage** Install signage to display the business and after hours contact phone numbers of the Project Coordinator, wildlife spotter catcher, supervising/consulting engineer and contractor as well as the relevant operational works application number in accordance with the following: i. Dimensions not less than 900mm high and 1200mm wide; ii. Minimum 300mm above the ground; iii. Within 1500mm of the property boundary of the development site; iv. At every location where the development site fronts on to a formed road; v. Made of weatherproof and durable materials; and vi. All details displayed with a minimum lettering height of 40mm and in bold text (approximately 147 point Arial bold font).	Prior to the Pre-Start Meeting for the first associated stage of the approved development.
49.	**Construction Management Plan** a) Submit to the MEDQ Delegate a site-based Construction Management Plan (CMP) prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i. noise and dust in accordance with the EP Act; ii. stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined by the EP Act), causing erosion, creating ponding and causing any actionable nuisance to upstream and downstream properties; iii. contaminated soils, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv. complaints management; and v. site management: • the provision of safe and functional alternative pedestrian routes, past, through or around the site; • to mitigate impacts to public sector entity assets, including street trees, on or external to the site; • for safe and functional temporary vehicular access points and frequency of use; • for the safe and functional loading and unloading of materials including the location of any remote loading sites; • for the location of materials, structures, plant and equipment;	a) Prior to the commencement of any works associated with the development

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	• of waste generated by construction activities; • detailing how materials are to be loaded/unloaded; • of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); • of employee and visitor parking areas; • of anticipated staging and programming; • for the provision of safe and functional emergency exist routes. b) Ensure that all works associated with the development is undertaken in accordance with the Construction Management Plan. The Relevant Certifier must ensure that the Construction Management Plan is current and available on site at all times during the construction period.	b) At all times during construction.
50.	**Traffic Management Plan** a) Submit to the MEDQ Delegate a Traffic Management Plan (TMP). The TMP must be prepared and certified by a suitably experience and qualified individual. The TMP must include the following: i. provision for the safe and functional management of traffic past, around and through the site during and outside of construction work hours; ii. provision for the safe and functional management of pedestrians, including alternative pedestrian routes past, through or around the site; iii. provision of parking for workers and materials delivery; and iv. risk identification, assessment and identification of mitigation measures; v. on-going monitoring, management review and certified updates (as required); and vi. Traffic Guidance Schemes (TGSs), prepared in accordance with the Department of Traffic and Main Roads Manual of Uniform Control Devices Part 3 Traffic control for works on roads, including after-hours TGSs where applicable. Note: Submit to the MEDQ Delegate the revised/amended TMP where the TMP is changed through the process of obtaining the permit to undertake works within a roadway from the applicable road manager. b) Implemented traffic management in accordance with the certified TMP and TGSs. Ensure that the TMP and TGSs remain current and are available on site at all times. Note: Operational traffic changes, such as temporary and	a) Prior to the commencement of any works associated with the development. b) At all times during construction.

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	permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that Development Proponents engage directly with the applicable road manager.	
CONSTRUCTION PHASE		
51.	**Construction Roles & Responsibilities** Carry out all Operational Works associated with the development in accordance with the processes and responsibilities set out in Economic Development Queensland's Certification Procedures Manual (CPM).	At all times during construction.
52.	**Construction Standards & Requirements** a) Allow the MEDQ Delegate and its officers, agents, consultants and contractors reasonable access to the development site to inspect the works. b) Undertake all testing and record keeping in accordance with *Ipswich City Plan 2025* Part 10 SC6.2.10 – i. Appendix 3.3 'Summary of Tests for Material Quality Compliance'; ii. Appendix 3.4 'Concrete Testing'; iii. Appendix 3.5 'Compliance with Standards'; and iv. Appendix 3.6 'Compliance Requirements for Public (Municipal)Works'. Note: All tests and certificates identified in Appendix 3.6 must be submitted as part of the Post-Construction documents for the development.	a) At all times during construction. b) At all times during construction.
53.	**Hours of Construction** Construction works must only occur within the hours as follows: i. Monday to Saturday from 6:30am to 6:30pm; and ii. construction is not to be undertaken on the premises outside the above hours or on Sundays or Public Holidays.	At all times during construction.
54.	**Erosion & Sediment Control** a) Provide the development with erosion and sediment control.	a) At all times during the construction (including vegetation clearing) and operational

