Your reference
Our reference 9/2022/MAPDA/D
Contact Officer Blake O'Neill
Telephone 07 3810 6554

Ipswich City Council

1 Nicholas Street
PO Box 191
IPSWICH QLD 4305

Phone (07) 3810 6666
Fax (07) 3810 6731
Email council@ipswich.qld.gov.au

Ipswich.qld.gov.au

Stockland Development Pty Ltd
hknarr@urbis.com.au
jselwood@urbis.com.au

31 July 2026

Dear Sir/Madam

Re: Decision Notice for Priority Development Area (PDA) Amendment Application

Application No:	9/2022/MAPDA/D
Proposal:	Amendment to Approval No. 9/2022/MAPDA/C for Material Change of Use - Context Plan; Reconfiguring a Lot - One (1) Lot into 607 Lots (including 595 Residential Lots, 1 Sales Office Lot, 10 Open Space Lots and 2 Balance Lots); and Material Change of Use - Plan of Development (Six (6) Dwelling Types)
Property Location:	2-72 Cumner Road, WHITE ROCK QLD 4306, 7001 Ashwin Avenue, WHITE ROCK QLD 4306

I refer to the Amendment Application request made under section 99 of the *Economic Development Act 2012*, received by Council (as an MEDQ Delegate) on 25 May 2026 for an amendment to Approval 9/2022/MAPDA/C, that was approved by Ipswich City Council (MEDQ Delegate) on 15 August 2026, for land situated at 2-72 Cumner Road, WHITE ROCK QLD 4306, 7001 Ashwin Avenue, WHITE ROCK QLD 4306 and described as Lot 190 S 31349, Bal Lot 999 SP 342610.

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

Nature of Change	Decision
Part 3 – Approved Plans, Specifications and Drawings	To be amended
Attachment B – Condition 16 – Street-lighting	To be amended

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

- Attachment A, B and C – MEDQ Delegate's Conditions
- Attachment D – Appeal Rights
- State Interest response
- Approved Plans

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

If you have any queries regarding this application, please contact Blake O'Neill on the telephone number listed above.

Yours faithfully



Sandeep Nanjappa
ACTING PRINCIPAL PLANNER (RIPLEY PDA)

CC: developmentservices@edq.qld.gov.au
CC: Urban Utilities – development@urbanutilities.com.au

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Material Change of Use - Context Plan	PDA Development Permit	Approved in full subject to the conditions set out in Attachment A	10 Years
Reconfiguring a Lot - One (1) Lot into 607 Lots (including 594 Residential Lots, 1 Sales Office Lot, 10 Open Space Lots and 2 Balance Lots)	PDA Development Permit	Approved in full subject to the conditions set out in Attachment B	10 Years
Material Change of Use - Plan of Development (Six (6) Dwelling Types)	PDA Development Permit	Approved in full subject to the conditions set out in Attachment C	10 Years

2. Conditions of MEDQ Delegate (Ipswich City Council)

Attachment A	Material Change of Use - Context Plan
Attachment B	Reconfiguring a Lot - One (1) Lot into 607 Lots (including 594 Residential Lots, 1 Sales Office Lot, 10 Open Space Lots and 2 Balance Lots)
Attachment C	Material Change of Use - Plan of Development (Six (6) Dwelling Types)

3. Approved Plans Specifications and Drawings

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

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

The plans referenced below are included with this decision notice.

APPROVED PLANS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: Material Change of Use – Context Plan				

P0026847-USE01	Providence East Context Land Use Plan-Rev: U	Urbis	12/11/2023	N/A
Aspect of development: Reconfiguring a Lot				
P0026847-ROL-00	Reconfiguring of a Lot - Overall	Urbis	~~11/09/2025~~ 3/07/2026	N/A
P0026847-ROL-01	Reconfiguring of a Lot - 01	Urbis	~~11/09/2025~~ 3/07/2026	N/A
P0026847-ROL-02	Reconfiguring of a Lot - 02	Urbis	~~11/09/2025~~ 3/07/2026	N/A
P0026847 SEQ-01	Sequencing Plan	Urbis	4/08/2025	Refer to MEDQ Delegate mark-up
P0026847-ROL-02	Parking Plan - 01	Urbis	~~23/04/2025~~ 3/07/2026	N/A
P0026847-ROL-02	Parking Plan - 02	Urbis	~~23/04/2025~~ 3/07/2026	N/A
Aspect of development: Material change of Use – Plan of Development (Six (6) Dwelling Types)				
P0026847-POD-01	Plan of Development – 01	Urbis	~~4/08/2025~~ 3/07/2026	N/A
P0026847-POD-02	Plan of Development – 02	Urbis	~~4/08/2025~~ 3/07/2026	N/A
P0026847-POD-DC	Plan of Development – Development Controls	Urbis	~~23/06/2025~~ 3/07/2026	N/A
SPECIFICATIONS/DRAWINGS				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required

R.B22650.011.01	Providence East and North (Ripley Valley) Flooding Assessment, Combined Report-Revision 1	BMT	27 October 2020	As per Attachment A – Condition 18 of this approval.
M11200_002-REP-002-1	Providence East Flood Management Strategy	Engeny	31 July 2023	As per Attachment A – Condition 18 of this approval.
	A memorandum titled "Detention Basin Flood Assessment"	Engeny	17 January 2024	As per Attachment A – Condition 18 of this approval.
	Correspondence letter titled "Providence estate - Barrams road stormwater quantity and flooding certification"	Engeny	30 June 2023	As per Attachment A – Condition 18 of this approval.
	Correspondence letter titled "Community Greenspace Infrastructure Master Plan (5781/2023/PDAC A)– Information Request Response – Stormwater Quantity Management and Flooding	Engeny	22 January 2024.	As per Attachment A – Condition 19 of this approval.
21/150/201	Providence east ROL Functionals-Revision 'E'	KN Group	29/1/2024	As per Attachment A – Condition 14 of this approval.
Project 215689.00-R.001.Rev0	Preliminary Geotechnical Investigation - Revision 0	Douglas Partners	13/1/2023	As per Attachment A – Condition 19 of this approval.

620.30351-R01-v5.0	Traffic Impact Assessment - Version No: v5.0	SLR	31 July 2023	As per Attachment A – Condition 16 of this approval.
620.30811.00300	Road Traffic Noise Assessment R03-v1.0	SLR Consulting	13/11/23	
Report 21130	Bushfire Management Plan - Stage 1 Final V1	Land and Environment Consultants	28/4/23	In accordance with Attachment A – Condition 15 – Open Space.
M11200_015_RPT-002-5	Stormwater Quality Management Plan	Engeny	31/7/23	As per Attachment A – Condition 24 of this approval.
M11200_020_RPT-001-1	Lot 190 S31349 Geomorphic Assessment Report	Engeny	27/4/23	N/A
	Earthworks Infrastructure Master Plan Version F	KN Group	28/7/23	Address requirements of Attachment A – Condition 20 – Geomorphologic and 21 - Environmental Protection Zone (Conservation Area).
620.30351-R01	Providence East Development, Ripley – Infrastructure Master Plan – Movement Network	SLR	July 2023	As per Attachment A – Condition 11 – Movement Network
620.30351.01500	Statement of Advice	SLR	4/04/2025	N/A

Note: Strikethrough and bold from previous amendment application has been removed for clarity.

4. State Interest

The referral agencies for this application are:

State Interest	Address
State Development, Infrastructure, Local Government and Planning	Email: pdadevelopmentassessment@dsdmip.qld.gov.au Ph: 07 3452 7437
Department of Education	ISD_PropertyServices@qed.qld.gov.au

Refer to the State Interest conditions attached to this decision notice.

5. Preliminary Approval

Not applicable to this decision.

6. Further Development Permits

Further development permits, as required by the *Economic Development Act 2012,* must be obtained before the development can be carried out in respect of any material change of use, reconfiguring a lot or operational works in relation to this approval prior to the *commencement of works/use and/or signing of the plan of subdivision* pursuant to the *Economic Development Act 2012*.

7. Environmental Authority

Details of any environmental authority given for the application under the *Environmental Protection Act 1994*.

8. Properly Made Submissions

There were no properly made submissions made about the application.

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

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

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

Not applicable to this decision.

11. Infrastructure

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

Trunk Infrastructure	Conditions
Transport	
Barrams Road (R051A & R051B)	Attachment B – Condition 4 – Plan of Subdivision Attachment B – Condition 15 - Roadworks
South East Arterial (SEA) Road (R031A & R031B)	Attachment B – Condition 4 – Plan of

	Subdivision Attachment B – Condition 15 - Roadworks
Providence Parade extension up to SEA Road (R055)	Attachment B – Condition 4 – Plan of Subdivision Attachment B – Condition 15 - Roadworks
Intersection of Barrams Road and SEA Road (RI015A, RI015B & RI015C)	Attachment B – Condition 4 – Plan of Subdivision Attachment B – Condition 15 - Roadworks
Intersection of Barrams Road and Site Access (Road 2) (RI030A & RI030A)	Attachment B – Condition 4 – Plan of Subdivision Attachment B – Condition 15 - Roadworks
Intersection of SEA Road and Bayliss Road Intersection (RI028A & RI028B)	Attachment B – Condition 4 – Plan of Subdivision Attachment B – Condition 15 - Roadworks
Intersection of Providence East and Botany Drive (RI048)	Attachment B – Condition 4 – Plan of Subdivision Attachment B – Condition 15 - Roadworks

Attachment A
MEDQ Delegate's Conditions
File No: 9/2022/PDA
Location: 307-443 Barrams Road, WHITE ROCK QLD 4306, 7006 Barrams Road, SOUTH RIPLEY QLD 4306, 244 Bayliss Road, WHITE ROCK QLD 4306, 132 Cumner Road, WHITE ROCK QLD 4306, 2-72 Cumner Road, WHITE ROCK QLD 4306
Proposal: Material Change of Use - Context Plan

MEDQ Delegate's (Ipswich City Council) Conditions *Conditions applicable to this approval under the Economic Development Act 2012*		
No.	Condition	The time by which the condition must be met, implemented or complied with
Planning and General Conditions		
1.	Basis of Approval	
	This approval incorporates as a condition, the applicant's common material for the application and adherence to all relevant Council Local Laws and/or the *Ripley Valley Priority Development Area Development Scheme* unless otherwise varied by this approval or varied by a condition of this approval. *Advisory note: Any variation in the development from that approved herein may constitute assessable development pursuant to the Economic Development Act 2012.*	From the commencement of the construction of the development and at all times thereafter.
2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the MEDQ Delegate will suffice. *Advisory note: The applicant may submit an amended context plan which includes all changes required by the conditions of approval and endorsed IMP's and OSS's.*	At all times after the approval is granted.
3.	Restrictions on Commencing Development	
	Development for permanent uses under this Approval must not commence on any part of the site until: (i) Relevant Infrastructure Master Plans (IMP) and Overarching Site Strategies (OSS) required by conditions of this approval have been endorsed by the MEDQ Delegate. (ii) The use is identified on a particular site within a Plan of	In accordance with the timing prescribed by the applicable condition of approval or relevant endorsement.

	Development and development standards for the use are nominated on the Plan of Development noted as part of an approval for Reconfiguration of a Lot. (iii) Detailed design documentation, as required, for approved uses relevant to the particular development has been endorsed by the MEDQ Delegate. (iv) Further development approvals, as required, are obtained and complied with.	

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

	(viii) Include any additional details or requirements set out in a condition of this Approval about that infrastructure master plan. Note: A number of infrastructure master plans may be combined into one infrastructure master plan. Note: It is recognised that as the context plan area develops, there may be the need for amended IMP's to be developed. Should this be required, the amended IMP must be submitted for compliance assessment in accordance with (d) below.	
(c)	Each infrastructure master plan will be assessed against: (i) The provisions of the development scheme in force at the date of this approval; (ii) The applicable guideline(s) in effect at the date of this Approval; and (iii) Any further requirements set out in a condition of this Approval	
(d)	An endorsed infrastructure master plan may be replaced by submitting for compliance assessment a new infrastructure master plan for endorsement.	

5.	Overarching Site Strategies (OSS)	
(a)	A PDA condition of this approval may require an overarching site strategy to be submitted for compliance assessment for endorsement.	As required by relevant conditions.
(b)	Each overarching site strategy must: (i) Be for the whole context plan area, unless otherwise stated. (ii) Offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme in force at the date of this Approval and the guideline(s) in effect at the date of this Approval. (iii) Identify opportunities for innovation. (iv) Include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives / outcomes and	

	(v) Include any additional details or requirements set out in a relevant condition of this Approval. Note: A number of overarching site strategies may be combined into one master overarching site strategy. Note: It is recognised that as the context plan area develops, there may be the need for amended OSS's to be developed. Should this be required, the amended OSS must be submitted for compliance assessment in accordance with Condition (d) below.	
(c)	Each overarching site strategy will be assessed against: (i) The provisions of the development scheme in force at the date of this Approval. (ii) The applicable guideline(s) in effect at the date of this Approval, and (iii) Any further requirements set out in a condition of this Approval.	As required by relevant conditions.
(d)	An endorsed overarching site strategy may be replaced by submitting for compliance assessment a new overarching site strategy for endorsement.	

6.	Compliance Assessment	
(a)	Where a condition of this approval requires compliance assessment, such compliance assessment is required in accordance with the timing set out in the conditions.	As required by relevant conditions.
(b)	Before compliance assessment will commence, payment for any applicable fees must accompany any request for compliance assessment. The fee is set out in the DSDIP PDA Development Assessment's development assessment fee schedule in force at the date of lodgement.	
(c)	The process and timeframes that apply to compliance assessment are: (i) The applicant submits plans and supporting information as required for compliance assessment; (ii) Within 20 business days – the MEDQ Delegate assesses the plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly.	
(d)	If the applicant is notified under (c)(ii) above:	

	(i) The information and plans addressing the concerns are to be re-submitted; (ii) Within a further 15 business days – the MEDQ Delegate assesses the re-submitted plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly. If the applicant is notified under (d)(ii) above, within 10 business days, the MEDQ Delegate and applicant will repeat steps (d)(i) 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 or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc.	

Overarching Site Strategies (OSS)

7.	Community Development	
(a)	Submit for compliance assessment an overarching site strategy for community development.	Prior to the MEDQ Delegate signing the first subdivision plan.
(b)	The overarching site strategy for Community Development must detail: (i) A community facilities plan and program; and (ii) A community development program.	
(c)	The community facilities plan must: (i) Outline an approach for the early provision of community facilities and longer term sequencing for the provision of community facilities as development progressively occurs on the site; and (ii) Explore alternative approaches and innovative solutions for the provision of community and educational facilities including schools as community hubs.	
(d)	The community development program must include: (i) A community development vision statement or key objectives. (ii) A demonstrated understanding of the likely future community. (iii) Key initiatives, targets, implementation mechanisms and	

	associated resources. (iv) An explanation and rationale for any implementation charges offsets proposed, and (v) A baseline of available community resources and networks.	
(e)	This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site.	
(f)	Include a monitoring program that on a two (2) yearly basis (or as otherwise agreed with the MEDQ Delegate) provides a report that analyses the achievement against set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. *Advisory note: Offsets against the implementation charge may be applicable for the costs of implementing this overarching site strategy.*	

8.	Housing Diversity and Affordability	
(a)	Submit for compliance assessment an overarching site strategy for the delivery of housing diversity and affordability outcomes.	Prior to the MEDQ Delegate signing the first subdivision plan.
(b)	The overarching site strategy for Housing Diversity and Affordability must demonstrate how the development will meet the targets identifies in EDQ Guideline 16 (or equivalent).	
(c)	Include a monitoring program that on a yearly basis (or as otherwise agreed with the MEDQ Delegate) provides a report that analyses the achievement against set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. *Advisory note: The affordable housing provisions of the strategy should include:* *(i) Specification of a target household income for first home buyers and key workers (such as Low to Moderate income households defined in the EDQ Guideline Number 16 – Housing).* *(ii) Allow for Incomes to be updated annually.*	

	(iii) *Sub-targets within the 25% overall affordable housing figure to make housing affordable across a range of the target households (e.g. 5% in the lowest band, 10% in the middle band and 10% in the highest band of the target households).*	

Infrastructure Master Plans (IMP)

9.	Energy and Communication Service Infrastructure	
(a)	Submit for compliance assessment an infrastructure master plan (IMP) for energy and communication service infrastructure.	Prior to the commencement of civil construction or use(s) on any part of the site.
(b)	The energy and communication service infrastructure plan must: (i) Where achievable, include written evidence confirming an agreement exists with relevant service providers to an IMP for service infrastructure for the entirety of the site; (ii) Where not achievable to confirm an agreement for the entirety of the site, provide advice from a service provider that service infrastructure can be provided for the site; (iii) Address information communication technologies for the site; and (iv) Address energy usage and supply (specifically with respect to peak energy) for the site.	

