MORETON GEOTECHNICAL SERVICES PTY. LTD.

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Ref. 2021/41E

21 May 2024

Intrapac Property
Suite 3
Level 3
Acuity Business Park
209 Robina Town Centre Drive
Robina
4226

Att. Mr Jeffrey Behrendorff

Re: **MINING ISSUES AT PRECINCT 3 WHITE ROCK ESTATE**

1.0 INTRODUCTION

This report responds to the queries in your initial email of 21 April 2021, also as updated following your recent request which included a plan showing the latest lot numbers, i.e. revision G of 13.12.22.

Work in this report has included extracting full file documentation from long term storage, reviewing the information in our reports extending back to 2016 and reporting by the undersigned.

It is understood that this residential development is starting to extend into the Precinct 3 area which partly spans the mine influence zone and some fault lines.

Specifically information is sought in the mine influence zone as follows:

- any potential subsidence impacts
- any maintenance considerations for infrastructure
- any special treatment of road crossings of fault zones
- the most suitable style of residential construction

A plan is attached to this report.

2.0 BACKGROUND

Past studies by our company revealed that part of the overall estate has experienced underground coal mining, part of the overall estate falls within the influence zone of mining, and the rest of the estate is beyond the influence zone and as a result is unconstrained from past coal mining activities in that area. Past studies also revealed that a number of sub-parallel north west to south east fault lines of different magnitude associated with the major Palmer Fault zone extend to the surface over the mine and influence zones. Strips of land parallel to the identified fault lines were also incorporated into a 25m wide fault zone for each fault line to allow for slight variations in the fault locations between the locations obtained in the geophysical studies.

Maximum potential subsidence impacts, as previously assessed, will occur directly over the mine workings whereas the potential subsidence impacts will then reduce to zero at the outer edge of the influence zone. Furthermore, the potential subsidence impacts will also be expected to average out in the different areas except along the fault lines where the full potential subsidence (rather than averaged out value) for each area could also occur, bearing in mind that the fault displacement effects will also reduce progressively towards the outer edge of the influence zone.

Past studies have indicated that the deepest mining along the Bergins Seam at approximately 450 - 480m depth occurs adjacent to the area of interest. A maximum potential subsidence of 700mm directly over the mine workings was assessed along the larger fault lines with accompanying averaged out maximum potential subsidence impacts of 1.0 mm/m strain, 0.8 mm/m compression and ground tilts in the order of 1 in 230 also having been assessed over the mine workings. These values included the possibility that the subsidence over the pillar-extracted areas could 'hang up' for a prolonged period before reaching the surface.

3.0 COMMENT

The attached plan shows that part of Precinct 3, which another supplied plan shows includes parts of Stages 8, 9 and 14, is not undermined and falls outside of the influence zone, whereas most of the rest of Precinct 3 is not undermined but falls within the mine influence zone. The attached plan also shows that the northernmost part of Precinct 3 is also located close to the undermined area, whereas the rest of the potentially affected area spans the influence zone to its outer edge in the south. The locations of parts of Fault Zones E, F and G are in addition also shown on the plan.

In summary, available information is that part of Precinct 3 falls within the inner to outermost part of the influence zone, also that the southernmost extents of Faults E, F and G, which extend through the influence zone, need to be considered.

Specifically :

- the averaged-out maximum potential subsidence impacts could range from 1.0 mm/m strain, 0.8 mm/m compression and ground tilts in the order of 1 in 230 over the mine workings in the north to zero at the outer edge of the influence zone. The potential maximum fault displacements could also range from 700mm over the nearest undermining just beyond the northern edge of Precinct 3 to zero where Faults E, F and G meet with the outer edge of the influence zone.

- the abovenoted averaged-out maximum potential subsidence impacts can be described as relatively low as well as being generally within the range of normal soil reactivity conditions. We therefore generally see no need for any special maintenance considerations for appropriately designed buried infrastructure away from the fault zones.

- Northridge Road (two crossings), and Roads 6 (two crossings) and Roads 11 and 12 are shown to cross Faults E, F and G. Firstly we note that the proposed crossings are at right angles or near to right angles to the fault zones as previously recommended. Secondly the Fault E crossing of Northridge Road and Road 11 as well as the Road 6 crossing of Fault F are shown to be located near the outer edge of the influence zone so no special design precautions are recommended. The remaining three road crossings of Northridge Road and Roads 6 and 12 could potentially experience fault movement in the order of 500mm. Allowing for any thickness of soil cover and weathering and decomposition along the fault planes near the surface then this movement could potentially occur across a distance in the order of 10m thus generating ground tilts in the order of 1 in 20. An appropriate geofabric design is expected to provide an engineering solution to minimise road damage for these crossings. In any case all underground services are recommended to be made as flexible as possible, with your Engineers also considering our comments in this regard.

  It is further understood that a concrete bushfire access track and linear walkway in the order of 2.5m wide are also proposed across Fault G (between Roads 5 and 6) and along the Fault F zone

respectively. In the case of the bushfire access track, we see no special requirements provided that repair and maintenance can be carried out if required in the long term. In the case of the linear walkway, it could be located parallel to and adjacent to the outer edges of the fault zone to minimise any potential risk of damage. Alternatively if the footpath is positioned away from the outer edge of the fault zone, then this also assumes that repair and maintenance can be carried out if required in the long term.

- the potential subsidence effects for residential development in the Precinct 3 influence zone now needs to be considered. The influence zone can essentially be divided into four sub-zones as follows:

    - development in the following area is located in the outer half of the influence zone where very low to negligible potential subsidence impacts could occur and where building type is unconstrained and needs to only cater for the existing soil type, strength and reactivity. Lots 805, 811 – 823 inclusive, 901 – 908 inclusive, 1001 – 1020, 1201 – 1205 inclusive, 1210 – 1215 inclusive, 1220, 1221, 1401 – 1416 inclusive, 1418, 1601, 1614 – 1617 inclusive.