PDA Development Conditions		
No.	**Condition**	**Timing**
		(maintenance) phases of the development.
	b) Engage a suitably qualified professional (CPESC or RPEQ) to prepare and certify a staged erosion and sediment control plan (ESCP) that details the erosion and sediment control measures for each phase of the works, including vegetation clearing and bulk earthworks. The ESCP must be prepared in accordance with and address the following: i. the following approved/endorsed reports: • geomorphology report titled Providence East ROL 2 Geomorphic Assessment by Engeny dated 06/11/2025 (Reference: BBNE00501_0059-REP-003 - Rev3 • Report on Geotechnical Investigation and Global Stability Assessment prepared by Douglas Partners, dated 2 November 2025 • Dispersive Soils Management Plan, as located in Appendix D of the Approved Earthworks Infrastructure Master Plan ii. International Erosion and Sediment Control's (IECA's) *Best Practice Erosion and Sediment Control* (BPESC); iii. Appendix 2 Part 2: *Construction phase – stormwater management design objectives for temporary drainage works* and Appendix 2 Part 3: *stormwater management design objectives for emergency spillways on temporary sediment basins* of the State Planning Policy; iv. Healthy Land and Water Technical Note *Complying with the SPP – Sediment Management on Construction Sites*; v. Include the required IECA soil sampling rates/depths, associated laboratory testing and the design basis of sediment basins and other control measures; and vi. A completed BPESC Plan Checklist. Note: The use of high efficiency sediment basins and auto-flocculating devices are strongly recommended in this locality due to known presence of dispersive soils.	b) Prior to construction commencement for relevant scope of works.
	c) Implement erosion and sediment control for the development in accordance with the certified ESCP.	c) At all times during construction.'
	d) Submit to the MEDQ Delegate a copy of the site audit reporting by the competent person/professional responsible for the construction-phase ESC auditing and implementation.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" for

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<tr><th colspan="3">PDA Development Conditions</th></tr>
<tr><th>No.</th><th>Condition</th><th>Timing</th></tr>
<tr><td></td><td>There must be a minimum 80% grass cover on all unpaved and disturbed soil surfaces prior to the decommissioning of downstream sediment control devices.</td><td>the relevant stage.</td></tr>
<tr><td>55.</td><td>Maintenance Period – Municipal Infrastructure

All works associated with the approved development must be subject to the following minimum maintenance period:

<table>
<tr><th>Aspect of Works</th><th>Minimum Maintenance Period</th></tr>
<tr><td>Earthworks (including batters and retaining walls)</td><td>12 months (unless otherwise associated with detention devices, vegetated overland flow paths, stormwater quality/rehabilitation devices and constructed as a temporary measure)</td></tr>
<tr><td>Streetscaping / landscaping in parks and open space areas</td><td>18 months</td></tr>
<tr><td>Stormwater drainage</td><td>12 months (unless otherwise stated in the conditions of approval)</td></tr>
<tr><td>Vegetated overland flow paths</td><td>24 months</td></tr>
<tr><td>Detention devices</td><td>24 months</td></tr>
<tr><td>Stormwater quality & rehabilitation devices</td><td>24 months</td></tr>
<tr><td>Flood mitigation devices</td><td>24 months</td></tr>
<tr><td>Municipal roads – non-trunk</td><td>12 months</td></tr>
<tr><td>Municipal roads – trunk</td><td>12 months</td></tr>
<tr><td>Traffic signals</td><td>18 months</td></tr>
<tr><td>Lighting to parks and open spaces</td><td>18 months</td></tr>
<tr><td>Other (e.g. water, sewerage, sports fields, etc.)</td><td>To be reviewed with the relevant authority</td></tr>
</table>

Note: The maintenance period for future municipal assets may be reasonably extended by the MEDQ Delegate if, at the end of the above stated period, the asset is not performing to the satisfaction of the MEDQ Delegate.</td><td>Upon the MEDQ Delegate accepting the works “On Maintenance”.</td></tr>
<tr><td>56.</td><td>Certification of Works

Submit to the MEDQ Delegate duly completed and certified Deed Polls, Certification Forms and all mandatory supporting documents by the relevant Parties in accordance with:
i. the roles and responsibilities of the Certification Procedures Manual;</td><td>Prior to the MEDQ Delegate issuing a notice for the acceptance of Pre-Construction,</td></tr>
</table>

PDA Development Conditions		
No.	**Condition**	**Timing**
	ii. conditions of this approval; and iii. the mandatory supporting documents listed in the Ripley PDA Application/Lodgement Form.	Uncompleted Works Bond, On Maintenance or Off Maintenance.
57.	**Rehabilitation Plan** a) Submit to the MEDQ Delegate a Rehabilitation Plan. b) Engage a Certifier, a suitably experienced or qualified professional, to prepare and certify a Rehabilitation Plan that identifies the rehabilitation/revegetation works for the waterway corridor and areas of retained vegetation (EPZ interface) affected by ROL2 development. The Rehabilitation Management Plan must address the following: i. Provide detail on how the staging of the rehabilitation will be delivered inclusive of proposed interim and ultimate phases ii. include an appropriately scaled plan which clearly identifies the location, zones and type of works proposed, including revegetation, rehabilitation, protection of trees, fauna infrastructure (complex fauna stacks and relocated site won timber) and retained vegetation required by Condition 38 – Vegetation Retention; iii. be generally in accordance with Ipswich City Council's "Riparian Corridor Revegetation Guideline", "Waterway and Channel Rehabilitation Guideline" and contemporary guidelines and standards for ecological restoration in Queensland; iv. include a plant schedule with full structural diversity of local provenance species, size, density and location in accordance with the mapped regional ecosystems for the site and local environmental conditions; v. detail the location and techniques for weed management, regeneration, planting, soil improvement, erosion management and mulching works; vi. include a strategy for the removal of all declared weeds, 95% cover of environmental weeds, exotic pests, illegal infrastructure and rubbish; vii. include habitat features such as reuse of site cleared logs and rocks, intact root balls (to assist with in-stream habitat),	a) In conjunction with the lodgement of a Pre- Construction application for the first civil works abutting each waterway corridor and/or EPZ b) In conjunction with the lodgement of a Pre-Construction application for the first civil works abutting each waterway corridor and/or EPZ