10.	Community Facilities	
(a)	Submit for compliance assessment an infrastructure master plan for community facilities.	Prior to the issue of an approval for the first subsequent PDA application over the site.
(b)	The infrastructure master plan for community facilities must: (i) Reflect the land transfer rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary or unless otherwise determined in writing by the MEDQ Delegate. (ii) Identify an indicative location and timing for the land transfer for the community facilities within the ultimate development, and (iii) Identify how the land will be serviced and made ready for use.	

Table 1: Serviced land requirements for community facilities:

Facility or service	Number of facilities	Site Area
Primary School Site	One (1)	Minimum 7ha (Unless otherwise approved by Department of Education as part of a subsequent RAL/MCU application/s)
Fire & Rescue	One (1)	6,000m^2 (Unless otherwise approved by QFES as part of a subsequent RAL/MCU application/s)

Advisory notes:

- *In preparing the Community Facilities IMP, the applicant must have regard to Department of Education's (DoE) comments as identified in DoE's letter dated 14 December 2023 (refer to attached Third Party Advice Agency Response)*
- *In considering the delivery of community facilities, variances in the provision of land or number of facilities will be considered where alternative, innovative solutions that would benefit the community can be demonstrated and subject to an agreement with the MEDQ Delegate and the relevant infrastructure provider.*
- *The applicant is requested to liaise with the Department of Education regarding requirements for the primary school site.*
- *The applicant is requested to liaise with the Queensland Fire and Emergency Services regarding the requirements for the fire & rescue site.*

11.	Movement Network	
(a)	Submit for compliance assessment an Infrastructure Master Plan for the movement network generally in accordance with the Infrastructure Master Plan – Movement Network referred to in Part 3 of this approval and (b) below.	Prior to the commencement of civil construction or use(s) on any part of the site.

(b)	The infrastructure master plan for the movement network must address the following: (i) The general compatibility of the proposed traffic network in accordance with the Development Charges Offset Plan or other plan approved by the authority that will ultimately be responsible for the asset; (ii) Address the ultimate intersection spacing in accordance with EDQ PDA Guideline 6; (iii) Address the correct width of South East Arterial (SEA) Road to comply with the: drawing titled Functional SEA Rd – Interim Layout Plan (drawing 24-208-SK001, Rev A) by KN Group dated 5/06/2024; and Drawing titled drawing titled *Functional SEA Rd – Interim Typical Sections* (drawing 24-208-SK-002, Rev A) by KN Group dated 6/06/2024; (iv) Address the integration of the off-road shared network with the overall movement network; (v) Provide interim and ultimate cross sections for the proposed Road Network Plan; (vi) Demonstrate the integration of the internal road network with surrounding neighbourhoods to the east west, north and south of the context plan area; (vii) Identify the timing of all roads to be provided for the development; (viii) Provision of secondary and emergency access for the Context Plan area; and (ix) Be generally in accordance with the RPS ARP EAST Context Movement Network Plan, the ACS Technical Advice Note and the SLR Memorandum – Response to ICC further Request for Information as listed in part 3 of this development permit.	

12.	Sewer and Water Supply	
(a)	Submit for compliance assessment an Infrastructure Master Plan generally in accordance with the sewer and water infrastructure master plan referred to in Part 3 of this approval and (b) below.	Prior to the commencement of civil construction or use(s) on any part of the site.
(b)	The infrastructure master plan for sewer and water infrastructure must:	

	(i) Include sewer network analysis endorsed by Queensland Urban Utilities (QUU) confirming the appropriateness of the proposed sewerage strategy including trunk main sizing; (ii) Demonstrate how the proposed infrastructure is located and designed to ensure it addresses state, federal and local government environmental legislation, policies and requirements. Minimising impacts to significant vegetation and addressing dispersive soils; (iii) Include H2O network analysis endorsed by Queensland Urban Utilities (QUU) confirming the appropriateness of the proposed water delivery strategy including trunk main sizing; (iv) Demonstrate how the proposed infrastructure and other action will contribute towards the achievement of an overarching site strategy for TWCM; and (v) Demonstrate how the proposed infrastructure is located and designed to ensure it addresses state, federal and local government environmental legislation, policies and requirements. Minimising impacts to significant vegetation and riparian corridors.	

13.	Earthworks Strategy	
	Submit (either under this approval via compliance assessment, or as part of the supporting documents for a subsequent development application) an Infrastructure Management Plan for earthworks generally in accordance with the earthworks infrastructure master plan referred to in Part 3 of this approval and (b) below.	In conjunction with the lodgement of any subsequent PDA application for RAL and/or MCU external to the 9/2022/PDA, Attachment B and Attachment C (ROL1) development footprint.
(b)	The infrastructure management plan for earthworks strategy must: (i) Be supported by a geotechnical report that broadly identifies areas of high risk, for example, slope stability, risk of landslip, erosion, dispersive soils, etc.; (ii) Generally comply with AS3798-2007-Guidelines on Earthworks for Commercial and Residential Developments; (iii) Address the implications of the dispersive soils in the	

	future development of any Earthworks Management Plan for subsequent applications; and (iv) Address priorities for erosion prevention measures over control measures and proposing overall procedures and strategies that would need to be implemented in the preparation of an Earthworks Management Plan.	

14.	Stormwater Management	
(a)	Submit for compliance assessment an Infrastructure Master Plan for stormwater infrastructure generally in accordance with the relevant specifications and drawings referenced in Part 3 of this approval.	Prior to the issue of an approval for the first subsequent PDA application south of Bayliss Road.
(b)	The Amended Infrastructure Master Plan for stormwater infrastructure must be based on and consistent with Providence East Flood Management Strategy (M11200_017-REP-002-1)-revision-1 prepared by Engeny dated 31/07/2023.	
(c)	The Amended infrastructure master plan for stormwater infrastructure must: (i) Detail stormwater quantity and quality measures to be implemented to ensure the integrity and values of waterways are maintained and enhanced by providing appropriate management of water quality and water quantity; (ii) Demonstrate no worsening at all identified lawful point of discharge and further downstream for all flows up to 1%AEP. (iii) Address the inter-relationship between existing groundwater conditions and proposed development design; (iv) Address how waterway stability is to be achieved and sustained across the Context Plan area. In particular, the IMP is to outline a plan for the rehabilitation/ reconstruction and a maintenance program for the Lucas Creek and its tributaries; (v) Address the management of likely risks to infrastructure/ urban development posed by the movement of the waterways over time; (vi) Design details for the proposed detention basin at western Barrams Road culverts must be provided clearly showing the levels, batters, pipe systems etc.,	

	(vii) Demonstrate that the proposed Lucas Drive level and detention basin located within eastern district park levels align. (viii) Demonstrate that the detention system and all the drainage arrangement within eastern district park (as part development 40/2015/MAPDA/J or any subsequent change approval) align with proposed western Lucas Drive detention design and 'no worsening' is achieved at LPD north of Barrams Road for all flows up to 1%AEP. (ix) Details of the temporary mitigation structure (bund) along Bayliss Road must be provided. Identify the public risk along with necessary precautionary recommendations within the report. (x) This section of the road will not be maintained by Council and is responsibility of the applicant until a permanent solution is constructed. All the safety requirements must be considered and any issues in relation to the proposed temporary bund and structures will be looked after by applicant. (xi) The ultimate Bayliss Road must achieve flood immunity for 1%AEP.	

15.	Open Space	
(a)	The applicant must submit an Infrastructure Master Plan for Green and Open Space in accordance with (b) below.	Prior to the issue of an approval for the first subsequent PDA application over the site.
(b)	The infrastructure master plan for Open Space must: (i) Be generally in accordance with the marked-up Context Plan listed in part 3 of this approval; (ii) Reflect the land and embellishments rates generally in accordance with the Ripley Valley Development Scheme and EDQ Guideline No. 12 – Park Planning and Design and Council Desired Standards of Service Local Government Infrastructure Plan Supporting Document Public Parks Update 2016, unless a relevant infrastructure agreement / infrastructure master plan provides to the contrary. (iii) District Sports Park design and embellishment is to comply with Approved Community Greenspace	

	Infrastructure Master Plan (1771/2020/PDACA) (or any subsequent Open Space Infrastructure Master Plan), with interim embellishment of full District Sports Park, and ultimate design of 16 multi-purpose courts and required ancillary infrastructure. (iv) Detail how and when the community greenspace will be dedicated or transferred to Ipswich City Council, and (v) Include undertakings for monitoring on the achievement of the infrastructure master plan outcomes. Note: Unless otherwise approved as part of an infrastructure agreement, infrastructure credits or offsets are not applicable to any land and embellishments above and beyond the requirements of this condition and Guideline 12: Park Planning and Design.	
(c)	The Open Space infrastructure Master Plan required by (a) above must include a conceptual proposed Trail System (within land zoned Environmental Protection Zone) designed in consultation with Council's Environment Sustainability Department – Natural Areas Branch including alignment of trails, location of connection points and trail heads ground truthed. Note: Detailed design of the Trail System will be conditioned as part of the future reconfiguring a lot application south of Bayliss Road including ground truthing of trails, location of connection points and trail heads.	
(d)	The Open Space infrastructure Master Plan required by (a) above must delineate land required for stormwater management (stormwater quality or drainage function) from that required for linear open space, ensuring a minimum of 15m width of functional open space land is provided adjacent to either side of a creek or drainage channel. The design of stormwater management and conveyance areas must consider requirements of: (i) Condition 17 – Stormwater Quantity Management (ii) Condition 18 – Flooding (iii) Condition 20 – Geomorphological Report (iv) Condition 24 – Stormwater Management (Quality)	

	(v) Ipswich City Council's Waterway and Channel Rehabilitation Guidelines and Waterway Health Strategy.	
(e)	Open Space Planning and Sequencing – Compliance Assessment (i) An open space staging plan is to be provided to the MEDQ Delegate for compliance assessment. The plan is to demonstrate: · The staged delivery of open space in accordance with the desired standards of service required by the endorsed IMP, the Ripley Valley Development Scheme, the Ripley Development Charges Offset Plan and the Infrastructure Funding Framework for each stage of open space to be dedicated and embellished. · Open Space provision in accordance with the desired standards of service required by the Ripley Valley Development Scheme and the endorsed IMP for Community Greenspace for each stage of open space to be dedicated and embellished. · The achievement of the desired standards of service and a sequence of staging to align with the development of allotments to ensure that recreation space is provided to satisfy the needs of the community and the ultimate desired standard of service for each space. · Unless otherwise approved in writing, the open space staging plan must be submitted a single document for the whole of the area of this development application. Note: Consideration may be given to the submission of a staging plan in parts, so long as the submission of multiple staging plans does not prejudice the delivery of the open space in accordance with the endorsed IMP.	Prior to the MEDQ Delegate signing the subdivision plan for the first stage.
(f)	Condition deleted	
(g)	Condition deleted	
(h)	Detailed Park Plans The applicant must submit to the MEDQ Delegate for written approval a detailed park plan (or as part of the Open Space Infrastructure Management Plan) for Parks and Conservation	Prior to the issue of an approval for the first subsequent PDA application over the site.

Areas (noting that the Park does not include areas for stormwater infrastructure, the recreated waterway/drainage channel or vegetated riparian buffer) subject to the following requirements:

Park Size

Park Type	Min Area (Ha)
Neighbourhood Recreation Park 1	0.65
Neighbourhood Recreation Park 2	0.95
Neighbourhood Recreation Park 3	0.70
Local Recreation Park 1	0.30
Local Linear Park 1	0.45
Local Linear Park 2	0.94
Local Linear Park 3	1.80
Local Linear Park 4	0.92
Local Linear Park Balance 1	5.64
Local Linear Park Balance 2	1.38
District Sports Park	5.52
Conservation Reserve	50.21

Neighbourhood and Local Recreation Parks

Unless otherwise varied by the conditions of this approval, the applicant must ensure that:

- The parks comply with all of the Desired Standards of Service outlined in the Ipswich Planning Scheme 2006 and Local Government Infrastructure Plan Supporting Document Public Parks Update 2016, Economic Development Queensland Guideline 12 – Park planning and design, Open Space Infrastructure Master Plan 9/2022/PDA and Landscape Master Plan 9/2022/PDA;
- Bollards and locking rails must be installed to restrict vehicular access to only maintenance and service vehicles to full perimeter;
- If the park 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) for safety of children;
- Planting batters must not exceed 1:3 and planting batters >1:4 require the inclusion of erosion netting;

	· 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; · 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; · Park infrastructure is to be minimum 10m offset from top of bank (including pathways); · Minimum 1:100 flood immunity of all hard infrastructure (exception waterway pathway crossing >1:10); · Less than 20% of the parkland area is to have a grade of 1:10 or more; · All pathways to achieve a minimum 2.2m width; · 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); o Maximum longitudinal grade of 1:21; · Concentrated 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 designed for increased casual surveillance opportunities; · Half courts and rebound walls to be minimum of 50m from residents, (any alternative embellishment to be approved by Council); · Location of Halfcourt in Neighbourhood Recreation Park 1 not approved (exercise equipment is an approved alternative for an active recreation space); · 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; · Rubbish bin locations to be within 30m of the street; · Timber play equipment and timber park furniture not approved; · Pathway lighting not approved; · Private access from lots adjoining the park require a DDA compliant concrete path connected to the concrete	

	pathway (maximum longitudinal grade 1:21); · Maximum 1.5m walls adjoining open space; · 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); · Water & electrical service must be provided to parks; · All declared plants, environmental weeds and rubbish must be removed; · Dead trees must be removed and dangerous trees made safe within 10.0m of allotments, pathways and playgrounds; · Disturbed areas must be revegetated using indigenous plant species; · Parkland must be freely and safely drained; · No overburden or spoil shall be pushed or deposited into parkland; and · There must be no removal of soil or filling around trees. <u>District Sports Park</u> Unless otherwise varied by the conditions of this approval, the applicant must ensure that: · The parks comply with all of the Desired Standards of Service outlined in the Ipswich Planning Scheme 2006 and Local Government Infrastructure Plan Supporting Document Public Parks Update 2016, Economic Development Queensland Guideline 12 – Park planning and design, Open Space Infrastructure Master Plan 9/2022/PDA and Landscape Master Plan 9/2022/PDA; · Land area must be capable of accommodating all embellishments in Appendix E Open Space Infrastructure Master Plan 9/2022/PDA (inclusive of both Phase 2 & 3 works); · Bollards and locking rails must be installed to restrict vehicular access to only maintenance and service vehicles to the full perimeter and internal vehicle areas; · If park 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 to sports fields perimeter, if the fields are within 20m of hazards (e.g., roads, steep embankments, waterways, basins, etc) for safety of children; · Fencing to include ball netting behind goal posts and	

	chain mesh fencing; · Fencing is required if playground, kick-about, rebound walls are within 20m of hazards (e.g., roads, steep embankments, waterways, basins, etc) for safety of children; · Planting batters must not exceed 1:3 and planting batters >1:4 require the inclusion of erosion netting; · 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; · 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; · Park infrastructure is to be minimum 10m offset from top of bank (including pathways); · Less than 20% of the parkland area is to have a grade of 1:10 or more; · All pathways to achieve a minimum 2.2m width; · 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 street footpath, car park (including bus parking) and compliant to AS1428 compliant; o 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 designed for increased casual surveillance opportunities; · Courts and sports fields to be a minimum of 50m from residents, · Minimum 1:100 flood immunity for courts; · Courts and fields to include required functional embellishment for competition (e.g., cricket pitch, nets, goal posts, line marking, lights, etc); · Courts to be fully fenced; · Main pathways and all car parks to be illuminated to Australian Standards;	