    - development in the following area is located in the inner half of the influence zone where building development is constrained. Slab on ground residences, with waffle raft or similar construction, with residences and buried services to be designed by your Engineers to cater for potential 0.8 mm/m strain, 0.6 mm/m compression and ground tilts in the order of 1 in 300. Lots 1206 – 1209 inclusive, 1216 - 1219 inclusive, 1222 – 1245 inclusive, 1298, 1602 – 1604 inclusive, 1607 – 1609 inclusive and 1611 – 1613 inclusive.

    - development in the following area is located within the inner influence zone close to undermining where building development is constrained. Single storey slab on ground residences, with waffle raft or similar construction, with residences and buried services designed by your Engineers from first principles to cater for potential 1.0 mm/m strain, 0.8 mm/m compression and ground tilts in the order of 1 in 230. Lot 1610.

    - development of the following area is located within the inner influence zone and undermined where development of the STW retention basin is constrained. The design of structures within the basin to be designed from first principles to cater for

potential 1.0 mm/m strain, 0.8 mm/m compression and ground tilts in the order of 1 in 230. Lot 1299.

- all of the residential lots that incorporate part of the fault zone, e.g. Lots 1222 - 1239 need to incorporate BLEs to ensure that permanent structures are only located within the designated building areas

- the lots outside those listed above are unconstrained

4.0 LIMITATIONS

This report, which may contain attachments in the form of plans, borehole record sheets, laboratory test results etc, must be read in its entirety.

The work in this report was produced for Intrapac Property and their Associates on the basis of information available at the time of writing. This report will not contain sufficient information for other parties and purposes.

While care has been taken in producing this report, it needs to be said that there will always be some risk associated with building in these settings. Recommendations put forward in this report are aimed at minimising the risk.

This company accepts no responsibility for works which do not fully comply with the recommendations in this report.

MORETON GEOTECHNICAL SERVICES PTY LTD

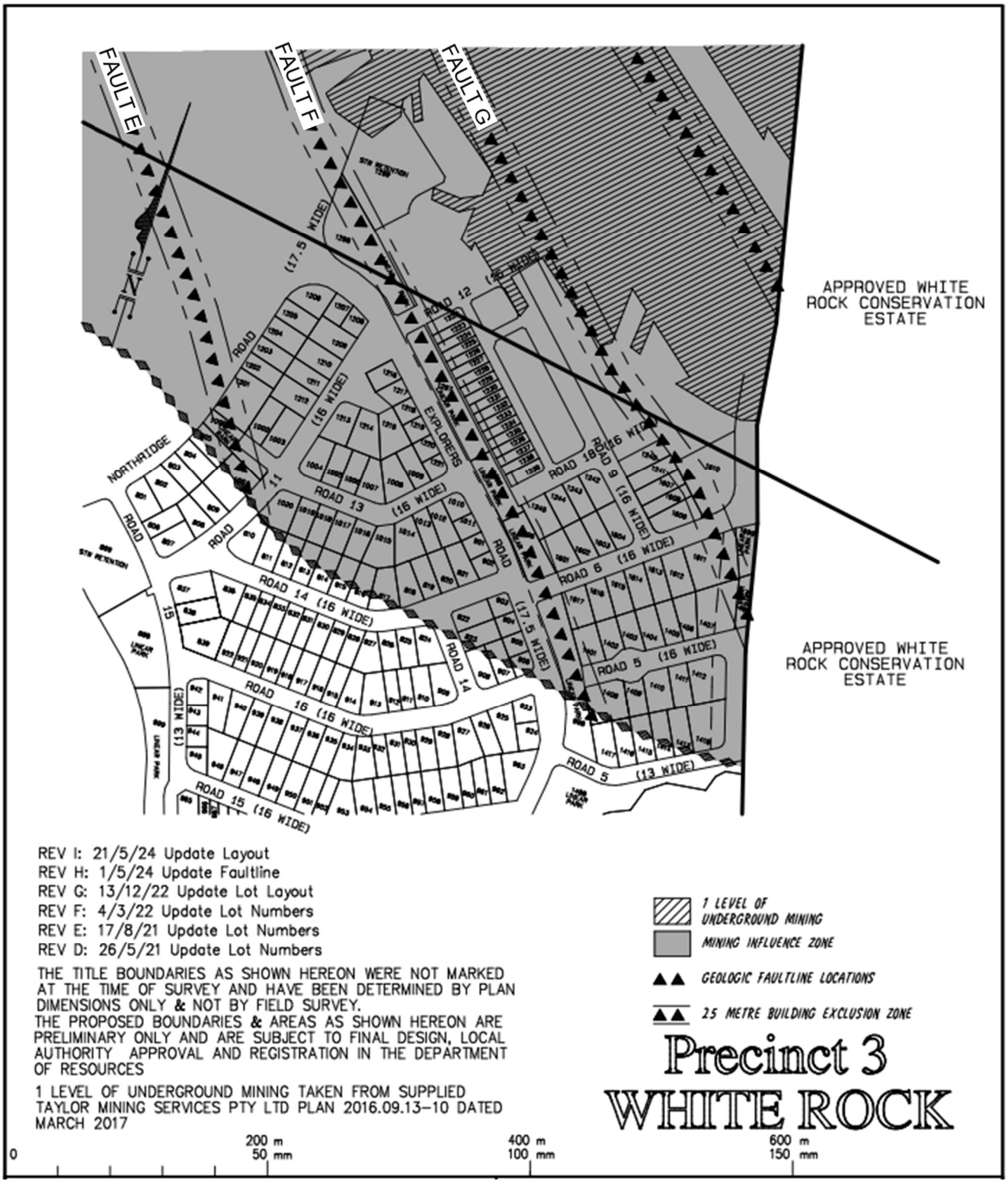
K. B. GRUBB
M.App.Sc., MIE Aust., CP Eng., RPEQ 2811

MORETON GEOTECHNICAL SERVICES PTY. LTD.