PDA Development Conditions		
No.	**Condition**	**Timing**
	installation of fauna infrastructure (where proposed as compensatory habitat or required for fauna movement); viii. include details of rehabilitation and stabilisation works for all areas disturbed and include areas of erosion stabilisation identified by the geomorphic assessment; ix. include details of stabilisation works around any concentrated flow points from the development to the retained vegetation /waterways, including stormwater outlets and waterway crossings demonstrating maximum velocities are appropriate to the local site conditions; x. include measurable targets and milestones for the above works and how they will be monitored (inclusive of photo points) and stage the delivery in conjunction with the stages of development; xi. include a maintenance regime for the required minimum period of 24 months post establishment (ie minimum 12 weeks after completion of the installation of all physical rehabilitation components) and how the targets outlined above will be achieved prior to acceptance off maintenance by the MEDQ delegate; and xii. provide for vehicle access to the rehabilitation areas, necessary for conducting works, maintenance, mowing/slashing.	
	c) Engage a certifier, a waterway/ rehabilitation professional with a relevant Australian Certified Environmental Practitioner (CEnvP) specialist certification, or a suitably experienced and qualified person with a minimum of ten years of experience in preparing rehabilitation documentation, to prepare and certify rehabilitation documentation for the rehabilitation works for the waterway corridor/areas of retained vegetation in accordance with the endorsed Rehabilitation Management Plan.	c) In conjunction with the lodgement of a Pre-Construction application for the relevant civil works abutting each waterway corridor and/or EPZ
	d) Undertake rehabilitation/revegetation works in accordance with the endorsed Rehabilitation Management Plan. The works must be undertaken by suitably qualified waterway restoration contractors that have demonstrated experience in rehabilitating bushland/natural waterways and achieve the following: i. the entirety the riparian corridor/ erosion buffer and waterway corridor areas nominated on the Plan of Development must be rehabilitated to a stable natural bushland setting consistent with the site's regional ecosystems;	d) Prior to the MEDQ Delegate accepting the works "On Maintenance".

PDA Development Conditions		
No.	**Condition**	**Timing**
	ii. removal of 100% of declared weeds and 95% of environmental weeds; iii. minimum 90% plant survival rate; iv. no active areas of erosion or otherwise degraded land; and v. removal of all rubbish and non-approved infrastructure. e) Submit to the MEDQ Delegate the quarterly monitoring reports (inclusive of photo point monitoring), and undertake all remedial works required by the MEDQ Delegate and to the satisfaction of the MEDQ Delegate. Note: Western tributary not accepted off maintenance until the assets out falling from contributing catchments of future RoL3 development have achieved Off Maintenance. f) Submit to the MEDQ Delegate certification from the relevant Certifier/s that all works associated with the rehabilitation/revegetation of the riparian corridor within the development have been designed and constructed in accordance with the conditions of this approval. Note: Western tributary not to be dedicated or accepted off maintenance until the assets out falling from contributing catchments of future RoL3 development have achieved Off Maintenance.	e) Upon achievement of milestones identified in a) and c) above, and until the MEDQ Delegate accepts the works "Off Maintenance. f) Prior to the MEDQ Delegate accepting the works "Off Maintenance" with the plan seal for the last stage of the ROL2 development.
58.	**Fauna/ Green Infrastructure** a) Submit to the MEDQ Delegate a Fauna Management Plan for movement through the approved development and interfaces with adjoining. b) Engage a Certifier, a suitably experienced Ecologist with relevant Australian Certified Environmental Practitioner (CEnvP) specialist certification, or a suitably experienced and qualified person with a minimum of ten years of experience in the design for fauna management and Registered Professional Engineer of Queensland (RPEQ), to prepare and certify detailed design documentation for fauna management/green infrastructure for the development in accordance with the following: i. City of Moreton Bay Green Fauna Infrastructure standard drawings;	a) Prior to the lodgement of a Pre-Construction application for the first civil works abutting the Riparian Corridor. b) Prior to the lodgement of a Pre-Construction application for the first civil works abutting the Riparian Corridor.