	· Rubbish bin locations to be within 30m of the street; · All signage within public open space is to be in accordance with the City of Ipswich Signage Style Manual; · Signage to include operational signage (eg, prohibited items in park, court and field numbers, etc); · Water, sewerage, NBN & electrical service must be provided to park; · All declared plants, environmental weeds and rubbish must be removed; · Dead trees must be removed and dangerous trees made safe within 10.0m of allotments, pathways, playgrounds, courts and fields; · Disturbed areas must be revegetated using indigenous plant species; · Parkland must be freely and safely drained; · No overburden or spoil shall be pushed or deposited into parkland; and · There must be no removal of soil or filling around trees. <u>Linear Park</u> Unless otherwise varied by the conditions of this approval, the applicant must ensure that: · the parks comply with all of the Desired Standards of Service outlined in the Ipswich Planning Scheme 2006 and Local Government Infrastructure Plan Supporting Document Public Parks Update 2016, Economic Development Queensland Guideline 12 – Park planning and design, Open Space Infrastructure Master Plan 9/2022/PDA and Landscape Master Plan 9/2022/PDA; · Bollards and locking rails must be installed to restrict vehicular access to only maintenance and service vehicles to full perimeter · If park 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); · Park width to be minimum 15m wide; · Planting batters must not exceed 1:3 and planting batters >1:4 require the inclusion of erosion netting; · Majority of linear park is to be rehabilitated with native species only to a dense, natural bushland setting which is free from environmental and declared weeds (min 3 plants per square metre); · Majority of corridor is to be revegetated, and turf is only permitted to outer edges of the linear park (where	

	feasible/required for pedestrian movements/ passive recreation and outside the riparian corridor and top of bank setback) Revegetation required between waterway to the edge of the footpath; o Concession to turf to the following 2 locations LLP 1 and LLP3; o LLP2 and LLP4 to have no turf on stormwater side of the pathway; · Trees to comply with Ipswich Streetscape Design Guide; · Large trees with vigorous roots are not approved in proximity of infrastructure 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; · 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, (Turf is generally not supported within Linear Parks with the exception of key nodes); · A cleared minimum 4.0m wide mowable fire break strip must be formed between allotments and reserves; · Park infrastructure is to be minimum 10m offset from top of bank (including pathways); · All pathways to achieve a minimum 2.2m width, (except for LLP3 to be 3m width vehicle rated pathway); · Be aligned such that a minimum 10m offset from the defined Top of Bank is achieved; · Maximum longitudinal grade of 1:21; · Linear pathway and road footpath can be combined into one where beneficial for both functions (width of pathway to represent the wider pathway width of the 2 areas); · Pathways must be designed and located to ensure casual surveillance (including connections across watercourses/drains); · Waterway crossing to be minimum Q10 immune; · 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 and along linear park adhere to CPTED principles and designed for increased casual surveillance opportunities; · Rest point include seating and drink fountains along the	

	length of pathway as per Desired Standard of Service - 1 every 2km; · Timber furniture is not approved; · Pathway lighting not approved; · Private access from lots adjoining the park require a DDA compliant concrete path connected to the concrete pathway (maximum longitudinal grade 1:21); · Adjoining private lots to have transparent fencing to provide casual surveillance; · All signage within public open space is to be in accordance with the City of Ipswich Signage Style Manual; · Signage to include operational signage (eg, prohibited items in park, flood risk to waterway crossing, etc); · Water service must be provided to linear parks; · All declared plants, environmental weeds and rubbish must be removed; · Dead trees must be removed and dangerous trees made safe within 10.0m of allotments, pathways and fencing; · Disturbed areas must be revegetated using indigenous plant species; · Parkland must be freely and safely drained; · No overburden or spoil shall be pushed or deposited into parkland; and · There must be no removal of soil or filling around trees. <u>Conservation Area</u> Unless otherwise varied by the conditions of this approval, the applicant must ensure that the conservation area complies with requirements of the Open Space Infrastructure Master Plan 9/2022/PDA; i. Conservation area to be fenced in accordance with the Open Space Infrastructure Master Plan 9/2022/PDA to full perimeter (unless fauna fencing is required by EPBC); a. Fencing to be SR 33 Type 2 to have welded connections; b. Final design of fencing to be approved by ICC Team Leader (Land Management and Natural Area Planning); ii. Vehicle Service Track to be in accordance Type C; a. Service track has a width of 3 metres; b. Track surface is formed from on-site material. However in slopes above 10 degrees an aggregate mix must be used to assist in stabilising the track surface;	

		c. Diversion banks, inverts & table drains must be constructed to manage water flow across and along the track; d. Type C tracks should not be constructed on slopes greater than 15 degrees; i. This track can be used across slopes less than 15 degrees; e. This track required to be trafficable by small fire appliances, and passing areas would be required every 100 metres; iii. Pedestrian and mountain bike trails to be approved by ICC Team Leader (Land Management and Natural Area Planning); a. Track surface is formed from on-site material; b. Diversion banks, inverts & table drains must be constructed to manage water flow across and along the track; c. No tracks are to be constructed to enter private property unless landowners consent and Council approval has been provided. iv. Signage to comply with City of Ipswich Style manual, and operational signage to include prohibition of domestic animals; a. Signage to be approved by ICC Team Leader (Land Management and Natural Area Planning); b. Signage to include map of conservation trails and any connections to external areas at entrance to conservation areas, v. Conservation area to be delivered in accordance with the Open Space Infrastructure Master Plan 9/2022/PDA; vi. Management plan to be provided for the conservation area; vii. Drinking fountain to be provided at main trail head location/s; viii. Timber furniture is not approved; ix. Declared plants, environmental weeds and rubbish must be removed; x. Dead trees must be removed and dangerous trees made safe within 10.0m of allotments, pathways or playgrounds; xi. Disturbed areas must be revegetated using indigenous plant species; xii. Conservation area must be freely and safely drained; xiii. No overburden or spoil shall be pushed or deposited into conservation area; and xiv. There must be no removal of soil or filling around trees.	

	<u>Street Trees</u> Unless otherwise varied by the conditions of this approval, the applicant must ensure that the street trees comply with the Ipswich Streetscape Design Guide; i. Species to be approved in compliance assessment; ii. Alternative delayed street tree installation not approved; and iii. Street tree species with vigorous roots and requiring root barrier are not approved. <u>Pedestrian Links</u> Unless otherwise varied by the conditions of this approval, the applicant must ensure that the pedestrian links comply with Ipswich Streetscape Design Guide; i. Street trees with vigorous roots and requiring root barrier are not approved; ii. CPTED clear zone is provided either side of walkway; iii. Bollards required to restrict unauthorised vehicles access at both ends; iv. Maintenance access gates to be provided to access and maintain the area; v. Timber furniture is not approved; vi. Gardens max 1:4 grade; and vii. Turf max 1:6 grade. Note: The applicant must undertake all works in accordance with the approved park plans to the satisfaction of the MEDQ Delegate. Any areas within park that are disturbed as a result of civil works, and which are not already detailed on the approved plans must be rehabilitated consistent with the adjacent landscaped area in the park.	

Engineering and Environment Conditions

16.	Traffic

	The applicant is requested to submit for compliance assessment, a traffic impact assessment for the site, the assessment report is to include but is not limited to the following: (i) Provide a footpath and road hierarchy plan; (ii) Have regard to movement networks outside of the development site; (iii) Address the general compatibility of the proposed traffic network in accordance with the DCOP or other plan approved by MEDQ Delegate; (iv) Address the integration of the off-road shared path network with the overall movement network; (v) Address the integration of the public transit network with the overall movement network; (vi) Appropriate intersection spacing is achieved in accordance with the EDQ Street and Movement Network Guideline (Guideline 6) and provide supporting traffic modelling; (vii) Neighbourhood entries to be demonstrated as indicative only and are subject to further detail analysis as part of future POD applications; (viii) Align road hierarchy terminology with EDQ PDA Street and Network Guideline 6 (i.e. modify 'sub-arterial' to 'trunk connector'); (ix) Amend the intersection control forms and locations to demonstrate that they are subject to further detail analysis as part of future POD applications; (x) Identify the appropriate intersection treatments for all intersections for ultimate and interim, ensuring consistency throughout the development; (xi) Provide typical road cross sections for all roads; (xii) Provision of secondary access must be within 1 year of plan sealing of 300th Lot, or prior to plan sealing of 462nd lot. (xiii) Provision of emergency access must be prior to plan	In conjunction with any subsequent PDA application over the site for civil works.

	sealing of 100th Lot; and (xiv) Providence Parade extension from Botany Drive through to the SEA Road / Barrams Road intersection must be completed and operational along with all the associated intersections along the Providence Parade prior to plan sealing of 350th Lot.	

17.	Stormwater Quantity Management	
(a)	The applicant must submit a Stormwater Management Plan prepared by an RPEQ qualified and experienced in hydrology and hydraulics in accordance with the Council Planning Scheme Policy 3, Implementation Guideline 24 and QUDM and the following reports subject to addressing the outlined concerns below: The amended consolidated site-based stormwater management plan must include but is not limited to the following: (i) Details of general compliance with the Queensland Urban Drainage Manual, Council's Planning Scheme Policy 3 – General Work and Council's Implementation Guideline No 24 Stormwater Management; (ii) Design details for the proposed detention solutions at western Barrams Road culverts must be provided clearly showing the levels, batters, pipe systems etc., Demonstrate that the proposed Barrams Road level and detention basin located within eastern district park levels align. Demonstrate that the detention system and all the drainage arrangement within eastern district park (as part of development 40/2015/MAPDA/J or any subsequent change approval) align with proposed western Barrams Road detention design and 'no worsening' is achieved at LPD north of Barrams Road for all flows up to 1%AEP; (iii) Submit detailed design of all stormwater infrastructure and detention systems for the relevant stage; (iv) Details of the temporary mitigation structure (bund) along Bayliss Road must be provided. Identify the public risk along with necessary precautionary	In conjunction with any subsequent PDA application over the site.

	recommendations within the report; This section of the road will not be maintained by Council and is responsibility of the applicant until a permanent solution is constructed. All the safety requirements must be considered and any issues in relation to the proposed temporary bund and structures will be looked after by applicant; (v) The ultimate Bayliss Road must achieve flood immunity for 1%AEP; (vi) Necessary modifications to the proposed on-line drainage system considering the final earthworks, slopes, other relevant parameters or any amendments must be provided. Steep batters are not supported. All batters must be 1:6 and 1:4 batters are considered where vegetated outcome is achieved; (vii) All finished floor levels for the development must be set to the greater of any of the sensitivity scenarios peak water surface level (WSL) or the 1% AEP WSL plus 500 mm freeboard; (viii) Identify the staging requirements for the delivery of all stormwater infrastructure so that 'no worsening' occurs at each proposed stage at lawful point of discharge and further downstream for all flows up to 1%AEP. Necessary certification must be provided demonstrating no worsening at lawful point of discharge and further downstream for each stage; (ix) The stormwater solution for the proposed development must be compliant with approved geotechnical reports, environment requirements and open space requirements as outlined in Conditions 17, 18, 20 and 24; (x) Consolidated report addressing all the concerns must be provided. All the amended calculations, analysis/assessments and the modelling results must be suitably updated reflecting the changes and must be submitted; and (xi) The amended report must give regard to the following reports: · Report titled "Providence East Flood Management Strategy" M11200_017-REP-002-1, prepared by Engeny	

	dated 31 July 2023. · Memorandum titled "Detention Basin flood Assessment" submitted by Engeny dated 17 January 2024 and · Correspondence titled "Community Greenspace Infrastructure Master Plan (5781/2023/PDACA)– Information Request Response – Stormwater Quantity Management and Flooding" prepared by Engeny dated 22 January 2024.	
(b)	The applicant must discharge stormwater runoff from all impervious areas in accordance with the findings determined in the above assessment report required in condition (a) above	

18.	Flooding	
	The applicant must submit to the MEDQ Delegate for compliance assessment an amended hydrology and hydraulic report prepared by a RPEQ, including but not limited to the following: (i) Generally, comply with the Queensland Urban Drainage Manual, Council's Planning Scheme Policy 3 – General Work and Council's Implementation Guideline No 24 Stormwater Management; (ii) Demonstrate no worsening flood impact upstream and downstream due to the development up to the location determined by the MEDQ Delegate up to 1% AEP storm event; (iii) Include the interim and ultimate Bayliss Road upgrade options with earthworks, culvert crossing definitive drainage assessment of the shifting boundary of the 1% AEP extent etc.; (iv) Include the interim and ultimate SEA Road upgrade options with earthworks, bridge crossing definitive drainage assessment of the shifting boundary of the 1% AEP extent, etc.; (v) Undertake sensitivity analysis for roughness, climate change, blockage and ultimate catchment development; (vi) Demonstrate flood immunity is maintained for the relevant sensitivity analysis cases including blockages of internal/external drainage arrangements; and (vii) Provide the amended stormwater electronic modelling	In conjunction with any subsequent PDA application over the site.

	files to the MEDQ Delegate for review and record keeping purposes.	

19.	Geotechnical	
	The MEDQ Delegate acknowledges the submission of the preliminary Geotechnical report titled 'Preliminary Geotechnical Investigation'-(Project 215689.00- R.001.Rev0) prepared by Douglas Partners dated 13/1/2023. However, the applicant is requested to submit an amended report including but not limited to the following: (i) Assess the global slope stability of the landform associated with the development; (ii) Include proposed cut and fill embankments, retaining structures, stormwater infrastructure and the interface with drainage corridors. (iii) All structures undertaken for the development e.g., footpaths/cycle ways, retaining walls, drainage components and the like, shall be designed in order that foundations effects, differential movements etc. are accounted for and do not impede the component operation or serviceability requirements during their expected lifetime e.g., avoidance of trip hazards, blockages, structural failures, traffic hazards etc.; (iv) Demonstrate for any proposed element e.g., earthworks, bunding, embankments, etc. that any expected settlement effects shall not compromise the performance over the required service life e.g., undesirable concentrated flows over a detention basin wall; and (v) Provide details for managing the zones identified to be slope constrained. This item must consider any external areas impacted on by the proposed roads and infrastructure to service the development. Further updates to the report will be required for rest of the context plan area as it develops; (vi) Preliminary earthworks plan that addresses the above; and (vii) Any recommended management practices for the site.	In conjunction with any subsequent PDA application south of Bayliss Road.

20.	Geomorphological Report	
	The applicant must submit for compliance assessment a	In conjunction with the first

	geomorphological report for ephemeral waterways on Lot 190, prepared by a suitably qualified geomorphologist certified by EAINZ or signed by a suitably qualified RPEQ with a minimum of 5 years demonstrated experience in waterway assessment/remediation. The report should include a review of the Geomorphic Assessment listed in part 3 of this approval and address, but not be limited to the following items: (i) Confirm the current geomorphic condition of the ephemeral waterways flowing through the site, including a thorough analysis of the sites soils and waterway substrates. (ii) Provide recommendations for appropriate riparian buffers from development and any works required to remediate the waterways to maintain ecological function and provide long term stability, while allowing for necessary geomorphic variation. Such recommendations must be made in consideration of long-term flow characteristics (i.e., a developed catchment). (iii) Where active physical intervention is required, provide conceptual designs (including conceptual earthworks drawings) for waterway remediation that maintains and restores aquatic and riparian ecosystem function, and that supports the requirements for the area to function as a riparian corridor into perpetuity.	subsequent PDA application for Lot 190 (south of Bayliss Road).

21.	Environmental Protection Zone (Conservation Area)	
(a)	The applicant must submit to the MEDQ Delegate for Compliance Assessment approval an Environmental Protection Zone Interface Plan to guide the design of the quarantined area interface to the EPZ, and the timing and mechanism for dedication of the land zoned Environmental Protection Zone (Conservation Zone under Ipswich Planning Scheme 2006) to the MEDQ Delegate.	In conjunction with the first subsequent PDA application over Lot 190 (south of Bayliss Road).
(b)	The Environment Interface Treatment Plan must clearly identify and demonstrate that extent of earthworks and treatment required for the quarantined area buffering the Environmental Protection Zone will avoid impacts to the retained natural values, is responsive to site topography, demonstrated ability to rehabilitate any batters, and generally in accordance with Planning Scheme Policy 3, PDA Guideline/s and the to be amended Open Space IMP required by Attachment A – Condition 15 – Open Space.	