REF. 2021/41E
DATE 21.05.24
SCALE 1:4,000

PLAN 1

CONSTRAINTS PLAN



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REV H: 1/5/24 Update Faultline
REV G: 13/12/22 Update Lot Layout
REV F: 4/3/22 Update Lot Numbers
REV E: 17/8/21 Update Lot Numbers
REV D: 26/5/21 Update Lot Numbers
REV C: 10/5/21 Update scales

THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY & NOT BY FIELD SURVEY.
THE PROPOSED BOUNDARIES & AREAS AS SHOWN HEREON ARE PRELIMINARY ONLY AND ARE SUBJECT TO FINAL DESIGN, LOCAL AUTHORITY APPROVAL AND REGISTRATION IN THE DEPARTMENT OF RESOURCES

1 LEVEL OF UNDERGROUND MINING TAKEN FROM SUPPLIED TAYLOR MINING SERVICES PTY LTD PLAN 2016.09.13-10 DATED MARCH 2017

1 LEVEL OF UNDERGROUND MINING

MINING INFLUENCE ZONE

GEOLOGIC FAULTLINE LOCATIONS

25 METRE BUILDING EXCLUSION ZONE

Precinct 3
WHITE ROCK

PROPOSED ROAD NUMBERS

Of Lot 2 on SP130834 &
Lot 8 on SP317760

Locality : White Rock

Local Government : Ipswich City

J:\42300-\42327 Cumner Rd\dwgs\24254Bh.pro

B & P SURVEYS
CONSULTING SURVEYORS
ABN 55010117236

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A QUALITY ASSURED COMPANY

Scale	Level Datum	F.Bk	L.Bk	Drawn	Ref. No.	Date	Drawing No./Size	Sheet	Of	Rev.
1 : 4000 @ A4 SIZE		–	–	LFL/NEB Chk'd	42327	8/4/21	24254 E	1	1	H

Your reference
Our reference 15486/2021/MAPDA/A
Contact Officer Sandeep Nanjappa
Telephone (07) 3810 7267

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Intrapac Property Pty Ltd
C/- MacropPlan

Attn: Damian Delmanowicz
damian.delmanowicz@macroplan.com.au

14 August 2024

Dear Damian

Re: Minor Alteration to Development Approval

Application No:	15486/2021/MAPDA/A
Proposal:	§ Reconfiguring a Lot – Two (2) lots into 357 Residential Lots, Six (6) Drainage Reserve Lots, Nineteen (19) Linear Park Lots and a balance lot § Material Change of Use - Plan of Development (POD) for a House over 357 Residential Lots (including 10 Display Homes)
Property Location:	7001 Cumner Road, WHITE ROCK QLD 4306, 7002 Northridge Road, WHITE ROCK QLD 4306

I refer to your correspondence dated 19 July 2024 requesting a minor alteration to the abovementioned development permit, in accordance with Condition 2 'Minor Alterations'. Specifically, you have requested the below described changes:

1. Reconfiguring a Lot (RAL) plans - minor amendments to road extents at stage boundaries in Stages 9, 10, 11 and 12, and consequently reflect the amended plans within 'Approved Plans' of Part 3 'Approved Plans Specifications and Drawings'.

2. Plan of Development (POD) plans - amendment to the built-to-boundary wall provisions of the POD for Lots 1341 - 1351, 1503 - 1516 and 1521 - 1536. This change removes the existing low side built-to-boundary walls and relocates them to the high side of subject residential lots. It is understood this change will facilitate better alignment with the proposed driveway locations, assist with ease of construction, result in reduced combined heights of retaining walls and built-to-boundary walls, and improved stormwater management/drainage. Consequently, the amended POD shall need to be reflected within 'Approved Plans' of Part 3 'Approved Plans Specifications and Drawings'.

3. Fencing to future conservation area - inclusion of a new Condition for fencing to conservation area interface. The proposed new condition is intended to allow the fencing to be delivered separately to the linear parks with the fencing intended to be delivered in scopes of work spanning stage boundaries.

4. Tree Retention Plan - amendment to 'Specifications/Drawings/Supporting Material' of Part 3 'Approved Plans Specifications and Drawings' to incorporate updated Tree Retention Plan (TRP) that was previously endorsed via MEDQ Delegate's Generally in Accordance (GIA) correspondence dated 21 March 2024.

5. Mining Report - seeks to remove the reference to superseded mining report (*Report Ref: 2021/41B titled Mining issues at Precinct 3 White Rock Estate prepared by Moreton Geotechnical Services Pty Ltd and dated 7 September 2021*) within Condition 5 'Mining' of Attachment B, Condition 21 'Mining' of Attachment A and 'Specifications/Drawings/Supporting Material' of Part 3 'Approved Plans Specifications and Drawings', and replace with updated mining report (*Report Ref: 2021/41E titled Mining issues at Precinct 3 White Rock Estate prepared by Moreton Geotechnical Services Pty Ltd and dated 21 May 2024).* It is understood the updated mining report includes a Constraints Plan to assist with legibility of the document by future purchasers and builders, and does not include any changes to the application of the report or its findings.