PDA Development Conditions		
No.	**Condition**	**Timing**
	ii. Department of Main Roads' Fauna Sensitive Road Design Manual Volume 1 and Volume 2; and iii. Department of Main Roads' Measures to Achieve Fauna Sensitive Roads. iv. Provide constructed habitat stacks within opens space, riparian corridor and erosion buffer areas and should be designed and installed to meet a minimum 10 tonnes of material (Timber, stumps, root balls and large branches and or boulders) per hectare of riparian corridor area.	
	c) Submit a Maintenance, Management and Monitoring Plan inclusive of costings for each type of Fauna Infrastructure and the GPS locations (shapefile) inclusive of type of infrastructure.	c) Prior to the acceptance of On Maintenance.
	d) Undertake all works as necessary to reconstruct/install the fauna management/green infrastructure in accordance with the RPEQ certified drawings and approved Rehabilitation Management Plan.	d) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stages.
	e) Submit to the MEDQ Delegate certification from the relevant Certifier/s that all works associated with the fauna management/green infrastructure within the development have been designed and constructed in accordance with the conditions of this approval.	e) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stages.
	f) Submit to the MEDQ delegate certification from a suitably qualified ecologist with at least five (5) years relevant experience in Fauna Movement Infrastructure in South East Queensland confirming that the fauna management/green infrastructure within the development is functioning, in good condition and ha designed and constructed in accordance with the approved drawings required by parts b) and c) of this condition.	f) Prior to Plan Seal of the final stage of the development.
	g) Submit biannual monitoring/ reporting as outlined in by the plan required by part d) of this condition.	g) From the commencement of on maintenance and until the fauna infrastructure is accepted off maintenance.
LANDCAPING, AMENITY & AESTHETICS		

PDA Development Conditions		
No.	**Condition**	**Timing**
59.	**Landscape Works - Parks and Open Space** a) The applicant must receive endorsement of the relevant Infrastructure Master Plan (6170/2024/PDACA/A). Note: This Infrastructure Master Plan identifies the timing for Local Parks and District Sports Park. b) Submit to the MEDQ Delegate detailed plans for proposed works within stormwater treatment devices and overland flow paths, certified by a Registered Landscape Architect with AILA, and generally in accordance with the approved plans. c) Submit to the MEDQ Delegate for Compliance Assessment, detailed landscape plans prepared by a Registered Landscape Architect with AILA, for proposed landscape works within park/s and open space. The landscaping must be designed generally in accordance with: i. PDA Guideline No. 12 – Park planning and design; ii. Ipswich City Council's Desired Standards of Service (Planning Scheme Policy 3, including 2016 LGIP Update); and iii. The approved plans and documents including Landscape Masterplan. The certified plans must include, where relevant: i. Existing contours or site levels, services and features; ii. Proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); iii. Location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; iv. Locations of electricity, NBN, sewer and water connections to parks;	a) Prior to the earliest of the following occurring: The commencement of any works associated with open space provisioning and embellishment; or Lodgement of Plan of Survey for any lot involving an area identified as Open Space. b) and c) Prior to the commencement of any works associated with open space provisioning and embellishment.

PDA Development Conditions		
No.	**Condition**	**Timing**
	v. Location and details of vehicle barriers (e.g. bollards/fencing/boulders/planted buffer etc) along park frontages to prevent unauthorised vehicular access; • Bollards and locking rails must be installed to restrict vehicular access to only maintenance and service vehicles to full perimeter of park/open space; • If park/open space is connected to a conservation area (including via other open space areas), then trail bike fencing is required to close the access into the conservation area – Fencing to be SR.33 'Type Two' with welded connections); • Fencing is required if playgrounds, kick-about, rebound wall and half courts are within 20m of hazards (e.g., roads, steep embankments, waterways, basins, etc) to ensure safety of children; • Fencing and back netting is required if fields are within 25m of hazards (e.g., roads, steep embankments, waterways, basins, etc) to ensure safety of children; vi. Details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, exercise equipment, courts, public amenities, car parking, driveways, footpaths, cycling paths, shade structures, lighting, irrigation, signage, fencing and retaining walls; • Park infrastructure is to be minimum 10m offset from top of bank of waterways and outside riparian waterway (including pathways except for designated water way crossing); • Minimum 1:100 flood immunity of all hard infrastructure (exception waterway pathway crossing Q10); vii. All pathways to achieve a minimum 2.2m width (vehicle maintenance access pathways to be min width 3m); • Be aligned such that a minimum 10m offset from the defined Top of Bank is achieved (exception waterway pathway crossing); • Compliant DDA access to all major facilities from footpath (AS1428 compliant); • Maximum longitudinal grade of 1:21; • Stormwater conveyance over pathways is not acceptable. Culverts, pipes or bridge structures and necessary erosion protection must be provided at locations where pathways cross a stormwater flow path; • Pathways adjacent to private property and along linear park to adhere to CPTED principles and	