(c)	The applicant must submit evidence that demonstrates compliance with the EPBC approval 2018/8347 (where the applicant produced the Conservation Area Management Plan for the Environment Protection Zone in consultation with Councils Environment and Sustainability Department).	Prior to the area being dedicated to MEDQ delegate.
(d)	The applicant must submit details of the proposed Trail System (within land zoned Environmental Protection Zone) designed in consultation with Council's Environment Sustainability Department – Natural Areas Branch, including alignment of trails, location of connection points and trail heads ground.	In conjunction with any RAL application south of Bayliss Road.

22.	Vegetation Retention	
(a)	The applicant must submit in support of future applications, a Vegetation Assessment Plan (VAP) undertaken by an AQF 5 or higher arboricultural professional that is generally in accordance with section 6(A) of the Ipswich Planning Scheme Policy 2 – Information Local Government May Request. The VAP must include, but not be limited to, the following items: (i) On an appropriately scaled plan identify all trees (20cm dbh or greater) within 10m either side of any proposed earthworks interface where vegetation is to be retained i.e., infrastructure out falling to retained vegetated waterways, future open space, interface to environment protection zone/ conservation zone and all ephemeral waterways. (ii) The information submitted must include tree species, diameter at breast height (dbh), habitat, health and individual Structural and Tree Protection Zones (TPZ). (iii) Undertake a Tree Impact Assessment and Mitigation strategy that outlines changes to earthworks that will maximise the retention of trees in areas to be dedicated to the MEDQ delegate. (iv) Demonstrate the retention of native vegetation through micro-siting, amended site design and earthworks strategies ensuring impacts to trees are assessed in accordance with *AS4970-2009 Protection of trees on development sites;* (v) In relation to future Open Space areas, assess the trees and identify those of high value retention and provide mitigation strategies 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 15 – Open Space; and (vi) Clearly identify areas/ trees that require tree protection	In conjunction with subsequent PDA applications adjoining retained vegetation and waterway corridors.

	fencing and the type of fencing required to ensure trees are not impacted during construction works.	

23.	Waterway Reconstruction Design and Rehabilitation	
(a)	The applicant must submit to the MEDQ Delegate for compliance assessment a detailed design for reconstruction and rehabilitation of the waterways certified by a RPEQ that has demonstrated experience in reconstructing natural waterways. The design must be generally in accordance with the approved plans listed in part 3 of this approval. Ensure the detailed design addresses all items in this approval and is undertaken in consultation with geomorphologist certified by the Environment Institute of Australia and New Zealand (EIANZ) or RPEQ with minimum five (5) years demonstrated experience in waterway assessment/remediation, in consultation with an ALIA registered Landscape Architect with demonstrated experience in recreation of natural waterways. The design must facilitate a full structural vegetated outcome that address/ documents the following: (i) Proposed finished levels and batter slopes that are natural in design and form, and provides for substrates that facilitate a full structural vegetated outcome, including sections across and through the waterways at critical points; (ii) Longitudinal sections along the waterway corridor centrelines detailing the dimensions and grades of all rock chutes, stream beds, water holes, service crossings and culverts in accordance with the approved geomorphological reports and to minimise rock hardened extents; (iii) Clearly demonstrate vegetation retained as directed by the Vegetation Assessment Plan (VAP) required in Condition 15 – Vegetation Retention; (iv) Details, design and locations of any proposed structures, including weirs, habitat features from site source logs or rock and artificial bank stabilisation (e.g. gabions, strategically placed rocks); (v) Details and design of remedial stabilisation works to the retained waterway corridors in the upper catchment; (vi) Stabilisation works around any concentrated flow points from the development to the buffers of retained	<u>For the waterways north of Bayliss Road</u>: prior to the issue of pre-construction certification for the first civil stage of the development. <u>For the waterways south of Bayliss Road</u>: in conjunction with the first subsequent PDA application associated with Lot 190.

	waterways ensuring all hard infrastructure is external to the riparian buffer; (vii) The proposed design should ensure the hydraulic width of the waterway achieves levels of shear stress aligned with a vegetated natural waterway in key stormwater events avoiding bed scour, minimising hardening and ongoing higher maintenance requirements. (viii) Outline proposed staging and delivery of the waterway corridor in line with the required reconfiguration staging; and (ix) Outline a Post Construction monitoring plan. Note: Where the stormwater management solution mitigates runoff for multiple stages, they must be constructed and accepted "On Maintenance" (for vegetated assets a minimum 24 months) with the earliest stage and be subject to a longer maintenance period. The longer maintenance period may reasonably extend until the acceptance of the final stage "Off Maintenance". Note: This condition is not required for the waterways south of Bayliss Road if the concept/detailed design is submitted in conjunction with the first subsequent PDA application associated with Lot 190.	

24.	Stormwater Management (Quality)	
(a)	The applicant must submit for Compliance Assessment a site-based stormwater quality management plan in accordance with the *Stormwater Quality Management Plan* listed in part 3 of this approval. The site-based stormwater quality management plan must demonstrate compliance with the following: (i) Regional Stormwater Quality and Quantity solution whereby the treatment train includes the ephemeral wetland; (ii) Implementation Guideline 24 – Stormwater Management of the *Ipswich Planning Scheme;* (iii) PDA Guideline 13 – Engineering Standards; (iv) Outline any proposed phasing of the stormwater solution; (v) All bio-retention basins must be designed as offline low maintenance systems, with high flow bypass, sediment forebays, saturated filter zones, minimum 700mm of filter media, appropriate access arrangement and designed in consultation with a Landscape Architect registered with the	In conjunction with subsequent PDA applications over the site.

	AILA to ensure a fully vegetated outcome inclusive of canopy species; (vi) Infrastructure adjoining buffers to the retained riparian corridors must be designed to retain existing vegetation, and out falls designed to ensure outfall arrangement and velocities are in accordance with geomorphologist recommendations for the receiving environment; (vi) Indicative design for swale outfalls to waterways or wetlands that are stable vegetated and natural design outcomes; and (vii) The stormwater quality or quantity device/s mitigate runoff for multiple stages, the device/s must be constructed and accepted "On Maintenance" with the earliest contributing catchment and be subject to a longer maintenance period. The longer maintenance period may reasonably extend until the acceptance of the final stage "Off Maintenance". Note: Planted vegetated assets require a minimum 24-month maintenance period in addition to the 12-week establishment period.	

25.	Acoustic Design Management	
(a)	<u>Road Traffic Noise:</u> For any application involving development within 60m of a Trunk Connector or 25m of a neighbourhood connector road the applicant must submit, for compliance assessment by the MEDQ Delegate, a Noise Impact Assessment (NIA). The NIA must: (i) Be prepared by a suitably qualified acoustic consultant; (ii) Demonstrate how the development can be designed and managed to maintain an acceptable level of acoustic amenity for existing and/or proposed future sensitive receivers; and (iii) Demonstrate compliance with the internal design sound levels listed in AS2107-2000, as relevant to the type of sensitive receiver.	In conjunction with subsequent relevant PDA applications over the site.
(b)	<u>Commercial and Community Noise:</u> For any application involving development within 90m of a commercial or community use (including Schools) the applicant must submit, for Compliance Assessment by the MEDQ Delegate, a Noise Impact Assessment (NIA). The NIA must: (i) Be prepared by a suitably qualified acoustic consultant; (ii) Demonstrate how the development can be designed	In conjunction with relevant PDA applications over the site.

	and managed to maintain an acceptable level of acoustic amenity for existing and/or proposed future sensitive receivers; and (iii) Demonstrate compliance with the Environmental Protection (Noise) Policy 2008 Acoustic Quality Objectives, as relevant to the type of sensitive receiver.	

26.	Road Frontage and Access	
	The applicant must ensure existing access arrangements to all properties adjacent to, and surrounding the proposed development site, are maintained. Any change in access arrangements to these properties must be accompanied by owners consent as part of any future development application.	In conjunction with any subsequent PDA application over the site.

27.	Condition removed

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

29.	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 · Vegetation clearing · Demolition of existing structures	At all times during construction.

	· 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 (b) · 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 relevant Certifier/s to prepare and certify the following detailed design documentation for the Early Bulk Earthworks: · Vegetation Assessment Plan · Vegetation Clearing and Fauna Management Plan · Bulk Earthworks Plans · Technical Memorandum provided by an RPEQ which certifies the proposed works are generally in accordance with the Flood Management Strategy and will not result in material worsening to upstream, downstream or adjacent properties under separate private ownership · Geotechnical Investigation · Site Survey · Dispersive Soil Management Plan · Construction Management Plan · Traffic Management Plan · Erosion and Sediment Control Plan (by CPESC)	Prior to the lodgement of a request for Pre-Construction of the associated works. issue of pre-construction certification for Early Bulk Earthworks
(c)	Undertake all works in accordance with the certified detailed design documentation.	At all times during construction.
(d)	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.	Upon completion of works.

30.	Registered Professional Engineer of Queensland (RPEQ) Certification	
	All engineering reports and design drawings provided as part of the assessments are to be signed by suitably qualified RPEQ engineer experienced in the relevant discipline.	Prior to the issue of an approval for the first subsequent PDA application over the site.

State Interests

31.	Endorsement of Context Plan	
	The development within Providence East must be generally in	At all times.

	accordance with the following: · Context plan, prepared by Urbis, dated 12/11/2023, drawing number USE01, revision U, as amended in red; and · Figure B5 Active Transport Network Map, prepared by SLR, dated July 2023, reference number 620.30351, as amended in red.	

MEDQ Delegate's (Ipswich City Council) Advice

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

1.	Acronyms and Terms Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by RPEQ.
(c)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.
(d)	QUDM – The *Queensland Urban Drainage Manual (2007 Edition)*, produced by the Queensland Department of Environment and Natural Resources
(e)	DTMR - Department of Transport and Main Roads
(f)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(g)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.
(h)	DCOP- Development Charge Offset Plan
(i)	EDQ – Economic Development Queensland

2.	Proximity of Earthworks to Adjoining Property
	Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the *Ipswich Planning Scheme*. Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the MEDQ Delegate's satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application.

3.	Easement Documentation
	The documentation associated with easements may be prepared by the applicant in a form satisfactory to Council's city solicitor, or the applicant may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the applicant's expense.

4.	Portable Long Service Leave
	Where the proposed works (civil and landscaping) are valued at $150,000 or more and match the definition of Building and Construction Industry, the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the *Sustainable Planning Act 2009*. If you require clarification in regard to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

5.	Connection to the National Broadband Network
	The applicant is advised that the development site may be situated within the National Broadband Network (NBN) fibred area planned to be constructed for the Ipswich Area. Connection to the NBN should be submitted via an online application via htt://www.nbnco.com.au/industry/new-developments.htmo prior to any construction works within the estate occurring. This will assist Telstra in planning the NBN, thereby allowing premises to be connected to the network prior to occupation.

6.	Telecommunication Conduit Infrastructure
	The installation of telecommunication conduit and infrastructure is to be in accordance with the Communications Alliance publication titled *Fibre Ready Pit and Pipe Specifications for Real Estate Development Projects (Reference G645:2011)* or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on 'Fibre in new developments'.

7.	Engineering Analysis
	A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by the MEDQ Delegate. Neither the MEDQ Delegate nor the MEDQ Delegate's engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant's RPEQ engineer.

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

9.	Land Dedications
	Any land proposed to be dedicated to Ipswich City Council as part of subsequent development applications over the site must be free of contaminants and not registered on either the Environmental Management Register or Contaminated Land Register. The applicant must demonstrate to the MEDQ Delegate that the past uses of the land did not include a notifiable activity (i.e. livestock dip as listed in Schedule 3 of the *Environmental Protection Act 1994*).

10.	Clearing of Vegetation
	This development approval does not approve the clearing of vegetation. A MCU for Plan of Development or Operational Works approval needs to be obtained prior to the clearing of native vegetation.

11.	Bushfire and retained vegetation
	Measures to mitigate Bushfire Attack Level (BAL) must not require the removal of, or impacts to, native vegetation that is: (i) not identified for removal as part of this approval; or (ii) located on properties not subject of this approval.

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

13.	Koala Protection and MNES
	The Commonwealth has listed the Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) as 'endangered' under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), accordingly Koalas in Queensland are protected under national environment law. The MEDQ Delegate is aware that a controlled action under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) has been determined by the Commonwealth Department of Climate Change, Energy, Environment and Water for vegetation clearing of the site, threatened species protection and rehabilitation works (EPBC 2018/8347). Refer to the Australian Government (EPBC.Referrals@awe.gov.au or phone: 02 6274 1112) for further information to determine whether current or future works associated with your development proposal may require environmental approval from the Commonwealth.

14.	*Section 96 of the Economic Development Act 2012*
	Pursuant to *section 96 of the Economic Development Act 2012,* a development approval including any conditions of approval is binding on the owner, the owner's successor in title and any occupier of the land.

15.	Indigenous Cultural Heritage
	The Applicant is advised to ensure that any development obligations pursuant to the provisions of the Aboriginal Cultural Heritage Act 2003 are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database.

	For more information, the applicant may seek information from the relevant Registered Aboriginal Cultural Heritage Body for the Ipswich Region the cultural heritage database, or seek the advice of the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs.

Attachment B
MEDQ Delegate's Conditions
File No: 9/2022/PDA

Location: 307-443 Barrams Road, WHITE ROCK QLD 4306, 7006 Barrams Road, SOUTH RIPLEY QLD 4306, 244 Bayliss Road, WHITE ROCK QLD 4306, 132 Cumner Road, WHITE ROCK QLD 4306, 2-72 Cumner Road, WHITE ROCK QLD 4306
Proposal: Reconfiguring a Lot - One (1) Lot into 607 Lots (including 594 Residential Lots, 1 Sales Office Lot, 10 Open Space Lots and 2 Balance Lots)

MEDQ Delegate's (Ipswich City Council) Conditions *Conditions applicable to this approval under the Economic Development Act 2012*		
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval	
	This approval incorporates as a condition, the applicant's common material for the application and adherence to all relevant Council Local Laws and/or the *Ripley Valley Priority Development Area Development Scheme* unless otherwise varied by this approval or varied by a condition of this approval. Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the *Economic Development Act 2012.*	At all times after the approval is granted.
2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the MEDQ Delegate will suffice.	At all times after the approval is granted.
3.	Rates in Arrears	
	The applicant must pay any outstanding rates and other expenses as a charge against the land in accordance with the provisions of the *Economic Development Act 2012.*	Prior to the MEDQ Delegate signing the relevant subdivision plan.
4.	Plan of Subdivision	
(a)	The applicant must grant, free of cost to or compensation payable by Council, minimum 4.0m wide easements located centrally over proposed or existing stormwater drains (375mm diameter or greater) and overland flow paths, where located within private property. Easements over the alignment of stormwater paths must be	Prior to the MEDQ Delegate signing the relevant subdivision plan.

	of sufficient width to encompass the overland flow from a storm event with an AEP of 1%.	
(b)	The applicant must grant, free of cost or compensation payable by Council, land for future road purposes, in order to provide road widening along the site frontages. Note: Unless otherwise varied by the DCOP.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(c)	The applicant must grant, free of cost or compensation payable by Council, an 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%.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(d)	The land required for all detention basins, bio-retention basins, drainage corridors or equivalent must be dedicated as drainage reserve in favour of Council and not included within any other lot under separate ownership.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(e)	Provide emergency access for the proposed development in accordance with Attachment A – Condition 16 (Traffic).	Prior to the MEDQ Delegate signing the subdivision plan for the 100th lot.
(f)	The applicant must provide secondary access for the proposed development in accordance with Attachment A – Condition 16 (Traffic).	Within 1 year of the MEDQ Delegate signing the subdivision plan for the 300th lot, or prior to plan sealing of the 462nd lot.
(g)	The applicant must construct secondary access generally in accordance with the approved design as required by Condition 32 – Roadworks.	Within 1 year of the MEDQ Delegate signing the subdivision plan for the 300th lot, or prior to plan sealing of the 462nd lot.
(h)	Providence Parade extension from Botany Drive through to the SEA Road / Barrams Road intersection must be completed and operational along with all the associated intersections along the Providence Parade extension.	Prior to the MEDQ Delegate signing the subdivision plan for the 350th Lot.