In response, I am able to advise that your request is considered minor and has therefore been approved. Accordingly, Part 3 'Approved Plans Specifications and Drawings', Condition 5 'Mining' of Attachment B, Condition 21 'Mining' of Attachment A have been amended, and new Condition 43 'Fencing to Conservation Area Interface' included within Attachment A, as follows:

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: Reconfiguring a Lot – Two (2) lots into 357 Residential Lots, Six (6) Drainage Reserve Lots, Nineteen (19) Linear Park Lots and a Balance Lot				
24336 B, Sheet 1 of 10	White Rock Precinct 3, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
1530	Precinct 3 White Rock - Plan of Development - Staging Plan, Revision E	Hatch – Roberts Day	14 February 2019 and submitted to	Not applicable

			MEDQ Delegate on 10 January 2024	
24336 B, Sheet 2 of 10	White Rock Precinct 3, Stage 8, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
24336 B, Sheet 3 of 10	White Rock Precinct 3, Stage 9, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
24336 B, Sheet 4 of 10	White Rock Precinct 3, Stage 10, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
24336 B, Sheet 5 of 10	White Rock Precinct 3, Stage 11, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
24336 B, Sheet 6 of 10	White Rock Precinct 3, Stage 12, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
24336 B, Sheet 7 of 10	White Rock Precinct 3, Stage 13, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
24336 B, Sheet 8 of 10	White Rock Precinct 3, Stage 14, Revision G	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
24336 B, Sheet 9 of 10	White Rock Precinct 3, Stage 15, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
24336 B, Sheet 10 of 10	White Rock Precinct 3, Stage 16, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
Aspect of development: Material Change of Use - Plan of Development (POD) for a House over 357 Residential Lots (including 10 Display Homes)				
Unspecified	Plan of Development, White Rock Estate, Ripley Valley- Precinct 3 - ~~Version 1.7~~ Version 1.8	Macroplan	~~12 February 2024~~ 30 May 2024	Not applicable
SPECIFICATIONS/DRAWINGS/SUPPORTING MATERIAL				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: All				
24314, Sheets ~~1 & 2 of 2~~ 1 of 2 and 2 of 2	Tree Retention Plan, Revision ~~DD~~ DF	B&P Surveys	~~20 December 2023~~ 8 July 2024	Not applicable
OSK5688 P003-P004	Precinct 3 Cut/Fill Layout, Sheets 1 & 2 of 2, Issue 12	OSKA Consulting Group	27 November 2023	Not applicable
~~Unspecified~~	~~Mining Issues at Precinct 3 White Rock Estate~~	~~Moreton Geotechnical Services Pty Ltd~~	~~7 September 2021~~	~~As per Condition 21 'Mining' of Attachment A~~

~~2021/41D~~	~~Mining issues at Precinct 3 White Rock Estate~~	~~Moreton Geotechnical Services Pty Ltd~~	~~15 December 2022~~	~~As per Condition 21 'Mining' of Attachment A~~
2021/41E	Mining issues at Precinct 3 White Rock Estate	Moreton Geotechnical Services Pty Ltd	21 May 2024	As per Condition 21 'Mining' of Attachment A
LR.001.Rev3	The Global Stability Analysis	Douglas Partners	10 February 2023	As per Condition 21 'Mining' of Attachment A
R.001.Rev2	Geotechnical Design Advice	Douglas Partners	10 February 2023	As per Condition 21 'Mining' of Attachment A
File No. OSK5688-0001-C	Precinct 3 Site Based Stormwater Management Plan, Revision 'C'	OSKA Consulting Group	26 October 2023	Not applicable
K3271-0101-A	Site Based Stormwater Management Plan - Proposed Residential Subdivision – Ultimate Development & Precinct 1	Knobel Consulting	15 November 2019	Not applicable
Unspecified	Noise Technical Note White Rock Precinct 3	ATP	9 March 2022	Not applicable
M71000_001 Revision 2	White Rock Geomorphic Assessment Report	Engeny	1 August 2019	Not applicable
Unspecified	Memorandum – Validation of White Rock Precinct 3 (Geomorphic Assessment)	Engeny	13 December 2023	Not applicable
Report 21-005, Revision C	Bushfire Hazard Assessment and Management Plan for White Rock Estate – Precinct 3	Meridian Urban	3 May 2022	Not applicable
Project 21-005	Bushfire Management Plan White Rock Precinct 3, Map No. 1 of 1	Meridian Urban	30 January 2024	Not applicable
Report OSK5688-0003-B	Site Based Stormwater Quality Management Plan, Revision B	Knobel Consulting	13 February 2023	As per Condition 23 'Stormwater Quality Management' of Attachment A
OSK5688-002-E	Precinct 3 Engineering Infrastructure Report	OSKA Consulting Group	27 November 2023	Pathways must be in accordance with 'Pathways Plan' (*drawing no. 1530, Precinct 3 White Rock - Pathways Plan, Revision E, prepared by Hatch – RobertsDay and dated 14 February*

				2019) listed below.
Project No. 1606	Whiterock, Ripley Valley Precinct 3 Open Space and Street Tree Masterplan, Revision E	Landsite Landscape Architecture	01 December 2023	Pathways must be in accordance with 'Pathways Plan' (*drawing no. 1530, Precinct 3 White Rock - Pathways Plan, Revision E, prepared by Hatch – RobertsDay and dated 14 February 2019*) listed below.
1606	White Rock, Ripley Valley - Precinct 3 - Fences - Concept Design	Landsite Landscape Architecture	8 June 2023	Not applicable
1530	Precinct 3 White Rock - Pathways Plan, Revision E	Hatch - RobertsDay	14 February 2019	Not applicable

Note: Amended plans or documents must be submitted for endorsement by the MEDQ Delegate prior timing nominated within relevant conditions.

Attachment A:

21.	Mining	
(a)	The applicant must submit to the MEDQ Delegate for compliance assessment an updated design solution prepared by a qualified geotechnical engineer to minimise to smallest possible degree any potential impact to infrastructure from future subsidence at road crossing of the Fault Exclusion Zone (FEZ). The updated design solution must consider the following as a minimum: (i) Incorporate robust and durable design solution/s over the Fault Exclusion Zone (FEZ) ensuring minimal settlement and that the MEDQ Delegate is not required to undertake significant maintenance, should there be future ground movement/settlement within the Fault Exclusion Zone (FEZ). The proposed design over FEZ must be designed for minimum 70 years design span and certified by a suitably qualified RPEQ and peer reviewed by a suitably qualified professional (RPEQ). (ii) Demonstrate that the proposed road crossings ensure the long-term structural integrity of the road against possible subsidence effects from the faults and withstand the potential mining subsidence effects as outlined in the Mining Reports listed in Part 3 of this Development Approval and any subsequent reports as required. Any such design solution/s must be signed by an RPEQ specialised in the relevant field. This does not apply to roads where no special design precautions are recommended within the report titled "The Moreton Geotechnical Mining Issues at Precinct 3 Whiterock	Prior to the issue of pre-construction certification for Stage 12A of the development.