PDA Development Conditions		
No.	**Condition**	**Timing**
	designed for increased casual surveillance opportunities; viii. Half courts and rebound walls to be minimum of 50m from residents, (any alternative embellishment to be approved by MEDQ Delegate); ix. Playgrounds and exercise equipment to be minimum of 25m from residents; x. Artificial Shade to be provided to 90% of playground and exercise equipment area with shaded seating areas to be provided within the vicinity of the playground; xi. Rubbish Bin locations to be within 30m of the street (or car park that accommodates ; xii. Timber play equipment, timber park furniture and timber fencing not approved (except for timber bollards as per SP.43). xiii. All signage within public open space is to be in accordance with the City of Ipswich Signage Style Manual; • Signage to include operational signage (e.g., prohibited items in park, flood risk to waterway crossing, etc) xiv. Trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; • Trees to comply with Ipswich Streetscape Design Guide; • Large trees with vigorous roots are not approved to protect Council infrastructure long term (below and above ground infrastructure); • Trees located along pathways must be provided at a density to ensure maximum shade cover to pedestrians and cyclists; xv. Planting batters must not exceed 1:3. Planting batters >1:4 require the inclusion of erosion netting; xvi. Sports fields (including safety zones) to be irrigated; • Required irrigation rate is approximately 12 ML/Ha/Yr (Irrigation to be minimum 13mm application per head 3 times a week); • Irrigate full sports fields per night from 11pm-5am; • Irrigation controller to be Rainbird LX IVM Pro (decoder); • Irrigation system to operate potable water; • All irrigation boxes and valves to be outside playing field and field safety zones (exception of QCV for cricket wicket); • Irrigation system to align to Council guidelines;	

PDA Development Conditions		
No.	**Condition**	**Timing**
	xvii. Irrigation shed to be constructed with vandal resistant materials and security; • Industrial roller doors with additional locking for padlocks to the door threshold; • Locks to Council system (CLiQ lock) • Fertigator to be installed as part of irrigation system; • Ventilation is required to protect electronic equipment; • Uninterrupted access is required within shed and to the fertigator and equipment (minimum 900mm wide access); • Maintenance tap (potable water) required at irrigation shed; • Irrigation system to align to Council guidelines; xviii. Sports soil to align to Council's sports soil guidelines and have a texture class of loamy sand or sandy loam (based upon the Australian Texture triangle after Marshall 1947); xix. Turf batters must not exceed 1:6; • All turf areas must have a minimum or unobstructed width of 3m; • Grassed areas must be free of rocks, stumps, humps and hollows; xx. Public lighting in accordance with *Australian Standard AS1158 –Lighting for Roads and Public Spaces*. xxi. Sports lighting of courts and sports fields in accordance with Australian Standard AS2560 – Sports Lighting, compliant with required competition sport/s; xxii. All declared plants, environmental weeds and rubbish must be removed; xxiii. Dead trees must be removed and dangerous trees made safe within 10.0m of allotments, pathways or playgrounds; xxiv. Electrical installation to comply with City of Ipswich Electrical Specification for Parks and Facilities; xxv. Disturbed areas must be revegetated using indigenous plant species; xxvi. Parkland must be freely and safely drained; xxvii. No overburden or spoil shall be pushed or deposited into parkland; and xxviii. There must be no removal of soil or filling around trees. xxix. Approved Bushfire management plan specifications d) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition.	d) Prior to the MEDQ Delegate accepting the works "On Maintenance" or

PDA Development Conditions		
No.	**Condition**	**Timing**
		approving the Plan of Subdivision for the relevant stage (whichever occurs first).
	e) Submit to the MEDQ Delegate certification from a Registered Landscape Architect with AILA that the works have been constructed in accordance with parts a) , b) and c) of this condition.	e) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
	f) Submit all relevant product certifications; manufacturer's warranties and maintenance manuals pertaining to all playground and fitness equipment installations. These include independent playground inspector certification (post installation). These certifications include the following but not limited to: i. Softfall mulch; ii. Shade Sail structure; iii. Rubber softfall surface treatment; iv. Irrigation System; v. Sports, Car Park and Pathway Lighting Compliance; and vi. Sports Soil Testing Compliance.	f) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
60.	**Landscape Works – Retaining Walls** a) Construct retaining walls and landscaping works in accordance with the following: i. retaining walls adjoining and facing into road reserve/other public spaces must incorporate material/finish/painting treatment to add contrast, minimise repetition and to improve the overall visual appearance of the retaining wall; ii. where retaining walls are stepped and face road reserve the applicant must provide low maintenance landscaping within the step; iii. plant/tree species must be native and require minimum maintenance. b) Submit to the MEDQ Delegate certification from an AILA qualified RLA that retaining walls, landscaping and fencing works have been constructed in accordance with part a) of this condition.	a) and b) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).