5.	Stages for Reconfiguration	
(a)	Unless otherwise approved in writing by the MEDQ Delegate, the applicant must construct the stages of the development in accordance with the approved plans outlined in Part 3 of the development permit. Note: Stages can be constructed and completed simultaneously if required.	From the commencement of the construction of the development and at all times thereafter.
(b)	Unless otherwise approved in writing by the MEDQ Delegate each stage must be independently serviced by roads, water,	From the commencement of the construction of the

	sewer, stormwater, stormwater management systems and any other relevant utilities.	development and at all times thereafter.
(c)	Unless otherwise approved in writing by the MEDQ Delegate, the stage sequence is to be carried out in accordance with the Sequencing Plan referred to in Part 3 of this approval. The plan sealing of this sequence is to be carried out prior to or in conjunction with the delivery of these stages.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

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

7.	Entry Walls or Features	
(a)	The applicant must not construct entry walls or features on dedicated roads, parks or drainage land.	From the commencement of the construction of the development and at all times thereafter.
(b)	The applicant must ensure that entry walls or features are: (i) fully contained on private property (ii) designed in accordance with Council's Implementation Guideline No. 18 – Estate and Directional Signage of the *Ipswich Planning Scheme*.	From the commencement of the construction of the development and at all times thereafter.

8.	Road Naming	
	The applicant must submit to Council a list of two (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.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

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

Compliance Assessment

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

11.	Footpath Plan	
(a)	The applicant must submit to the MEDQ Delegate for compliance assessment, a footpath plan which demonstrates provision of footpaths for all proposed street/roads generally in accordance with EDQ Guideline 6 (February 2019).	Prior to the commencement of any works associated with footpaths within the development.
(b)	The applicant must construct footpaths in accordance with the approved footpath plan.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

12.	Landscaping and Fencing

(a)	The applicant must submit to the MEDQ Delegate for compliance assessment, detailed fencing and landscape plan/s prepared by a registered Landscape Architect detailing: · Fencing details proposed to Barrams Road, Bayliss Road, and the SEA Road; and · Vegetative landscaping to partially screen the acoustic fencing.	Prior to the commencement of landscape works associated with the relevant stage.
(b)	The applicant must undertake landscaping and fencing works and provide certification by a registered Landscape Architect detailing that the proposed landscape works have been undertaken generally in accordance with the requirements of (a) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

13.	Emergency Access	
(a)	The applicant must submit to the MEDQ Delegate for compliance assessment, detailed engineering design and construction drawings certified by an RPEQ experienced in road and intersection design for the emergency access. Unless otherwise approved in writing by the MEDQ Delegate this design must ensure the provision of an all-vehicles and all-weather emergency access that meets the Gravel Rural Road standard included on Ipswich City Council's Standard Drawing SR09. In addition, the design must provide for travel both west to the intersection of Providence Parade and Ripley Road and east to the roundabout west of the Ripley Road/Centenary Motorway intersection. *Note: As part of the submission of the emergency access design the applicant can propose a reduced standard/utilisation of the existing road formation where it can be demonstrated that all-weather, all-vehicle access can be assured.*	Prior to the issue of pre-construction certification of the relevant stage that includes the 100th lot subject to this development permit.
(b)	The applicant must construct emergency access generally in accordance with the approved design as required by condition (a) above.	Prior to the MEDQ Delegate signing the subdivision plan for the 100th lot subject to this development permit and maintained until the secondary access required to be provided in accordance with 14(a) below is constructed and open.

14.	Secondary Access	
(a)	The applicant must provide secondary access to the proposed development (ROL-1).	Within 1 year of the MEDQ Delegate signing the subdivision plan for the 350th lot, or prior to plan sealing of the 462nd lot.
(b)	The applicant must provide a formal secondary access to the proposed development that accords with the approved Context Plan, Movement Network Infrastructure Master Plan (as required by Attachment A – Condition 12, and PDA Guideline 6 – Street and Movement Network. Specifically, this link must allow travel both west to the intersection of Providence Parade and Ripley Road and east to the roundabout west of the Ripley Road/Centenary Motorway intersection. This connection must be from the SEA Road. The secondary access must be designed and constructed to a standard consistent with the road classification/s outlined in the *Road Hierarchy Layout Plan* by KN Group (drawing no. 21-150-211 Rev D) dated 29/01/2024, and be constructed to the expected standard and functions as required. secondary access is constructed prior to plan sealing of 350th Lot.	Within 1 year of the issue of pre-construction certification of the relevant stage that includes the 350th lot subject to this development permit.
(c)	The applicant must construct secondary access generally in accordance with the approved design as required by Condition 15 – Roadworks.	Within 1 year of the MEDQ Delegate signing the subdivision plan for the 350th lot, or prior to plan sealing of the 462nd lot.

15.	Roadworks	
Barrams Road (West of Proposed Road 2) – Frontage Works		
(a)	Lucas Drive Frontage Works Upgrade – ultimate upgrade: Unless completed by others (other approvals), the applicant must submit to the MEDQ Delegate for compliance assessment, the detailed engineering design and construction drawings certified by an RPEQ experienced in road and intersection design for the ultimate upgrade of the frontage works along Lucas Drive from Road 2, up to the intersection of the SEA Road intersection. The engineering design and construction drawings must be generally in accordance with the following: (i) <u>For ultimate upgrade design:</u>	Prior to the issue of pre-construction certification for first stage of the development.

	· Unless alternate upgrade configuration is approved by Council, design in accordance with 3215/2022/MAPDA/A (or any subsequent approval) · The design for cross drainage must align with the amended stormwater report as required by Condition 37 - Flooding; · It must be demonstrated that the kerb-side traffic lanes on both sides comply with the required stormwater conveyance function for longitudinal flows along the kerb and channel without compromising safety requirements for vehicles; · On-Street parking must not be located in close proximity to the intersections area of influence. On-Street parking is not permitted adjacent to the centre median of the Central Access to the development.	
(b)	Unless completed by others (other approvals), the applicant must submit to the MEDQ Delegate the detailed design and construction drawings certified by RPEQ for the external footpaths servicing the development which align with proposed signalised intersection at SEA Road and Barrams Road/Lucas Drive.	Prior to the issue of pre-construction certification for the first stage of the development.
(c)	Unless completed by others (other approvals), the applicant must construct the remainder of Lucas Drive frontage (from Road 2 to the SEA Road) to the ultimate design generally in accordance with approved design/drawings as required by Condition (a) above.	Prior to the MEDQ Delegate signing the subdivision plan for the 350th Lot.
(d)	Unless completed as part of another application (3215/2022/MAPDA/A, or any subsequent approval), the applicant must construct footpaths for the development in accordance with approved design/drawings required by Conditions (a) and (b) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan for the 350th Lot.
Interim and Ultimate – SEA Road and Intersections of Barrams Road and SEA Road		
(e)	Unless completed by others (other approvals), the applicant must submit to the MEDQ Delegate for compliance assessment, the detailed engineering design and construction drawings for both interim and ultimate certified by an RPEQ experienced in road and intersection design for the following: · Intersection of South-East Arterial (SEA) Road and new Barrams Road alignment; · SEA Road along the site western frontage which	Prior to the issue of pre-construction certification of the relevant stage that includes the 300th lot subject to this development permit.

	extends from the intersection of SEA Road and new Barrams Road up to the Bayliss Road reserve; · Intersection of SEA Road and site access (Road 1) The design must consider the following as a minimum: (i) The general compatibility of the proposed traffic network in accordance with the Development Charging Offset Plan (DCOP) or other plan approved by the authority that will ultimately be responsible for the asset; (ii) Address the ultimate intersection spacing in accordance with EDQ PDA Guideline 6; (iii) Address the correct alignment and design of South-East Arterial (SEA) Road to comply with the relevant design standards; (iv) Provide interim and ultimate cross sections for the proposed Road Network Plan; (v) Demonstrate the alignment of the SEA Road can achieve appropriate grades and meet relevant engineering standards; (vi) The traffic signal design and construction drawings certified by an RPEQ experienced in traffic signal design; and (vii) Demonstrate the integration of the internal road network with surrounding neighbourhoods to the west and south of the proposed development site.	
(f)	Unless completed by others, the applicant must construct the SEA Road and Barrams Road intersection in accordance with the ultimate design required by Condition (e).	Prior to the MEDQ Delegate signing the relevant subdivision plan for the 300th lot.
(g)	Unless completed by others, the applicant must construct the SEA Road along the western site frontage (ROL) and must extend up to to Bayliss Road reserve. This is inclusive of the pedestrian link to be provided across Lot 9031, providing a connection between the SEA Road and Stage 11. This pedestrian link is to be constructed generally in accordance with EDQ Guideline 6 (February 2019).	Within 1 year of plan sealing the 300th lot, or prior to plan sealing of the 462nd lot.
(h)	Unless completed by others, the applicant must construct the SEA Road and site access (Road 1) intersection in accordance	Within 1 year of plan sealing the 300th Lot, or

	with the ultimate design required by Condition (e).	prior to plan sealing of 462nd lot.
Interim and Ultimate – Providence Parade Extension Connection between SEA Road and Providence Parade / Botany Drive intersection (New Road)		
(i)	Unless completed by others (other approvals), the applicant must submit to the MEDQ Delegate for compliance assessment, the detailed engineering design and construction drawings for ultimate certified by an RPEQ experienced in road and intersection design for the following: (A) Road to service the Providence East development, with the connection between the SEA Road and Providence Parade / Botany Drive intersection (New Road). · (B) All the intersections between intersections of SEA Road and New Barrams Road and Providence Parade / Botany Drive intersection (New Road). The design must consider the following as a minimum: (i) The general compatibility of the proposed traffic network in accordance with the Development Charging Offset Plan (DCOP) or other plan approved by the authority that will ultimately be responsible for the asset; (ii) Address the ultimate intersection spacing in accordance with EDQ PDA Guideline 6; (iii) Address the correct alignment and design to comply with the relevant design standards; (iv) Provide ultimate cross sections for the proposed Road Network Plan; (v) The traffic signal design and construction drawings certified by an RPEQ experienced in traffic signal design; (vi) Demonstrate the alignment of roads identified in (A) and (B) above, which can achieve appropriate grades and meet relevant engineering standards; (vii) Demonstrate the integration of the internal road network with surrounding neighbourhoods to the north and south of the proposed Providence Parade Extension from SEA Road up to intersection of Providence Parade / Botany Drive intersection (New Road).	Prior to the issue of pre-construction certification of the relevant stage that includes the 350th lot subject to this development permit.

(j)	Unless completed by others, the applicant must construct the proposed Providence Parade Extension from the SEA Road up to the intersection of Providence Parade / Botany Drive intersection (New Road) in accordance with the ultimate design required by Condition (i).	Prior to the MEDQ Delegate signing the relevant subdivision plan for 350th lot.
(k)	Unless completed by others, the applicant must construct all the intersections located in between the SEA Road up to the Providence Parade / Botany Drive intersection (New Road) along proposed Providence Parade Extension in accordance with the ultimate design required by Condition (i).	Prior to the MEDQ Delegate signing the relevant subdivision plan for 350th lot.

16.	Street-lighting	
(a)	Provide lighting to all roads/laneways, parks and public spaces associated with the development.	Prior to "On Maintenance" or the MEDQ Delegate signing the relevant subdivision plan of the relevant stage (whichever occurs first).
(b)	The applicant must provide the street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with the approved design as required by Condition (a) above. Lighting design must be certified by a suitably experienced RPEQ and 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. 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; ~~· Black poles and outreaches must be limited to heritage and decorative types, specifically "Nostalgia" and "Avenue";~~ · Luminaires must be Light-emitting Diode (LED) type light source included on the Australian Energy Market	Prior to lodgement of Pre-Construction documentation for each relevant stage.

Operator (AEMO) Load Table for NPL3 public lighting;

v. Lighting for roads and lane ways must meet the minimum street lighting subcategory outlined in Table 1 below:

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

vi. Lighting within parks and open spaces must address the requirements of City of Ipswich Electrical Specification for Parks & Facilities;

vii. all lighting of pathways and/or cycleways within parks and public spaces are to be metered provided with LED luminaires;

viii. Lux plots must be incorporated into the designs to

	confirm the luminance and location of lighting poles; ix. 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; and x. 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*.	

17.	Stormwater Quantity Management	
(a)	The applicant must submit for compliance assessment a Stormwater Management Plan and flood report prepared by an RPEQ qualified and experienced in hydrology and hydraulics in accordance with the Council Planning Scheme Policy 3, Implementation Guideline 24 and QUDM and the following reports subject to addressing the outlined concerns below: · Report titled "Providence East Flood Management Strategy" M11200_017-REP-002-1, prepared by Engeny dated 31 July 2023; · Memorandum titled "Detention Basin flood Assessment" submitted by Engeny dated 17 January 2024; and · Correspondence titled "Community Greenspace Infrastructure Master Plan (5781/2023/PDACA)– Information Request Response – Stormwater Quantity Management and Flooding" prepared by Engeny dated 22 January 2024. The amended consolidated site-based stormwater management plan must include but not be limited to the following: (i) Details of general compliance with the Queensland Urban Drainage Manual, Council's Planning Scheme Policy 3 – General Work and Council's Implementation Guideline No 24 Stormwater Management;	Prior to the issue of pre-construction certification for the first stage.

		(ii) Design details for the proposed detention solutions at western Barrams Road culverts must be provided clearly showing the levels, batters, pipe systems etc., Demonstrate that the proposed Barrams Road level and detention basin located within eastern district park levels align. Demonstrate that the detention system and all the drainage arrangement within eastern district park (as part development 40/2015/MAPDA/J or any subsequent change approval) align with proposed western Barrams Road detention design and 'no worsening' is achieved at LPD north of Barrams Road for all flows up to 1%AEP; (iii) Submit detailed design of all stormwater infrastructure and detention systems; (iv) Details of the temporary mitigation structure (bund) along Bayliss Road must be provided. (v) Identify the public risk along with necessary precautionary recommendations within the report. This section of the road will not be maintained by Council and is the responsibility of the applicant until a permanent solution is constructed. All the safety requirements must be considered and any issues in relation to the proposed temporary bund and structures will be looked after by applicant. (vi) The ultimate Bayliss Road must achieve flood immunity for 1%AEP; (vii) Necessary modifications to the proposed on-line drainage system considering the final earthworks, slopes, other relevant parameters or any amendments must be provided. Steep batters are not supported. All batters must be 1:6 and 1:4 batters are considered where vegetated outcome is achieved; (viii) All finished floor levels for the development must be set to the greater of any of the sensitivity scenarios peak water surface level (WSL) or the 1% AEP WSL plus 500 mm freeboard; (ix) Identify the staging requirements for the delivery of all stormwater infrastructure so that 'no worsening' occurs	

	at each proposed stage at lawful point of discharge and further downstream for all flows up to 1%AEP. Necessary certification must be provided demonstrating no worsening at lawful point of discharge for each stage; (x) The stormwater solution for the proposed development must be compliant with approved geotechnical reports, environment requirements and open space requirements as outlined in Attachment A – Conditions 18, 19, 21 and 25; and (xi) Consolidated report addressing all the concerns must be provided. All the amended calculations, analysis/assessments and the modelling results must be suitably updated reflecting the changes and must be submitted.	
(b)	The applicant must construct the proposed stormwater quantity management infrastructure for the proposed ROL Stage in accordance with the approved design required by (a).	Prior to the MEDQ Delegate signing the subdivision plan for the first stage.
(c)	The applicant must discharge stormwater runoff from all impervious areas in accordance with the approved Stormwater Management Plan and as per the approved stormwater design required by (a).	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(d)	The applicant must ensure no worsening to adjoining properties due to redirection, concentration or ponding of stormwater due to the proposed development.	At all times.
(e)	The applicant must submit RPEQ certification stating that the relevant works for each stage have been designed and constructed in accordance with the recommendations of the amended SMP and flooding report as required by (a).	Prior to the MEDQ Delegate signing the subdivision plan for each relevant stage.
(f)	The proposed temporary mitigation structure (bund) along Bayliss Road will not be maintained by Council and is responsibility of the applicant. All the safety requirements must be considered and any issues in relation to the proposed temporary bund and structures will be looked after by applicant.	Until a permanent solution is approved, constructed, operational/accepted by MEDQ Delegate.