	Estate (~~Ref: 2021/41D prepared by Moreton Geotechnical Services Pty Ltd dated 15 December 2022~~ Ref: 2021/41E, prepared by Moreton Geotechnical Services Pty Ltd and dated 21 May 2024). (iii) The consolidated report (with updated design solution/s) must clearly articulate the revised strategy and include analysis and details of all testing undertaken to arrive at the alternate design. In addition, the report must undertake a review of the RPEQ certified design for the road and service crossings and certify that the proposed treatment appropriately integrates with the design. (iv) Any changes to the lot layout, type of footing, construction type must be incorporated/provided for proposed Lots located within Stages 12A & 12B, and Stage 16. (v) A complete set of amended plans and associated civil plans must be submitted incorporating the proposed changes required and identified in addressing above items at Conditions 21(a)(i) – 21(a)(v) above.	
(b)	The applicant must demonstrate to MEDQ Delegate that the mining and geotechnical reports listed in Part 3 of this Development Approval and any required subsequent reports have been submitted to the relevant service providers (sewer, water, electrical, gas and communication services) as part of the service providers detailed design application for Stages 12A, 12B and 16. In an event where infrastructure relating to services that are located within fault zone is not accepted by any of the service providers, necessary amendments as required by the service provider must be undertaken and must be submitted to the MEDQ Delegate for approval.	Prior to the issue of pre-construction certification for Stage 12A of the development.
(c)	Detailed design for the civil works (stormwater, detention basin, roadworks, earthworks, retaining walls etc) prepared/certified by an appropriately qualified and experienced RPEQ incorporating the recommendations in the mining report listed in in Part 3 of this Development Approval and amendments as required by Conditions 21(a) and 21(b) above must be submitted for compliance assessment. Any additional and amended/updated report/s must be prepared and submitted to the MEDQ Delegate for endorsement. The design must ensure long-term structural integrity and resilience against possible subsidence effects associated with the mining constraints inherent in the Fault Zone and mining influence area.	Prior to the issue of pre-construction certification for Stage 12A of the development.
(d)	The applicant must construct all civil works (roadworks, stormwater infrastructure, earthworks, retaining walls etc.) in accordance with the design required by Condition 21(c) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

(e)	The applicant must submit to the MEDQ Delegate certification (prepared by an appropriately qualified and experienced RPEQ in the relevant field/s) that all proposed civil works (roadworks, stormwater infrastructure, mining, geotechnical, earthworks, retaining walls etc) have been designed and constructed to comply with Conditions 21(c) and 21(d) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(f)	The applicant must submit to the MEDQ Delegate certification prepared by a qualified Geotechnical Consultant/s certifying that the civil works located over the fault zone have been design and constructed in accordance with Conditions 21(c) and 21(d) above. The certification must specify that the design and construction of the civil works are appropriate for the fault treatment recommended by the amended reports as required by Condition 21(a) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

43.	Fencing to Conservation Area Interface	
(a)	The applicant must submit to the MEDQ Delegate for compliance assessment, detailed plan/s certified by a registered Landscape Architect detailing the fencing and any associated landscape treatments to the area of Stages 13-16 immediately adjoining the future Conservation land (denoted as proposed Lot 2 in Stage 8 on the approved plans for Development Approval No: 4678/2019/MAPDA/D), consistent with: (i) 6411/2018/PDACA/A Endorsed Open Space IMP; (ii) 4678/2019/MAPDA/D approved Environmental Protection Zone Interface Treatment Plan; (iii) EPBC 2014/7388 and the approved Conservation Area Management Plan (in relation to koala fencing); (iv) The Bushfire Hazard Assessment and Management Plan listed in Part 3 of this development approval; (v) Section 3.1 and 8.1 of Ipswich Planning Scheme Policy 3; and (vi) Ipswich Streetscape Design Guideline 2013. <u>Note:</u> § Prevent access by unauthorized vehicles - where the development boundary with the future Conservation land intersects with a waterway/drainage corridor, the fencing must be constructed around the open space lot/s adjoining the future Conservation land with alignment to be approved by Ipswich City Council. Unless approved by Ipswich City Council, fencing alignment must not to cross the waterway/drainage line.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

	§ For clarity, a single application may be made over multiple stages to allow the works to be delivered in logical packages e.g. A combined application for Stages 13 and 15 and/or Stages 14 and 16.	
(b)	The applicant must carry out the fencing and any associated landscape treatment works in accordance with the approved plan/s required at Condition 43(a) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(c)	The applicant must submit to the MEDQ Delegate certification from an AILA qualified landscape architect that the works have been constructed in accordance with Conditions 43(a) and 43(b) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(d)	The applicant must submit to the MEDQ Delegate the Revegetation and Stabilisation Plan/s for any areas located within future Conservation land (denoted as proposed Lot 2 in Stage 8 on the 4678/2019/MAPDA/D approved plans) that are disturbed by works associated with the subject development. Such plan/s must be consistent with: (i) The requirements of EPBC 2014/7388 and the approved Conservation Area Management Plan; (ii) The 4678/2019/MAPDA/D approved Environmental Protection Zone Interface Treatment Plan; and (iii) The Bushfire Hazard Assessment and Management Plan listed in Part 3 of this development approval.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(e)	The applicant must carry out revegetation and stabilisation works in accordance with the approved plan/s required at Condition 43(d) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(f)	The applicant must submit to the MEDQ Delegate certification from an AILA qualified landscape architect that the works have been constructed in accordance with Conditions 43(d) and 43(e) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