PDA Development Conditions		
No.	**Condition**	**Timing**
61.	**Fencing and Pedestrian Connection**	
	a) Unless otherwise indicated on the approved Plan of Development fencing on a residential lot which adjoins a road/laneway/pedestrian path must be constructed as follows: i. a solid fence not more than 1.2m high; or ii. a maximum 1.8m high fence containing openings making it a minimum of 50% transparent above 1.2m.	a) Prior to the MEDQ Delegate accepting the works "On Maintenance" or approving the Plan of Subdivision for the relevant stage (whichever occurs first).
	b) Unless otherwise indicated on the approved Plan of Development, fencing located along a property boundary adjoining open space must not be more than 1.5m high and at least 50% permeable.	b) Prior to the MEDQ Delegate accepting the works "On Maintenance" for the relevant stage.
62.	**Bushfire Management**	
	a) Carry out bushfire management works as recommended in the endorsed Bushfire Management Plan.	a) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
	b) Submit to the MEDQ Delegate certification from a suitably qualified professional that the works required for bushfire management and mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and documents.	b) Prior to the MEDQ Delegate approving the Plan of Subdivision for the relevant stage.
63.	**Entry Walls and Features**	

PDA Development Conditions		
No.	**Condition**	**Timing**
	Entry walls or features must not be constructed on dedicated roads, parks or drainage land, and must be: i. Fully contained on private property; ii. Designed and constructed to ensure that they do not compromise safety; and iii. Maintain clear sight lines and appropriate sight distances.	From the commencement of works, and to be maintained at all times thereafter.
DEVELOPMENT IN ACCORDANCE WITH A POD		
64.	**Carry out the Approved Development** Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to the commencement of the use.
65.	**Maintain the Approved Development** Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following the commencement of use.
CONSTRUCTION OF DEVELOPMENT IN ACCORDANCE WITH A POD		
66.	**Hours of Work – Construction** Unless otherwise approved in writing by the MEDQ delegate, construction works for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	At all times during construction of the development.
67.	**Construction of Laneway and Terrace Lots** All 'Laneway' and 'Terrace' lots located in groups which consist of rows of built-to-boundary walls must undertake construction simultaneously.	At all times during construction of the development.
68.	**Bushfire** All residential uses on all/any affected lots identified in the approved Bushfire Management Plan (BMP), must be constructed to achieve all mitigation measures/practices recommended in the approved BMP required by this approval.	Prior to issuing of a Form 21 – final inspection certificate, or commencement of use, whichever is the earlier.
69.	**Slope Affected Lots** Submit to the MEDQ Delegate for compliance assessment detailed	Prior to approval of or

PDA Development Conditions		
No.	**Condition**	**Timing**
	design documentation for dwellings located on Lots 6389-6397. Detailed design documentation must detail the following: i. Topography and bushfire responsive design (including split plane slab on ground construction or elevated on stumps (or equivalent)) with reference to the endorsed bushfire management plan ii. Demonstration that the proposal complies with the Development scheme iii. Location iv. Lot size and configuration v. Building height vi. Plot ratio, gross floor area and site cover vii. Number of dwelling units and bedrooms viii. Interface with adjoining dwellings ix. Building design including elevations and materials x. On-site parking and servicing arrangements xi. Open space provision The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development as well as ULDA Guideline 7.	commencement of building works.
INFRASTRUCTURE CONTRIBUTIONS		
70.	**Infrastructure Charges** Unless a relevant infrastructure agreement provides to the contrary, the applicant must pay the MEDQ all relevant Infrastructure Charges as set out in the Development Charges and Offset Plan (DCOP) or the equivalent legislative infrastructure charging framework, as applicable (and indexed if relevant) at the time of payment.	As required by the DCOP or the equivalent legislative infrastructure charging framework, as applicable at the time of payment..
State Interest Conditions		
71.	**Stormwater and Flooding Management** a) Carry out the stormwater and flooding management of the development generally in accordance with the following: • Section 3.1 and Appendices A, B and E of the Providence East ROL 2 Stormwater Infrastructure Master Plan, prepared by Engeny, dated 6 November 2025, reference number BNE00501_0059-REP-001-2, revision 2; • Sections 3.2.4, 4.3 and 6.4 of the Providence East Flood Management Strategy Report, prepared by Engeny, dated	a) At all times for the relevant stage.

PDA Development Conditions		
No.	**Condition**	**Timing**
	6 November 2025, reference number M11200_017-REP-002-8, revision 8. b) Provide RPEQ certification, with supporting documentation, to EDQ Development Assessment confirming that the development has been constructed in accordance with part a) of this condition. The RPEQ certification must include: • an addendum flooding report that clearly details the scope of flooding and stormwater quantity mitigation measures required for this development stage, being ROL 2; • detailed design drawings for the mitigation works required in ROL 2; • hydraulic calculations and analysis demonstrating that the mitigation measures required for ROL 2 have been adequately sized for all relevant design events.	b) Prior to submitting the Plan of Survey for approval for the relevant stage.
72.	**Potential Future Bus Route** a) The potential future bus route (new roads 01, 02, 03 and 05) shown on the Providence East – ROL 2 Reconfiguring of a Lot – Overall, prepared by Urbis, dated 18 July 2025, drawing number ROL-00, as amended in red, must be designed (including swept path analysis for a 14.5m length single unit rigid bus manoeuvring) and constructed to be in accordance with the following to accommodate a single unit rigid bus of 14.5m in length: Department of Transport and Main Roads Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design (Parts 3, 4-4C and 6); • Austroads Guide to Road Design (Parts 3, 4-4C and 6); • Austroads Design Vehicles and Turning Path Templates; • Queensland Manual of Uniform Traffic Control Devices, Part 13: Local Area Traffic Management and AS 1742.13 Manual of Uniform Traffic Control Devices – Local Area Traffic Management; • Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure of the Department of Transport and Main Roads Public Transport Infrastructure Manual 2015. b) Provide RPEQ certification, with supporting documentation, to EDQ Development Assessment confirming that the development has been constructed in accordance with part a) of this condition. The RPEQ certification must include as-constructed drawings.	a) Prior to submitting the Plan of Survey for approval for the relevant stage. b) Prior to submitting the Plan of Survey for approval for the relevant stage
73.	**Potential Future Urban Bus Stops**	