18.	Stormwater Quality Management	
(a)	The applicant must achieve the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 *General Works* of the *Ipswich Planning Scheme* prior to stormwater runoff discharging from the site.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(b)	The amended Stormwater Management Plan required to be submitted for compliance assessment Condition 18 –	Prior to the issue of pre-construction certification for the

	Stormwater Quantity Management must in accordance with Implementation Guideline 24 Stormwater Management of the *Ipswich Planning Scheme*. The SMP must include the following items: (i) Demonstrate stormwater runoff associated with the development achieves the water quality objectives outlined in Table 2.3.1 of Planning Scheme Policy 3 General Works of the *Ipswich Planning Scheme* prior to discharge from the site whereby the Regional Stormwater Quality and Quantity solution treatment train is the ephemeral wetland; (ii) Submit for review the MUSIC modelling including a spell analysis for the wetland, an electronic copy of the MUSIC.sqz file; (iii) Details of the ongoing maintenance activities required for the entire system; (iv) All bio-retention basins must be designed as off line, high flow bypass, sediment forebays, saturated filter zones, with at least 700mm of filter depth and designed in consultation with a Landscape Architect registered with the AILA to ensure a fully vegetated outcome inclusive of canopy species; and (v) Interim design details to demonstrate how: - riparian values of the retained waterway sections will be maintained during phased interim solutions, not be impacted by construction sediment flows. - The development will address phased construction of online detention to avoid/ minimise sedimentation within the Lucas Creek and its tributaries and impacting on water quality downstream.	first stage of the development.
(c)	Unless otherwise approved in writing by the MEDQ delegate, the applicant must construct stormwater infrastructure in conjunction with the relevant stage that discharges to it.	Prior to the MEDQ delegate signing the relevant subdivision plan.
(d)	The applicant must submit to the MEDQ delegate engineering design and construction drawings for Compliance Assessment approval, showing the final locations and cross sections of stormwater infrastructure in accordance with the approved SQMP and section 2.3.5	Prior to the issue of pre-construction certification for each relevant stage.

	of Planning Scheme Policy 3 General Works of the *Ipswich Planning Scheme* and the requirements of this Development Approval.	
(e)	The drawings required by (d) must be certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) and incorporate: (i) Ephemeral wetland detailed design, bio-retention basin works, outlets, and stabilisation downstream of outlets along with the adjacent channel design for the central drainage corridor, in accordance with the vegetation retention plan (Condition 15 – Vegetation Retention), earthworks plans and requirements of this development approval; (ii) Detailed staging plans for the delivery of the bio-retention basins, interim overland flow path and recreated waterway consistent with Condition (c) above. (iii) Consistency with Condition Attachment A – 18 (Stormwater Quantity Management); and (iv) Outfall design and velocities are to be consistent with the local receiving environment conditions minimising dumped rock and be no more than 1.5m/s for all events at the end of outfall concrete apron.	Prior to the issue of pre-construction certification for the relevant stage.
(f)	The maintenance period for all stormwater infrastructure (including bioretention basins, vegetated stormwater outlet areas, and works to "drainage corridor") is a minimum period of 24 months post establishment. Where stormwater quality or quantity device/s mitigate the runoff for multiple stages, the device/s must be constructed and accepted "On Maintenance" with the earliest stage and be subject to a longer maintenance period. The longer maintenance period may reasonably extend until the acceptance of the final stage "Off Maintenance". *Note: Vegetation requires a minimum 12 week establishment period prior to acceptance on-maintenance.*	Prior to a request for acceptance of the works off-maintenance.

19.	Vegetation Retention	
(a)	The applicant must submit to the MEDQ delegate for compliance assessment a Vegetation Assessment Plan (VAP), undertaken by an AQF 5+ arboricultural	Prior to the issue of pre-construction certification for the first stage of the

	professional, that is generally in accordance with Section 6(A) of the Ipswich Planning Scheme Policy 2 – Information Local Government May Request. The VAP must inform other conditions of this approval and must include, but not be limited to, the following items: (vii) On an appropriately scaled plan identify all trees 20cm dbh or greater within 10m either side of any proposed earthworks interface where vegetation is to be retained i.e., waterways, buffers, future open space. (viii) The information submitted must include tree species, diameter at breast height (dbh), habitat, health and individual Structural and Tree Protection Zones (TPZ). (ix) Undertake a Tree Impact Assessment and Mitigation strategy that outlines minor changes to earthworks that will maximise the retention of trees in areas to be dedicated to the MEDQ delegate. (x) Demonstrate the retention of native vegetation through micro-siting, amended site design and earthworks strategies ensuring impacts to trees are assessed in accordance with *AS4970-2009 Protection of trees on development sites;* (xi) In relation to the future Open Space areas, 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 24 – Open Space; and (xii) Clearly identify areas/ trees that require tree protection fencing and the type of fencing required to ensure trees are not impacted during construction works.	development.
(b)	The applicant must nominate a project supervising arborist (minimum level AQF 5).	Prior to clearing works commencing on site.
(c)	Unless otherwise approved in writing by the MEDQ delegate the applicant must retain trees identified in the report required by (a) within the development area, future park, buffers and waterway corridor. These must be appropriately protected from impact of any construction works as prescribed by the nominated AQF 5+ supervising arborist required by (b), and in accordance with AS4970:2009 *Protection of Trees on Development sites.*	Prior to clearing works commencing on site and maintained until the civil works are accepted off-maintenance.
(d)	The applicant must submit to the MEDQ delegate a	Prior to the acceptance of civil

	report, prepared by the nominated project arborist (AQF 5+) required by (b), outlining: (i) The extent of arboricultural treatment undertaken on trees to be protected and retained as detailed within this approval. The nominated project arborist must ensure all appropriate arboricultural measures to ensure the survival and long-term health of the protected trees including but not limited to soil decompaction, soil aeration, fertilising, mulching, watering, root or crown reduction and hazard reduction pruning or as otherwise determined by the arborist; (ii) Confirmation that all trees to be retained have been reinspected during and following completion of the works; and (iii) Any further necessary works required prior to dedication and acceptance of the land on which the trees are located off maintenance.	works on-maintenance
(e)	The applicant must submit to the MEDQ delegate a report, prepared by the nominated project arborist (AQF 5+) required by (b), outlining: (i) The extent of arboricultural treatment undertaken on trees to be protected and retained as detailed within this approval; and (ii) Confirmation that all trees to be retained have been reinspected and any arboricultural works required noted in (d)(iii) have been undertaken and no further mitigation is required.	Prior to the acceptance of the works off-maintenance

20.	Rehabilitation	
(a)	The applicant must submit to the MEDQ delegate for compliance assessment approval a Rehabilitation Plan which identifies the rehabilitation/ revegetation works for the waterway corridor and retained vegetation identified. The Plan must address, but is not limited to, the following: (i) The plan must be generally in accordance with Ipswich City Council's "Riparian Corridor Revegetation Guideline" and "Waterway and Channel Rehabilitation Guideline", as well as the detailed design Attachment A - Condition 24 – Waterway Reconstruction Design and	Prior to the issue of pre-construction certification for the first stage of the development.

	Rehabilitation; (ii) A planting schedule including full structural diversity of species, size and location generally in accordance with the local regional ecosystem and local environment; (iii) Weed management, regeneration, planting, soil improvement and mulching works; (iv) All declared weeds, environmental weeds, exotic pests, illegal infrastructure and rubbish must be removed from the site; (v) Include reuse of site cleared logs and rocks; (vi) Include measurable targets and milestones and how they will be monitored (inclusive of photo points) and stage the delivery in conjunction with the stages of development; and (vii) The area must be maintained for a minimum period of 24 months post establishment and achieve the targets outlined above prior to acceptance off maintenance by the MEDQ delegate.	
(b)	The rehabilitation works must commence in conjunction with the civil works for the first stage of the development and be in accordance with the waterway corridor works required by Attachment A – Condition 24 – Waterway Reconstruction Design and Rehabilitation. The works must be undertaken by suitably qualified waterway restoration contractors that have demonstrated experience in delivering reconstructed natural waterways.	In conjunction with the commencement of civil for the first stage and at all times thereafter, or unless otherwise agreed to in writing by the MEDQ Delegate.
(c)	The applicant must submit to the MEDQ Delegate for review quarterly monitoring reports (inclusive of photo point monitoring) identifying achievement of the milestones identified in (a)(iv) above in accordance with the civil stages of development.	Prior to the MEDQ Delegate signing the relevant subdivision plans.
(d)	The applicant must rehabilitate the entirety of the waterway corridor and retained vegetation to a stable natural bushland setting consistent with the regional ecosystems and the approved Rehabilitation Plan.	Prior to plan seal of the last stage of this approval/ Plan of Development.

21.	Disposal of Cleared Vegetation

	Unless otherwise approved in writing by the MEDQ Delegate the applicant must dispose of cleared vegetation in accordance with *Planning Scheme Policy 3* and Condition 20 – Rehabilitation of this approval.	From the commencement of works and at all times thereafter.

22.	Acoustic Design Management	
(a)	The applicant must construct the acoustic barriers in accordance with the recommendations of the approved Road Traffic Noise Assessment listed in Part 3 of this approval.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(b)	The applicant must provide certification from a suitably qualified consultant to the MEDQ Delegate with detailed design of the acoustic barriers required by (a) to be delivered for the relevant stage of the development. The submitted plans must demonstrate the requirements of Condition 12 – Landscaping and Fencing and the acoustic mitigation recommendations of the Road Traffic Noise Assessment listed in Part 3 of this approval.	In conjunction with the pre-construction certification for each relevant stage.
(c)	The applicant must provide a copy of the approved Road Traffic Noise Assessment listed in Part 3 of this approval to all prospective purchasers of road noise impacted lots. The applicant must clearly identify that the dwelling must be constructed to ensure the indoor acoustic quality objectives are achieved for the building type and activity as specified in Schedule 1 of the *Environment Protection (Noise) Policy 2019.*	Prior to the signed contract of sale.

23.	Vegetation Clearing and Fauna Management Plan	
(a)	The applicant must submit to the MEDQ Delegate a Vegetation Clearing and Fauna Management Plan (VCFMP) prepared by a suitably qualified spotter catcher or ecological professional. The VCFMP should be informed by the findings of the Vegetation and Fauna Management Plan (Project Ref: 2020-78) prepared by 28 South and provide the following details for the vegetation clearing associated with this approval: Vegetation Clearing (i) Staging of vegetation clearance to minimise exposed areas in line with current IECA Best Practice in Erosion and Sediment Control Manual; (ii) Roles and responsibilities for site contractors, the developer and the consultant group; (iii) The storage/ stock piling and reuse of cleared native	In conjunction with the issue of civil pre-construction certification for the first stage of the development

	vegetation e.g., logs riparian corridor or in the drainage lot, open space; and Fauna management (iv) A summary of species and habitat surveyed as being present on the site prior to clearing which are likely to be impacted by the works; (v) A plan showing existing habitat opportunities and locations; (vi) Method of preserving valuable habitat features such as large fallen logs, log piles, rock piles or outcrops wherever practicable through the translocation and re-establishment in coordination with the nominated spotter catcher; (vii) A clearing sequence plan and direction of clearing; (viii) Based on the expected fauna provide information on the method of clearing, including: special considerations for management/ mitigation, timing of clearing appropriateness for species, temporary methods required e.g. barrier fencing to direct fleeing fauna; (ix) Summary of removal and relocation methods for each faunal group; (x) Identification of special equipment that will be required e.g., Thermal Imaging, snake eye camera, cherry picker, chainsaw etc; (xi) Identification of general release locations if required based on habitat requirements; and (xii) Methods to euthanise injured animals as well as contact details and location of the closest appropriate wildlife carer.	
(b)	The clearing of vegetation on site must be staged in accordance with the IECA best practice guidelines, koala clearing guidelines and the civil stages of development whereby, clearing can only commence in a new stage once the previous stage is stabilised.	Once the clearing has commenced and at all times thereafter.

24(a)	Open Space	
(a)	Open Space Landscape Works – Compliance Assessment (i) Submit to the MEDQ Delegate for compliance endorsement a detailed landscape plan certified by a qualified (AILA accredited) landscape architect for improvement works within the proposed parkland in accordance with the Ripley Valley Development Scheme and the relevant Council and EDQ guidelines/standards, approved Open Space IMP, documenting the following;	(i) Prior to commencement of site works for the relevant stage. (ii) Prior to survey plan endorsement for each stage. (iii) As indicated.

	· Existing contours or site levels. · Location of existing under- and above-ground services within the proposed parkland (e.g. drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.). · Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. · Location and description of existing fencing and retaining walls within and abutting the park. · Design of utility structures where located contiguous to identified open space. Site Preparation · Proposed finished levels, including sections across and through the parkland at critical points (e.g., Interface with roads or water bodies, retaining walls or batters). New Works · Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. · Provision of electricity, sewerage, telecommunications and water connections to the required park types. · Construction of vehicle barriers/bollards/fencing along park frontages, internal vehicle roads and off-street car parks where required to prevent unauthorised vehicular access. · Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland that includes fencing and gates to limit unauthorised vehicular access. · Details and locations of any proposed building works or planting, including: bridges, park furniture, picnic facilities, lighting, irrigation, car parks, sports fields, courts, exercise and play equipment. · Surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection. · Details and locations of weed management, regeneration, planting, soil improvement and	(iv) As indicated.

	mulching works. · Details and locations signage of public open space is to be in accordance with the City of Ipswich Signage Style Manual. Signage to include Park name Sign and operational signage (e.g., prohibited items in park, flood risk to waterway crossing, etc) · Provision of a sub-tropical plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. · District Sports Park design and embellishment is to comply with Approved Community Greenspace Infrastructure Master Plan (1771/2020/PDACA), with interim embellishment of full District Sports Park, and ultimate embellishment of 16 multi-purpose courts and required ancillary infrastructure. (ii) Submit to the MEDQ Delegate certification from an AILA qualified landscape architect that the works have been constructed in accordance with part (a) of this condition; (iii) Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the DSDIP PDA Development Assessment that the works are satisfactory. (iv) On completion of the minimum 12 month maintenance period, contact the DSDIP PDA Development Assessment to arrange an Off Maintenance inspection.	
(b)	Streetscape Works – Compliance Assessment (i) Submit to the MEDQ Delegate for compliance endorsement detailed public realm works drawings including footpath locations, street tree species and locations, verge treatments, parking bays, etc certified by Australian Institute of Landscape Architects (AILA) registered landscape architect generally in accordance with the approved plans and Ipswich City Council standards and Ipswich Streetscape Design Guide. (ii) Construct the works in accordance with the endorsed plans required under part (a) of this condition. (iii) Submit to the MEDQ Delegate "as constructed" plans and asset register in a form acceptable to Ipswich City	(i) Prior to commencement of works on site for each stage (ii) Prior to survey plan endorsement for each stage (iii) Prior to acceptance 'on - maintenance for each stage (iv) Prior to survey plan endorsement for each

	Council certified by an AILA qualified Landscape Architect demonstrating compliance with this condition. (iv) Where a road reserve is not proposed to be constructed with a road, landscaping and pathways must be nominated on the ROL Plan and completed in association with surrounding streetscape works. (v) Where drainage reserve is not provided with 100% road frontage, any interface with a private lot must be fenced in accordance with condition 19 and landscaped in conjunction with surrounding streetscape works.	stage (v) Prior to survey plan endorsement for each stage.