Attachment B:

5.	Mining	
(a)	The applicant must provide all prospective purchasers of the Lots subject of this development approval with a copy of relevant mining reports (including any updated/amended mining reports required by the conditions of this approval) outlined in Part 3 'Approved Plans Specifications and Drawings' of this Development Approval.	In conjunction with the signing of a contract of sale.
(b)	All dwellings on lots subject of this approval that are within the mining influence area (as nominated on the approved lots outlined in Part 3 'Approved Plans Specifications and Drawings' of this Development Approval) must be constructed in accordance with the recommendations of the relevant mining reports (including any updated/amended	From the commencement of the use and at all times thereafter.

	mining reports required by the conditions of this approval) outlined in Part 3 'Approved Plans Specifications and Drawings' of this Development Approval.	
(c)	The Building Certifier/lot owner must submit to the MEDQ Delegate certification from an appropriately qualified professional demonstrating that structures on corresponding lot/s subject of this approval that are within the mining influence area (as nominated on the approved lots outlined in Part 3 'Approved Plans Specifications and Drawings' of this Development Approval) incorporate the appropriate building/foundation design for the corresponding development site in accordance with document titled 'Mining Issues at Precinct 3 White Rock Estate', reference ~~2021/41D, prepared by Moreton Geotechnical Services Pty Ltd and dated 15 December 2022~~ 2021/41E, prepared by Moreton Geotechnical Services Pty Ltd and dated 21 May 2024.	Prior to issue of a Form 21 – Final inspection certificate, commencement of use or endorsement of building format plan, whichever is earlier.

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

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

Yours faithfully

Nikki Morrison
DEVELOPMENT ASSESSMENT WEST MANAGER

1. Decision Details:

Development	Approval Type	Decision	Currency Period
Reconfiguring a Lot – Two (2) lots into 357 Residential Lots, Six (6) Drainage Reserve Lots, Nineteen (19) Linear Park Lots and a Balance Lot	PDA Development Permit	Approved in full subject to the conditions set out in Attachment A	Six (6) years
Material Change of Use - Plan of Development (POD) for a House over 357 Residential Lots (including 10 Display Homes)	PDA Development Permit	Approved in full subject to the conditions set out in Attachment B	Ten (10) years

2. Conditions of MEDQ Delegate (Ipswich City Council)

Attachment A Reconfiguring a Lot – Two (2) lots into 357 Residential Lots, ~~Seven (7)~~ Six (6) Drainage Reserve Lots, Nineteen (19) Linear Park Lots and a Balance Lot

Attachment B Material Change of Use - Plan of Development (POD) for a House over 357 Residential Lots (including 10 Display Homes)

3. Approved Plans Specifications and Drawings

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

(b) 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: Reconfiguring a Lot – Two (2) lots into 357 Residential Lots, Six (6) Drainage Reserve Lots, Nineteen (19) Linear Park Lots and a Balance Lot				
24336 B, Sheet 1 of 10	White Rock Precinct 3, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
1530	Precinct 3 White Rock - Plan of Development - Staging Plan, Revision E	Hatch – Roberts Day	14 February 2019 and submitted to MEDQ Delegate on 10 January 2024	Not applicable
24336 B, Sheet 2 of 10	White Rock Precinct 3, Stage 8, ~~Revision G~~	B & P Surveys	~~12 October 2023~~ 8 July	Not applicable

	Revision H		2024	
24336 B, Sheet 3 of 10	White Rock Precinct 3, Stage 9, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
24336 B, Sheet 4 of 10	White Rock Precinct 3, Stage 10, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
24336 B, Sheet 5 of 10	White Rock Precinct 3, Stage 11, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
24336 B, Sheet 6 of 10	White Rock Precinct 3, Stage 12, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
24336 B, Sheet 7 of 10	White Rock Precinct 3, Stage 13, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
24336 B, Sheet 8 of 10	White Rock Precinct 3, Stage 14, Revision G	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
24336 B, Sheet 9 of 10	White Rock Precinct 3, Stage 15, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
24336 B, Sheet 10 of 10	White Rock Precinct 3, Stage 16, ~~Revision G~~ Revision H	B & P Surveys	~~12 October 2023~~ 8 July 2024	Not applicable
Aspect of development: Material Change of Use - Plan of Development (POD) for a House over 357 Residential Lots (including 10 Display Homes)				
Unspecified	Plan of Development, White Rock Estate, Ripley Valley- Precinct 3 - ~~Version 1.7~~ Version 1.8	Macroplan	~~12 February 2024~~ 30 May 2024	Not applicable
SPECIFICATIONS/DRAWINGS/SUPPORTING MATERIAL				
Reference No.	Description & Revision No.	Prepared By	Date	Amendments Required
Aspect of development: All				
24314, Sheets ~~1 & 2 of 2~~ 1 of 2 and 2 of 2	Tree Retention Plan, Revision ~~DD~~ DF	B&P Surveys	~~20 December 2023~~ 8 July 2024	Not applicable
OSK5688 P003-P004	Precinct 3 Cut/Fill Layout, Sheets 1 & 2 of 2, Issue 12	OSKA Consulting Group	27 November 2023	Not applicable
~~Unspecified~~	~~Mining Issues at Precinct 3 White Rock Estate~~	~~Moreton Geotechnical Services Pty Ltd~~	~~7 September 2021~~	~~As per Condition 21 'Mining' of Attachment A~~
~~2021/41D~~	~~Mining issues at Precinct 3 White Rock~~	~~Moreton Geotechnical~~	~~15 December~~	~~As per Condition 21 'Mining' of~~