PDA Development Conditions		
No.	**Condition**	**Timing**
	a) Provide two pairs of bus indent bays, one pair on new road 02 and one pair on new road 03 located generally in accordance with the Providence East – ROL 2 Reconfiguring of a Lot – Overall, prepared by Urbis, dated 18 July 2025, drawing number ROL-00, as amended in red, and in accordance with the Transport Operations (Road Use Management – Road Rules) Regulation 2009, in particular stopping at intersections.	a) Prior to submitting the Plan of Survey for approval for the relevant stage
	b) Each bus indent bay in part a) of this condition (4 bus indent bays in total) must be in accordance with the Disability Standards for Accessible Public Transport 2002 made under subsection 31(1) of the Disability Discrimination Act 1992 and include the following components in accordance Department of Transport and Main Roads' TransLink Public Transport Infrastructure Manual 2015: i. an indented bus zone with a total length of 53m (taper in: 21m (1:7), bus bay length: 17m and taper out: 15m (1:5)) and minimum width of 3m to accommodate the set down of a single unit rigid bus of 14.5m in length in accordance with Section 5.6.3.1 - 'Bus stop length requirements', Table 5.7: 'Minimum bus stop length requirements' and Table 5-4: 'Bus stop arrangements' of Chapter 5 – 'Bus stop infrastructure'; and ii. a minimum hardstand area for a future Intermediate bus stop in accordance with DRG 5-0022 – 'Intermediate Stop – Site Layout – With Indented Bus Bay' of Appendix 5-B – 'Layout and Technical Drawings'.	b) Prior to submitting the Plan of Survey for approval for the relevant stage
	c) Provide RPEQ certification, with supporting documentation, to EDQ Development Assessment confirming that the development has been constructed in accordance with parts a) and b) of this condition. The RPEQ certification must include as-constructed drawings	c) Prior to submitting the Plan of Survey for approval for the relevant stage
74.	**Potential Future School Bus Stop**	
	a) Provide a school bus indent bay along the western frontage of school Lot 5703 (new road 03) located generally in accordance with the Providence East – ROL 2 Reconfiguring of a Lot – Overall, prepared by Urbis, dated 18 July 2025, drawing number ROL-00, as amended in red, and in accordance with the Transport Operations (Road Use Management – Road Rules) Regulation 2009, in particular stopping at intersections.	a) Prior to submitting the Plan of Survey for approval for the relevant stage
	b) The school bus indent bay in part a) of this condition must be in accordance with the Disability Standards for Accessible Public Transport 2002 made under subsection 31(1) of the Disability Discrimination Act 1992 and include the following components:	b) Prior to submitting the Plan of Survey for approval for the relevant stage

PDA Development Conditions		
No.	**Condition**	**Timing**
	i. an indented bus zone with a total length of 106m (taper in: 21m (1:7), bus bay length: 70m and taper out: 15m (1:5)) and minimum width of 3m to accommodate the setdown of 3 x single unit rigid buses of 14.5m in length with independent operation in accordance with Section 5.6.3.1 - 'Bus stop length requirements', Table 5.7: 'Minimum bus stop length requirements' and Table 5-4: 'Bus stop arrangements' of Chapter 5 – 'Bus stop infrastructure' of the Department of Transport and Main Roads' TransLink Public Transport Infrastructure Manual 2015; ii. minimum hardstand platform area of 4.2m in width x 70m in length adjacent to the full extent of the bus bay length of the bus zone. c) Provide RPEQ certification, with supporting documentation, to EDQ Development Assessment confirming that the development has been constructed in accordance with parts a) and b) of this condition. The RPEQ certification must include as-constructed drawings.	c) Prior to submitting the Plan of Survey for approval for the relevant stage
75.	**Potential Future District Park Bus Stop** a) Provide a bus indent bay along the southern frontage of the district sports park Lot 9067 (new road 05) located generally in accordance with the Providence East – ROL 2 Reconfiguring of a Lot – Overall, prepared by Urbis, dated 18 July 2025, drawing number ROL-00, as amended in red, and in accordance with the Transport Operations (Road Use Management – Road Rules) Regulation 2009, in particular stopping at intersections. b) The district sports park bus indent bay in part a) of this condition must be in accordance with the Disability Standards for Accessible Public Transport 2002 made under subsection 31(1) of the Disability Discrimination Act 1992 and include the following components: i. an indented bus zone with a total length of 106m (taper in: 21m (1:7), bus bay length: 70m and taper out: 15m (1:5)) and minimum width of 3m to accommodate the setdown of 3 x single unit rigid buses of 14.5m in length with independent operation in accordance with Section 5.6.3.1 - 'Bus stop length requirements', Table 5.7: 'Minimum bus stop length requirements' and Table 5-4: 'Bus stop arrangements' of Chapter 5 – 'Bus stop infrastructure' of the Department of Transport and Main Roads' TransLink Public Transport Infrastructure Manual 2015; ii. minimum hardstand platform area of 4.2m in width x 70m in length adjacent to the full extent of the bus bay length of the bus zone.	a) Prior to submitting the Plan of Survey for approval for the relevant stage. b) Prior to submitting the Plan of Survey for approval for the relevant stage.