24 (b)	Earthworks	
(a)	The applicant must design all earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the *Ipswich Planning Scheme*. Note: unless otherwise agreed to in writing by the MEDQ Delegate, no retaining walls are permitted within drainage reserves, road reserves or any other areas to be maintained by Council.	Prior to the issue of pre-construction certification for relevant stage.
(b)	The applicant must design all embankments and retaining walls against any potential change in ground conditions associated with the following but not limited to: i) Natural changes in groundwater conditions; ii) Design flood inundation levels; and iii) Malfunction of the stormwater drainage or subsoil drainage systems.	In conjunction with the lodgement of pre-construction certification for the relevant stage.
(c)	The applicant must provide an RPEQ certified retaining wall subsoil drainage plan which indicates the locations to which the subsoil drainage outlets are to be connected and the maximum allowable spacing between drain outlets.	In conjunction with the lodgement of pre-construction certification for the relevant stage.
(d)	The applicant must construct all earthworks (including earth retaining structures) in accordance with approved design in accordance with Conditions (a) to (c) above and Planning Scheme Policy 3 – General Works, Part 4 of the *Ipswich Planning Scheme*.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

Design Standards and Certifications

25.	Design Standards	
(a)	The applicant must design all the municipal works in	Prior to the issue of pre-

	accordance with EDQ Guidelines, Planning Scheme Policy 3 – General Works and Implementation Guidelines 24 and 28 of the Ipswich Planning Scheme.	construction certification for relevant stages.
(b)	The applicant must submit to the MEDQ Delegate a safety audit for the drainage infrastructure (inlet and outlet structures, basin etc.) and earth retaining structures which is certified by a RPEQ and prepared in accordance with AS/NZS ISO 31000:2009 'Risk Management – Principles and Guidelines' and QUDM.	
(c)	The applicant must design all municipal works generally in accordance with the recommendations of Preliminary Geotechnical Investigation report (215689.00.R.001.Rev0) prepared by Douglas Partners dated 13 January 2023 and any subsequent reports to be submitted and endorsed or approved.	
(d)	The applicant must submit to the MEDQ Delegate a Dispersive Soil Management Plan (DSMP), prepared by a suitably qualified person in accordance with Council's Implementation Guideline 28 – Dispersive Soil Management of the *Ipswich Planning Scheme*.	
(e)	The applicant must ensure that the provision of lighting along the esplanade roads near retained vegetation and the shared path adjoining the riparian corridor is located and designed to avoid detrimental impacts onto ecologically sensitive areas of the site. Such lighting must be designed in accordance with *AS4282:2019 - Control of the Obtrusive Effects of Outdoor Lighting* and Planning Scheme Policy 3 – General Works.	

26.	Design Certifications	
(a)	The applicant must design all the municipal works in accordance with EDQ Guidelines, Planning Scheme Policy 3 – General Works and Implementation Guidelines 24 and 28 of the Ipswich Planning Scheme. With the variation of the area notated as 'Display Village Road Extent' identified in the approved Reconfiguration Plan (Part 3 – Approved Plans, Specifications and Drawings), should the applicant apply for a road permit (such as temporary road closure, etc.,), the maintenance period for this area of road is four (4) years, or until the relevant permit ceases (whichever occurs sooner); plus an addition one (1) year once the relevant permit ceases as per Planning Scheme Policy 3 – General Works .	Prior to the commencement of any works on the subject site for the relevant stage.
(b)	The applicant must submit to the MEDQ Delegate a RPEQ certification stating that all proposed works have been	Prior to the commencement of any works on the subject site

	designed in accordance with the recommendations of the amended Stormwater Management Plan in accordance with Attachment A – Condition 18 – Stormwater Quantity and Condition 25 – Stormwater Management (Quality) of this approval.	for the relevant stage.
(c)	The applicant must submit to the MEDQ Delegate RPEQ certification stating that all cut/fill batters and retaining structures associated with proposed earthworks, access roads and building pads have been designed in accordance with the recommendations of the approved Geotechnical Investigation report and any subsequent reports to be submitted and endorsed or approved.	Prior to the commencement of any works on the subject site for the relevant stage.

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

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

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

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

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

31.	Utility Services	
(a)	The applicant must connect the development to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication utilities.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(b)	The applicant must provide written evidence (e.g. connection certificates) from each service provider stating either that the development has been connected to applicable utility service or has a current supply agreement.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(c)	The applicant must design all water supply and sewerage infrastructure in accordance with the SEQ Water Supply and Sewerage, Design & Construction Code (SEQ WS&S D&C Codes).	Prior to the commencement of associated water supply and sewerage infrastructure works on the site.
(d)	The applicant must submit to the MEDQ Delegate a water supply and sewerage network analysis certified by a Registered Professional Engineer Queensland (RPEQ) and endorsed by UU.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(e)	The applicant must submit to the MEDQ Delegate detailed engineering drawings approved by Urban	Prior to the MEDQ Delegate signing the relevant subdivision

	Utilities for water supply and sewerage reticulation system, certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the endorsed UU network analysis required by (b) above, and the SEQ Water Supply and Sewerage Design and Construction Guidelines.	plan.
(f)	The applicant must construct all water and sewerage infrastructure to service the development in accordance with the SEQ Water Supply and Sewerage, Design & Construction Code (SEQ WS&S D&C Codes), and in accordance with the certified plans required by (c) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

32.	Roadworks	
(a)	Unless otherwise determined in writing by the MEDQ Delegate, the applicant must design and construct all the internal roads and footpaths to service all proposed allotments generally in accordance with the following: (i) Movement Network IMP required under approval 9/2022/PDA (Context Plan); (ii) PDA Guideline no.06 Street and Movement Network and Planning Scheme Policy 3; (iii) Designed and constructed in accordance with the approved design required by Condition 15 – Roadworks; (iv) Approved Plans, Specifications and Drawings identified at Part 3 of this Development Approval.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(b)	The applicant must construct all the road works in accordance with the amended Roadworks Plan submitted for compliance assessment in accordance with Condition 15 - Roadworks endorsed by Council.	Prior to the MEDQ Delegate signing the subdivision plan for relevant Stage and at all times thereafter.
(c)	The applicant must construct footpaths for the development in accordance with the approved design/drawings required by (a) and (b) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(d)	The applicant must design and construct all the internal roads and footpaths to service all proposed allotments generally in accordance with the EDQ PDA Guideline No.06 Street and Movement Network, February 2019 and in accordance with the following drawing numbers: · 21-150-211 -revision 'D' titled "Road Hierarchy Layout Plan" prepared by KN Group, dated	Prior to the issue of pre-construction certification for relevant stages.

	29/1/2024 · 21-150-221 -revision 'B' titled "Road Typical Sections" prepared by KN Group, dated 28/7/2023. · 21-150-222 -revision 'B' titled "Road Typical Sections" prepared by KN Group, dated 28/7/2023. · 21-150-223 -revision 'B' titled "Road Typical Sections" prepared by KN Group, dated 28/7/2023. Cul-de sac must be provided at the end of the road where terminated. Note: where applicable, roadworks must join neatly into existing/approved adjoining road networks and any development approvals in the vicinity of the site.	
(e)	The applicant must construct all internal roads and footpaths in accordance with the design required by Condition (d).	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(f)	The applicant must provide all roads and lot layouts in order to achieve compliance with Ipswich City Council waste collection requirements.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

33.	Bus Indent Bays	
(a)	Unless otherwise approved in writing by the MEDQ Delegate the applicant must construct bus stops on both sides of the road as indicated on the plans listed in part 3 of this development permit.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(b)	Each bus indent bay required in part (a) of this condition must be designed in accordance with Section 5.5 - Bus Stop Environment of Chapter 5 - Bus Stop Infrastructure (pages 15-21) of the *Public Transport Infrastructure Manual 2015*.	Prior to the issue of pre-construction certification for relevant stages of development.
(c)	Each bus indent bay required in part (a) of this condition must be able to accommodate a single unit rigid bus of 14.5m in length in accordance with the following: · *Disability Standards for Accessible Public Transport 2002* made under subsection 31(1) of the *Disability Discrimination Act 1992;* · the *Transport Operations (Road Use Management – Road Rules) Regulation 2009*, in particular stopping at intersections*;* · the Department of Transport and Main Roads' TransLink *Public Transport Infrastructure Manual*	Prior to the MEDQ Delegate signing the relevant subdivision plan.

	2015, in particular: o Section 5.6.3.1 – 'Bus stop length requirements', 'Table 5.7: Minimum bus stop length requirements', and Table 5.4: 'Bus stop arrangements - Indented bus bay' of Chapter 5 – 'Bus stop infrastructure', in particular, a minimum bus bay width of 3m (excluding cycle lanes), bus bay length of 17m, taper in of 21m (1:7 kerb) and taper out of 15m (1:5 kerb); o all mandatory bus stop components for an Intermediate Stop in Section 5.7 - 'Bus stop components' (pages 30-41) of Chapter 5 - 'Bus stop infrastructure', except for signage, TGSIs, seating and shelter; o a hardstand area and boarding point in accordance with 'Intermediate Stop – Site Layout – With Indented Bus Bay', DRG 5-0022 of Appendix 5-B – 'Layout and technical drawings'.	
(d)	The applicant must provide safe, direct and convenient pedestrian pathway access, including crossing arrangements, to and between each future bus stop.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(e)	Submit to the MEDQ Delegate and EDQ Development Assessment (DSDTI), RPEQ certification with supporting documentation confirming that the development has been designed and constructed in accordance with parts (a) - (c) of this condition.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

34.	Public Passenger Transport	
(a)	Active Transport (i) The development must provide pedestrian and cycle infrastructure to ensure direct, safe and convenient access to public passenger transport generally in accordance with the drawing numbers 21/150/211 - revision 'D', prepared by KN Group dated 29/1/2024. (ii) Submit to the MEDQ Delegate, RPEQ certification, with supporting documentation, confirming that the development has been designed and constructed in accordance with part (a) of this condition.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

35.	Stormwater Quantity Management	
(a)	The applicant must provide all necessary internal and external stormwater drainage to service the development. Such drainage works (except for building	Prior to the MEDQ Delegate signing the relevant subdivision plan.

	gutters and downpipes) must be designed such that the overall drainage system caters for a storm event with an AEP of 1% and is designed in accordance with QUDM, Council's Planning Scheme Policy 3 and Implementation Guideline 24, unless otherwise agreed by Council. In the case where the piped system is carrying part of the flow, the overland flow paths must be designed to cater for that flow which is represented by the difference between the predicted flow from the storm event with an AEP of 1% and the capacity of the pipe system.	
(b)	The applicant must provide an allotment drainage system which is designed in accordance with QUDM and not less than Level III.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(c)	Where required, the applicant must design an appropriate inter-allotment drainage system in accordance with Council's Planning Scheme Policy 3.	In conjunction with pre-construction certification lodgement.
(d)	Where required, the applicant must provide inter-allotment drainage in accordance with the design required by Condition (c).	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(e)	The applicant must provide any external protection or rectification works where any external stormwater impacts occur as a result of the development, unless otherwise agreed by Council in consultation with external land owners.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(f)	The applicant must provide on-site stormwater management infrastructure within the subject site such that no worsening occurs to all adjacent and downstream properties, waterways and infrastructure as a result of the development for all storm events from 63% AEP to 1% AEP.	Prior to the MEDQ Delegate signing the relevant subdivision plan and all times thereafter.
(g)	The applicant must provide screen or external barriers / fencing in accordance with the approved safety audit recommendations.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(h)	The applicant must provide Landscape Architect (AILA) certification of the appropriateness of the landscaping and rehabilitation details and plant species selection for stormwater infrastructure operation and earthworks stability.	In conjunction with pre-construction certification for relevant stages or as otherwise agreed by Council.
(i)	The applicant must design the quantity mitigation system in accordance with Condition 18 (Stormwater Quantity Management) and required amended reports.	In conjunction with pre-construction certification for relevant stages.
(j)	The applicant must construct stormwater quantity mitigation infrastructure generally in accordance with (i) above.	Prior to the MEDQ Delegate signing the subdivision plan for relevant stages.
(k)	The applicant must design and construct drainage to	Prior to the MEDQ Delegate

	convey external catchment flows through the site to the lawful point of discharge. All discharge from the site must not cause any worsening or adverse impacts to surrounding properties or the waterway corridor.	signing the relevant subdivision plan.
(l)	The applicant must provide screen or external barriers/fencing in accordance with the approved safety audit recommendations.	Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.

36.	Flooding	
(a)	The applicant must provide minimum pad levels for all proposed lots with 500mm freeboard above the 1% AEP flood level. Pad levels must be immune to inundation levels associated with increases to the 1% AEP flood level which result from design sensitivity analysis cases in accordance with QUDM and the Council's Implementation Guideline 24.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(b)	There must not be any worsening of existing situation for all flows from 63% up to 1%AEP storm events, both upstream and downstream as a result of the development.	Prior to the MEDQ Delegate signing the relevant subdivision plan and at all times thereafter.

37.	Earthworks	
(a)	The applicant must design and construct all earthworks (including earth retaining structures) in accordance with Planning Scheme Policy 3 – General Works, Part 4 of the *Ipswich Planning Scheme* and against any potential change in ground conditions associated with the following: (i) Natural changes in groundwater conditions; (ii) Leakage of underground services; (iii) Malfunction of the stormwater drainage or subsoil drainage systems; and (iv) Flood inundation levels due to rainfall events larger than the design event of the stormwater system.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(b)	The retaining walls must be designed and constructed as follows: (i) With a maximum height of 3.0m; (ii) Retaining walls must be located entirely within the proposed lots where fronting road reserve.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

(c)	The applicant must provide an RPEQ certified retaining wall subsoil drainage plan which indicates the locations to which the subsoil drainage outlets are to be connected and the maximum allowable spacing between drain outlets.	In conjunction with the lodgement of pre-construction certification.
(d)	The applicant must construct all earthworks as per the approved design required by (a) and (b) above and Planning Scheme Policy 3 – General Works, Part 4 of the *Ipswich Planning Scheme*.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

38.	Erosion Control	
(a)	The applicant must provide sufficient grass (or equivalent) cover to prevent both rill and sheet erosion for all unpaved and disturbed areas.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(b)	The applicant must submit a construction phase Erosion and Sediment Control Plan prepared by an RPEQ or CPESC in accordance with the International Erosion and Sediment Control (IECA) Best Practice Erosion and Sediment Control (BPESC) document. This must include the required IECA soil sampling rates/depths, associated laboratory testing and the design basis of sediment basins and other control measures. The ESCP must be prepared in accordance with the recommendations of the 'Site Soil Investigation (Incorporating (DSMP)) Dispersive Soil Management Plan Assessment' prepared by Environmental soil Solutions Australia, dated 30/03/2021.	Prior to the commencement of any works on the site for the relevant stage.

39.	Further Works	
(a)	The applicant must take due regard of all existing services when undertaking works associated with this development.	During the construction of the development and prior to the MEDQ Delegate signing the relevant subdivision plan.
(b)	The applicant must alter any services when the relevant authority or MEDQ Delegate determines that works associated with this development has an impact upon any existing services.	During the construction of the development and prior to the MEDQ Delegate signing the relevant subdivision plan.
(c)	The applicant must reinstate all disturbed verge and open space areas with turf (including provision of topsoil to minimum depth of 50mm).	Prior to the MEDQ Delegate signing the relevant subdivision plan.

40.	Water Supply & Sewerage Infrastructure	
(a)	The applicant must design all water supply and sewerage infrastructure in accordance with the SEQ Water Supply	Prior to the commencement of any works on the site.

	and Sewerage, Design & Construction Code (SEQ WS&S D&C Codes).	
(b)	The applicant must submit to the MEDQ Delegate a water supply and sewerage network analysis certified by a Registered Professional Engineer Queensland (RPEQ) and endorsed by UU.	
(c)	The applicant must submit to the MEDQ Delegate detailed engineering drawings approved by Urban Utilities for water supply and sewerage reticulation system, certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with the endorsed UU network analysis required by Condition (b) above, and the SEQ Water Supply and Sewerage Design and Construction Guidelines.	
(d)	The applicant must construct all water and sewerage infrastructure to service the development in accordance with the SEQ Water Supply and Sewerage, Design & Construction Code (SEQ WS&S D&C Codes), and in accordance with the certified plans required at Condition (c) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(e)	The applicant must submit to the MEDQ Delegate "As Constructed" plans including an asset register and all test results required by UU verified by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with the certified plans required by Condition (c) above.	

State Interests

41.	Stormwater Management	
	Carry out the development in accordance with sections 4 and 6, and Appendix B of the Providence East Flood Management Strategy, prepared by Engeny, dated 31 July 2023, report number M11200_017-REP-002-1, revision 1.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

42.	Public Passenger Transport	
(a)	(i) The potential future bus route shown on the Reconfiguring a Lot – Overall drawing, prepared by Urbis, dated 01.08.2023, drawing number ROL-00 as amended in red must be designed and constructed to be in accordance with the following to accommodate a 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; · Department of Transport and Main Roads	(i) Prior to submitting the Plan of Survey to the MEDQ for approval for the relevant stage. (ii) Prior to obtaining development approval for operational works for the relevant stage.