	~~Estate~~	~~Services Pty Ltd~~	~~2022~~	~~Attachment A~~
2021/41E	Mining issues at Precinct 3 White Rock Estate	Moreton Geotechnical Services Pty Ltd	21 May 2024	As per Condition 21 'Mining' of Attachment A
LR.001.Rev3	The Global Stability Analysis	Douglas Partners	10 February 2023	As per Condition 21 'Mining' of Attachment A
R.001.Rev2	Geotechnical Design Advice	Douglas Partners	10 February 2023	As per Condition 21 'Mining' of Attachment A
File No. OSK5688-0001-C	Precinct 3 Site Based Stormwater Management Plan, Revision 'C'	OSKA Consulting Group	26 October 2023	Not applicable
K3271-0101-A	Site Based Stormwater Management Plan - Proposed Residential Subdivision – Ultimate Development & Precinct 1	Knobel Consulting	15 November 2019	Not applicable
Unspecified	Noise Technical Note White Rock Precinct 3	ATP	9 March 2022	Not applicable
M71000_001 Revision 2	White Rock Geomorphic Assessment Report	Engeny	1 August 2019	Not applicable
Unspecified	Memorandum – Validation of White Rock Precinct 3 (Geomorphic Assessment)	Engeny	13 December 2023	Not applicable
Report 21-005, Revision C	Bushfire Hazard Assessment and Management Plan for White Rock Estate – Precinct 3	Meridian Urban	3 May 2022	Not applicable
Project 21-005	Bushfire Management Plan White Rock Precinct 3, Map No. 1 of 1	Meridian Urban	30 January 2024	Not applicable
Report OSK5688-0003-B	Site Based Stormwater Quality Management Plan, Revision B	Knobel Consulting	13 February 2023	As per Condition 23 'Stormwater Quality Management' of Attachment A
OSK5688-002-E	Precinct 3 Engineering Infrastructure Report	OSKA Consulting Group	27 November 2023	Pathways must be in accordance with 'Pathways Plan' (*drawing no. 1530, Precinct 3 White Rock - Pathways*

				Plan, Revision E, prepared by Hatch – RobertsDay and dated 14 February 2019) listed below.
Project No. 1606	Whiterock, Ripley Valley Precinct 3 Open Space and Street Tree Masterplan, Revision E	Landsite Landscape Architecture	01 December 2023	Pathways must be in accordance with 'Pathways Plan' (*drawing no. 1530, Precinct 3 White Rock - Pathways Plan, Revision E, prepared by Hatch – RobertsDay and dated 14 February 2019*) listed below.
1606	White Rock, Ripley Valley - Precinct 3 - Fences - Concept Design	Landsite Landscape Architecture	8 June 2023	Not applicable
1530	Precinct 3 White Rock - Pathways Plan, Revision E	Hatch - RobertsDay	14 February 2019	Not applicable

Note: Amended plans or documents must be submitted for endorsement by the MEDQ Delegate prior timing nominated within relevant conditions.

4. State Interest

The referral agencies for this application are:

State Interest	Address
Economic Development Queensland (EDQ), Department of State Development, Infrastructure, Local Government and Planning	Email: pdadevelopmentassessment@dsdmip.qld.gov.au Ph: 07 3452 7437

Refer to Attachment D for State Interest conditions.

5. Preliminary Approval

Not applicable to this decision.

6. Further Development Approvals

Further Development Approvals or endorsements, as required by the *Economic Development Act 2012* or a condition of this Development Approval, must be obtained before the development can be carried out in respect of any compliance assessment, material change of use, reconfiguring a lot, operational works, building works and plumbing 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* or the timing outlined in the relevant condition.

7. Environmental Authority

Not applicable to this decision.

8. Properly Made Submissions

Not applicable to this decision.

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
Park:	
Local Linear Park *{referred as part of: POS362, POS364 and POS365 on Ripley Valley Map 6: Parks and open space - Trunk Infrastructure of Ripley Valley Priority Development Area Development Charges and Offset Plan - July 2022, and Endorsed Open Space IMP 6411/2018/PDACA/A)*	Condition 16 'Linear Park (proposed Lots 898, 996, 998, 999, 1098, 1099, 1196, 1197, 1199, 1297, 1298, 1396, 1397, 1398, 1498, 1499, 1597, 1599 and 1699, and *as per Endorsed Open Space IMP 6411/2018/PDACA/A)'* and Condition 5(e) 'Subdivision Plan' of Attachment A

Note: Any works not specifically listed in the table above are not considered Trunk Infrastructure.

Attachment A

MEDQ Delegate's Conditions
File No: 15486/2021/MAPDA/A

Location: 7002 North Ridge Road, WHITE ROCK QLD 4306 and 7001 Cumner Road, WHITE ROCK QLD 4306

(formerly know as 7000 Cumner Road, WHITE ROCK QLD 4306, , 221-257 Cumner Road, WHITE ROCK QLD 4306 and Lot 8 Sandstone Boulevard, WHITE ROCK QLD 4306)

Proposal: Reconfiguring a Lot – Two (2) lots into 357 Residential Lots, Six (6) Drainage Reserve Lots, Nineteen (19) Linear Park Lots and a Balance Lot

MEDQ Delegate (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*.	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.	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 plan of subdivision for the relevant stage.
4.	Conditions to be met prior to commencement of development	
	All necessary infrastructure that is required to be constructed as part of Development Approval	Prior to the MEDQ Delegate signing each relevant subdivision

	4678/2019/MAPDA/D (including any lawful subsequent amendments) for connection to the proposed development (Precinct 3) including water, sewer, road network and stormwater drainage over the subject site, must be completed.	plan.