PDA Development Conditions		
No.	**Condition**	**Timing**
	c) Provide RPEQ certification, with supporting documentation, to EDQ Development Assessment confirming that the development has been constructed in accordance with parts a) to c) of this condition. The RPEQ certification must include as-constructed drawings.	c) Prior to submitting the Plan of Survey for approval for therelevant stage

STANDARD ADVICE

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

Road Corridor Permit

The applicant is advised to seek approval from the Department of Transport and Main Roads under Sections 33 and 62 of the *Transport Infrastructure Act 1994* prior to undertaking any physical works within or adjacent to the boundary of the State-controlled road. These approvals are issued under the *Transport Infrastructure Act 1994* and constitute a separate process to seeking a Development Permit issued under the *Planning Act 2016.*

Mining

The land to which this approval relates may have been worked by underground coal mining operations. The MEDQ Delegate accepts no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the applicant and in reliance of information submitted by the applicant in support thereof.

Fire Ants

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

Protected Plants

The land subject to development is shown as high risk on the *Flora Survey Trigger Map* produced by the Department of Environment, Tourism, Science and Innovation (https://apps.des.qld.gov.au/map-request/flora-survey-trigger/). In accordance with the *Nature Conservation Act 1992* the applicant may be required to hold a clearing permit if endangered, vulnerable or near threatened plants are to be cleared or may be impacted by the proposed clearing. Refer to the Queensland Government – Department of Environment, Tourism, Science and Innovation (palm@des.qld.gov.au or phone 1300 130 372) for further information to determine whether current or future works associated with your development proposal may require a clearing permit.

Fisheries Approvals
MEDQ Delegate is aware that works within the watercourse(s) may require separate approvals and/or permits under the *Planning Act 2016* and /or the *Fisheries Act 1994* or require compliance with certain self-assessable codes for waterway barrier works.

EPBC Approval
The Commonwealth has listed the Koala (combined populations in Queensland, New South Wales and the Australian Capital Territory) and Central Great Glider as 'endangered' under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), accordingly in Queensland they are protected under national environment law.

Prior to the MEDQ Delegate providing written acknowledgement of the Pre-Construction Certification documents listed at Condition 41 – Vegetation Retention the applicant may be requested to submit evidence demonstrating consistency with relevant Commonwealth approvals issued under the *EPBC Act*.

Nature Conservation Act 1992
The applicant may be required to engage a spotter catcher licensed under the *Nature Conservation Act 1992* by the Department of Environment and Science to assesses the site, supervise any vegetation removal and ensure that any native fauna (i.e. including native bees, Koalas, possums, glossy black cockatoos, bats etc.) has been identified, relocated and discouraged from returning prior to habitat disturbance. Further information can be located on the Department of Environment and Science website in relation to wildlife permits. http://www.qld.gov.au/environment/plants-animals/wildlife-permits/.

Nature Conservation Act 1992
The applicant is advised that clearing of native vegetation may be subject to the *Nature Conservation Act 1992* in relation to flora (Protected Plants) and fauna. In the event native fauna is present in the vegetation proposed to be cleared (including non-native vegetation) a spotter catcher may be required to remove and/or relocate the native fauna (i.e. Koalas, possums, glossy black cockatoos, bats etc.). Further information can be located on the Department of Environment and Science website in relation to wildlife permits: www.qld.gov.au/environment/plants-animals/wildlife-permits/ and protected plants: www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php.

**** End of Package ****

Document Name (SourceRef: D25/165316)	Version	Date	Author	Verified	Amendment
s.99 Changed PDA Decision Notice	1	3 November 2025	K Wilson	A Dryden	First release.
s.99 Changed PDA Decision Notice	1.0	18 November 2025	K Kunde	M Buchanan	
s.99 Changed PDA Decision Notice	1.1	3 December 2025	K Kunde	M Buchanan	
s.99 Changed PDA Decision Notice	1.2	23 April 2026	K Kunde	M Buchanan	Replace 'EDQ DA' with 'EDQ' and amended 'Submitting documentation to EDQ' section.