	Supplement to Austroads 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. (ii) Provide RPEQ certification, with supporting documentation, confirming that the development has been designed in accordance with part (a) of this condition. (iii) Provide RPEQ certification, with supporting documentation, confirming that the development has been constructed in accordance with part (a) of this condition.	(iii) Prior to submitting the plan of survey to the MEDQ for approval for the relevant stage.
(b)	(i) Provide the pedestrian footpath network generally in accordance with the Road Hierarchy Layout Plan, prepared by KN Group, dated 29.01.2024, drawing number 21-150-211 sheet 02 of 37, revision D. (i) Provide RPEQ certification, with supporting documentation, confirming that the development has been designed in accordance with part (a) of this condition.	(i) and (ii) Prior to submitting the plan of survey to the MEDQ for approval for the relevant stage

<u>*MEDQ Delegate's (Ipswich City Council) Advice*</u>

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

1.	Acronyms and Terms
	Acronyms and terms used in this notice have the following meanings:
(a)	RPEQ - A Registered Professional Engineer of Queensland suitably qualified and experienced in the particular area of expertise required.
(b)	QUDM – The latest edition of the *Urban Drainage Manual*
(c)	MUTCD - *The Manual of Uniform Traffic Control Devices*, published by DTMR
(d)	UU - Urban Utilities – trading name of the Central SEQ Distributor-Retailer Authority, providing water and wastewater services to Ipswich City under the *South-East Queensland*

	Water (Distribution and Retail Restructuring) Act 2009
(e)	DSMP – Dispersive Soil Management Plan which is prepared in accordance with Council Implementation Guideline # 28 and certified by RPEQ.
(f)	E&SCP – Erosion & Sediment Control Management Plan which is prepared in accordance with Council Planning Scheme Policy 3 and certified by RPEQ.
(g)	PSP 3 – Council Planning Scheme Policy 3
(h)	DTMR - Department of Transport and Main Roads
(i)	DES – Department of Environment and Science
(j)	DNRME – Department of Natural Resources, Mines and Energy
(k)	DSDIP – Department of State Development, Infrastructure and Planning
(l)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(m)	AHD - Australian Height Datum (m)
(n)	Internal works - works performed within private property and includes but is not limited to, earthworks, driveways and stormwater management systems.
(o)	External municipal works - works external to the development and located in dedicated public areas, for example existing road or drainage reserve, or private property not owned by the applicant.

2.	Bonds
	Any bonding sought to be approved in relation to development will be considered in accordance with *Planning Scheme Policy 3 of* the Ipswich Planning Scheme*.* The Bond and conditions of security payment can be found online at http://www.ipswichplanning.com.au/development-planning/development-planning-information. Council's preference is for bonds to be submitted by way of a Bank Guarantee.

3.	Portable Long Service Leave
	Where the proposed works (civil and landscaping) are valued at $150,000 or more and match the definition of Building and Construction Industry, the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the *Sustainable Planning Act 2009*. If you require clarification in regard to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

4.	Easement Documentation
	The documentation associated with easements may be prepared by the applicant in a form satisfactory to Council's city solicitor, or the applicant may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the applicant's expense.

5.	Proximity of Earthworks to Adjoining Property

	Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the *Ipswich Planning Scheme*. Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the Council's satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application, compliance assessment application or in conjunction with the lodgement of preconstruction certification.

6.	Road Permit Application
	The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the *Local Government Act 2009* prior to undertaking any physical works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the *Local Government Act 2009* and constitute a separate process to seeking a Development Permit issued under the *Planning Act 2016*. Please contact the Ipswich City Council office for further information via email: council@ipswich.qld.gov.au or telephone (07) 3810 6666.

7.	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.* Please contact the Department of Transport and Main Roads Metropolitan office for further information via email: Metropolitan_Corridor_Management@tmr.qld.gov.au or telephone (07) 3066 6759.

8.	Telecommunication Conduit Infrastructure
	The installation of telecommunication conduit and infrastructure is to be in accordance with the latest Communications Alliance publication or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on 'Fibre in new developments'.

9.	Engineering Analysis
	A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by Council. Neither Council nor council engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant's RPEQ engineer.

10.	Report Assessment
	The applicant is advised that should Council require the submission of an amended report prior to the lodgement and/or in conjunction with any compliance assessment, a fee will

	apply in accordance with the current Council Fees and Charges.

11.	Nature Conservation Act 1992
	The applicant will be required to engage a spotter catcher licensed under the *Nature Conservation Act 1992* by the Department of Environment, Science and Innovation 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/.

12.	Further Approvals
	Council 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.

13.	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 20 – Vegetation Retention the applicant will be requested to submit evidence demonstrating consistency with relevant Commonwealth approvals issued under the *EPBC Act*.

Attachment C
MEDQ Delegate's Conditions
File No: 9/2022/PDA
Location: 307-443 Barrams Road, WHITE ROCK QLD 4306, 7006 Barrams Road, SOUTH RIPLEY QLD 4306, 244 Bayliss Road, WHITE ROCK QLD 4306, 132 Cumner Road, WHITE ROCK QLD 4306, 2-72 Cumner Road, WHITE ROCK QLD 4306
Proposal: Material Change of Use - Plan of Development (Six (6) Dwelling Types)

MEDQ Delegate's (Ipswich City Council) Conditions *Conditions applicable to this approval under the Economic Development Act 2012*		
No.	Condition	The time by which the condition must be met, implemented or complied with
1.	Basis of Approval	
	This approval incorporates as a condition, the applicant's common material for the application and adherence to all relevant Council Local Laws and/or the *Ripley Valley Priority Development Area Development Scheme* unless otherwise varied by this approval or varied by a condition of this approval. Note: Any variation in the development from that approved herein may constitute assessable development pursuant to the *Economic Development Act 2012.*	At all times after the approval is granted.
2.	Minor Alterations	
	Notwithstanding the requirements detailed in this approval, any other minor alterations accepted in writing by the MEDQ Delegate will suffice.	At all times after the approval is granted.
3.	Rates in Arrears	
	The applicant must pay any outstanding rates and other expenses as a charge against the land in accordance with the provisions of the *Economic Development Act 2012.*	Prior to the MEDQ Delegate signing the relevant subdivision plan.
4.	Hours of Construction	
	Unless otherwise approved in writing by the MEDQ Delegate, construction works must only occur within the hours as defined in *Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3.*	At all times during construction of the development.
5.	Plan of Development (POD)	

	All future development must be undertaken generally in accordance with the approved Plan of Development outlined in part 3 of this development permit including any compliance assessments required.	From the commencement of the construction of the development and at all times thereafter.
6.	Hours of Construction	
	Unless otherwise approved in writing by the MEDQ Delegate, construction works must only occur within the hours as defined in *Planning Scheme Policy 3 – General Works Part 5, Section 5.1.3.*	At all times during construction of the development.

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

8.	Acoustic Design Management	
	At the completion of construction of a dwelling on any of the lots cited in Attachment A – Condition 18(a), certification from a suitably qualified building certifier that the affected dwellings noted on the Plan of Development have incorporated the relevant noise reduction design outlined in Table 2 of the approved report listed in Part 3 of this approval must be submitted to the MEDQ delegate.	Prior to Issuing of a Form 21 – final inspection certificate, or the commencement of the use, whichever is the earlier.

9.	Bushfire Management	
(a)	All dwellings on lots identified on the approved plans listed in Part 3 of this development approval as being subject to bushfire requirements must be designed and constructed in accordance with the recommendations of the Bushfire Mitigation Report referenced in Part 3 of this development approval.	Prior to Issuing of a Form 21 – final inspection certificate, or the commencement of the use, whichever is the earlier.
(b)	Measures to mitigate Bushfire Attack Level (BAL) must not require the removal of, or impacts to, native vegetation that is: (i) Not identified for removal as part of this approval; or (ii) Located on properties not part of this approval.	At all times after the approval is granted.

MEDQ Delegate's (Ipswich City Council) Advice

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

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

2.	Portable Long Service Leave
	Where the proposed works (civil and landscaping) are valued at $150,000 or more and match the definition of Building and Construction Industry, the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires that evidence of payment of the Portable Long Service Leave (QLeave) Levy be received by Council as a condition of issuing a development permit for building works, operational works and plumbing and drainage works applications, as defined under the *Sustainable Planning Act 2009*. If you require clarification in regard to the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, you should contact QLeave on 1800 803 481 (free call) or (07) 3212 6855.

3.	Easement Documentation
	The documentation associated with easements may be prepared by the applicant in a form

	satisfactory to Council's city solicitor, or the applicant may submit easement plans, only where Council is party to the easements, to Council for the preparation of easement documents at the applicant's expense.

4.	Proximity of Earthworks to Adjoining Property
	Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the *Ipswich Planning Scheme*. Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the Council's satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application, compliance assessment application or in conjunction with the lodgement of preconstruction certification.

5.	Road Permit Application
	The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the *Local Government Act 2009* prior to undertaking any physical works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the *Local Government Act 2009* and constitute a separate process to seeking a Development Permit issued under the *Planning Act 2016*. Please contact the Ipswich City Council office for further information via email: council@ipswich.qld.gov.au or telephone (07) 3810 6666.

6.	Telecommunication Conduit Infrastructure
	The installation of telecommunication conduit and infrastructure is to be in accordance with the latest Communications Alliance publication or the Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers where it is triggered by the Australian Government policy on 'Fibre in new developments'.

7.	Engineering Analysis
	A detailed engineering analysis of the calculations and drawings, submitted as part of the approval process, has not been undertaken by Council. Neither Council nor council engineers have professionally reviewed or accredited the engineering design and are relying on the expertise and certification of the applicant's RPEQ engineer.

8.	Report Assessment
	The applicant is advised that should Council require the submission of an amended report prior to the lodgement and/or in conjunction with any compliance assessment, a fee will apply in accordance with the current Council Fees and Charges.

9.	*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/.

10.	*Local Government Regulation 2012*
	This property may be subject to the provision of Section 116 of the *Local Government Regulation 2012*. This section of the regulation limits any increase in rates to a predetermined percentage. In accordance with Council's budget and rating resolutions, if the property is sold or reconfigured in any way (e.g. subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.

11.	Indigenous Cultural Heritage
	The applicant must ensure that any development obligations pursuant to the provisions of the *Aboriginal Cultural Heritage Act 2003* and the *Economic Development Act 2012* are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database. For more information, the applicant may seek information from the relevant Registered Aboriginal Cultural Heritage Body for the Ipswich Region, the cultural heritage database, or seek the advice of the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs or equivalent.

12.	Bonds
	Any bonding sought to be approved in relation to development will be considered in accordance with *Planning Scheme Policy 3 of* the Ipswich Planning Scheme. The Bond and conditions of security payment can be found online at http://www.ipswichplanning.com.au/development-planning/development-planning-information. Council's preference is for bonds to be submitted by way of a Bank Guarantee.

13.	Proximity of Earthworks to Adjoining Property
	Where earthworks, including retaining structures, are proposed within 3.0m of the property boundary or are likely to affect adjoining property owners, the applicant must notify the affected property owners in writing, and obtain written comments from them, as detailed in Part 12, Division 15 - Specific Outcome 19 and Note 12.15.4K of the *Ipswich Planning Scheme*. Written comments from the affected owners (or at least the supporting documentation of notification and consultation with the adjoining property owners to the Council's satisfaction) must be submitted to Council for consideration, in conjunction with any operational works application, compliance assessment application or in conjunction with the lodgement of preconstruction certification.

14.	Road Permit Application
	The applicant is advised to seek a Road Permit approval from Ipswich City Council pursuant to Sections 69 and 75 of the *Local Government Act 2009* prior to undertaking any physical

	works within or adjacent to the boundary of the Council-controlled road. These approvals are issued under the *Local Government Act 2009* and constitute a separate process to seeking a Development Permit issued under the *Planning Act 2016*. Please contact the Ipswich City Council office for further information via email: council@ipswich.qld.gov.au or telephone (07) 3810 6666.

15.	Report Assessment
	The applicant is advised that should Council require the submission of an amended report prior to the lodgement and/or in conjunction with any compliance assessment, a fee will apply in accordance with the current Council Fees and Charges.

16.	Koala Protection
	The Commonwealth has listed the Koala (combined populations in Queensland, New South Wales and the Australian Capital Territory) as 'endangered' under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), accordingly Koalas in Queensland are protected under national environment law. Prior to the MEDQ Delegate providing written acknowledgement of the Pre-Construction Certification documents listed at Condition 20, the applicant will be requested to submit evidence demonstrating consistency with relevant Commonwealth approvals issued under the EPBC Act.

17.	*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.

18.	Further Approvals
	The MEDQ Delegate is aware that works within the watercourse and reconstruction thereof 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.

19.	Bushfire
	Owing to the staged development within the Ripley Valley PDA area it is to note that developers must stage the delivery of Lots in response to the current surrounding site conditions. Any alternative measures to mitigate the Bushfire Attack Levels (BAL) ratings nominated in the approved Bushfire Management Plan (BMP) must not require the removal of, or impacts to, vegetation that is: (i) not identified for removal as part of this PDA Development Approval; or

	(ii) Located on properties not subject to this PDA development approval.

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

Chapter 3, Part 4

90 Right of Appeal Against Particular Conditions

(1) This section applies if a PDA development condition includes a nominated assessing authority (the *entity*).
(2) The person who made the relevant PDA development application may appeal to the Planning and Environment Court against MEDQ's decision to impose the condition.
(3) An appeal under subsection (2) must be started within 20 business days after the day the applicant is given notice of the decision.
(4) An appellant starts an appeal by lodging, with the registrar of the Planning and Environment Court, a written notice of appeal that –
  (a) is in the approved form; and
  (b) succinctly states the grounds of the appeal.
(5) The *Planning and Environmental Court Act 2016*, part 5 applies, with necessary changes, to the appeal as if—
  (a) the appeal were a Planning Act appeal under that Act; and
  (b) the entity were the only other party to the appeal.
(6) However—
  (a) the appellant must, as soon as practicable after giving the entity the notice of the appeal, give MEDQ a copy of the notice; and
  (b) MEDQ may, by lodging a notice of election with the registrar of the court, elect to become a party to the appeal.
  (7) MEDQ must give the other parties a copy of the notice of election as soon as practicable after it is lodged.

99 Application to Change PDA Development Approval

(1) A person may apply (the *amendment application*) to MEDQ to change a PDA development approval.
(2) However, the amendment application may be made only if MEDQ is satisfied the change would not result in the relevant development being substantially different.
(3) Division 3 applies for the amendment application as if—
  (a) a reference in the division to a PDA development application were a reference to the amendment application; and
  (b) a reference in the division to a PDA development approval were a reference to a changed PDA development approval; and
  (c) a reference in the division to the granting of a PDA development approval were a reference to the making of the change.
(4) Despite subsection (3), section 84(2) to (6) applies for the amendment only in a circumstance mention in section 84(1)(c).

Attachment D

APPEAL RIGHTS

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

Chapter 3, Part 4

90 Right of Appeal Against Particular Conditions

(1) This section applies if a PDA development condition includes a nominated assessing authority (the *entity*).
(2) The person who made the relevant PDA development application may appeal to the Planning and Environment Court against MEDQ's decision to impose the condition.
(3) An appeal under subsection (2) must be started within 20 business days after the day the applicant is given notice of the decision.
(4) An appellant starts an appeal by lodging, with the registrar of the Planning and Environment Court, a written notice of appeal that –
    (a) is in the approved form; and
    (b) succinctly states the grounds of the appeal.
(5) The *Planning and Environmental Court Act 2016*, part 5 applies, with necessary changes, to the appeal as if—
    (a) the appeal were a Planning Act appeal under that Act; and
    (b) the entity were the only other party to the appeal.
(6) However—
    (a) the appellant must, as soon as practicable after giving the entity the notice of the appeal, give MEDQ a copy of the notice; and
    (b) MEDQ may, by lodging a notice of election with the registrar of the court, elect to become a party to the appeal.
(7) MEDQ must give the other parties a copy of the notice of election as soon as practicable after it is lodged.

99 Application to Change PDA Development Approval

(1) A person may apply (the *amendment application*) to MEDQ to change a PDA development approval.
(2) However, the amendment application may be made only if MEDQ is satisfied the change would not result in the relevant development being substantially different.
(3) Division 3 applies for the amendment application as if—
    (a) a reference in the division to a PDA development application were a reference to the amendment application; and
    (b) a reference in the division to a PDA development approval were a reference to a changed PDA development approval; and
    (c) a reference in the division to the granting of a PDA development approval were a reference to the making of the change.
(4) Despite subsection (3), section 84(2) to (6) applies for the amendment only in a circumstance mention in section 84(1)(c).