5.	Subdivision Plan	
(a)	The applicant must submit to the MEDQ Delegate a subdivision plan (and any associated easement documents) generally in accordance with the approved plans (including any amendments required) outlined in part 3 of the Development Approval. *Note: In the instance where Council is party to an easement, the documentation associated with that easement may be prepared by Council at the applicant's expense.*	In conjunction with the lodgement of the application to sign the relevant subdivision plan.
(b)	The applicant must grant, free of cost to or compensation payable by Council, minimum 4.0m wide easements located centrally over proposed stormwater drains (375mm diameter or greater) and overland flow paths, where located within private property. Easements over the alignment of stormwater paths must be of sufficient width to encompass the overland flow from a storm event with an AEP of 1 %.	In conjunction with the lodgement of the application to sign 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 or drainage land) that is below the storm event with an AEP of 1%.	In conjunction with the lodgement of the application to sign the relevant subdivision plan.
(d)	The land required for detention basins and bio-retention basins, or equivalent must be dedicated as drainage reserve in favour of Council and not included within any other lot under separate ownership, excluding temporary stormwater infrastructure, which must be wholly contained with an easement in favour of Council and accompanied by documentation detailing that the easement (including access arrangements) is to be extinguished when the ultimate stormwater infrastructure is constructed.	In conjunction with the lodgement of the application to sign the relevant subdivision plan.
(e)	The applicant must dedicate land for Linear Parks (proposed Lots 898, 996, 998, 999, 1098, 1099, 1196, 1197, 1199, 1297, 1298, 1396, 1397, 1398, 1498, 1499, 1597, 1599, 1699) in accordance with the endorsed compliance assessment as required by Condition 16	In conjunction with the lodgement of the application to sign the subdivision plan as below: § for proposed Lot 898 - Stage 8

	'Linear Park (proposed Lots 898, 996, 998, 999, 1098, 1099, 1196, 1197, 1199, 1297, 1298, 1396, 1397, 1398, 1498, 1499, 1597, 1599 and 1699, and *as per Endorsed Open Space IMP 6411/2018/PDACA/A)'.*	§ for proposed Lots 996, 998 and 999 - Stage 9A § for proposed Lots 1098 and 1099 - Stage 10 § for proposed Lots 1196, 1197 and 1199 - Stage 11 § for proposed Lots 1297 and 1298 - Stage 12A § for proposed Lots 1396, 1397 and 1398 - Stage 13A § for proposed Lots 1498 and 1499 - Stage 14A § for proposed Lots 1597 and 1599 - Stage 15A § for proposed Lot 1699 - Stage 16
(f)	Unless otherwise determined in writing by the MEDQ Delegate, the Subdivision Plan for the 328th lot and thereafter within the entire developable area of endorsed Context Plan pursuant to Development Approval 4079/2017/MAPDA/B (including any lawful subsequent amendments) must not be sealed prior to the secondary road access from the development site to Ripley Road being constructed to relevant Standards and open to the public.	At all times after the approval is granted.
(g)	The Subdivision Plan for lots within Stages 12A, 12B and 16 of this Development Approval must not be sealed until such time: (i) All mining related concerns/matters raised in this Development Approval including design and location of the Basin DA05a have been addressed/resolved and accepted by the MEDQ Delegate; and (ii) Approval of the Stages 12A, 12B Pre-construction Certificate Application.	At all times after the approval is granted.

6.	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 Approval. *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, sewer, stormwater, stormwater management systems and any other relevant utilities.	From the commencement of the construction of the development and at all times thereafter.

7.	Contaminated Land	
	The applicant must ensure all land to be dedicated to Council is not listed on either the Contaminated Land Register or the Environmental Management Register prior to dedication. In this regard the applicant is responsible for all works associated with the removal of any land to be dedicated to Council from these registers. The applicant must provide details to Council demonstrating that the requirements of this condition have been met.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

8.	Locality References	
(a)	The applicant must ensure any place name, estate name or development name used in respect of this development in any form of advertising or communication (excluding a reference to a building, structure or the like and excluding minor, subsidiary signage within a development to Council's satisfaction) must specify the relevant, approved place name under the *Place Names Act 1994* and must comply with the following: (i) be in the same colour, background colour, typeface, font, font characteristics and character spacing as the place/estate/development name (ii) be in lettering at least 50% of the size of the place/estate/development name (iii) be in the same orientation as the place/estate/development name (iv) be in either title case or all in upper case.	At all times after the approval is granted.
(b)	The applicant must not at any time refer to the location of the site or the development, including the place or estate, as being located in Brisbane or a Brisbane suburb or in the metropolitan area or in the western suburbs (excluding the western suburbs of Ipswich as determined by Council in writing from time to time).	At all times after the approval is granted.

9.	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.

10.	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 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.

11.	Road and/or Parks Naming	
	The applicant must submit to Council a list of three (3) proposed road and/or park names and the corresponding name meanings for any new roads and/or parks 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.	In conjunction with the lodgement of a pre-construction certification that creates the related road and/or park.

12.	Disposal of Cleared Vegetation	
	The applicant must dispose of cleared vegetation in accordance with *Ipswich Planning Scheme Policy 3.*	From the commencement of works and at all times thereafter.

13.	Bushfire Risk Management	
(a)	The applicant must implement bushfire management and mitigation measures/practices (asset protection zones, fire trails, fire brakes, signs etc) in accordance with (i) 'Bushfire Hazard Assessment and Management Plan for White Rock Estate – Precinct 3', Project No. 21-005, Revision C, prepared by Meridian Urban and dated 3 May 2022; and (ii) 'Bushfire Management Plan - White Rock Precinct 3, Project No. 21-005, Map No. 1 of 1, prepared by Meridian Urban and dated 30 January 2024.	Prior to the MEDQ Delegate signing the relevant subdivision plan, and at all times thereafter.

(b)	The applicant must provide all prospective purchasers of the lots identified within the 'Bushfire Hazard Assessment and Management Plan' with a copy of the 'Bushfire Hazard Assessment and Management Plan' and other documents mentioned at Condition 13(a) above.	In conjunction with the signing of a contract of sale.
(c)	The applicant must submit to the MEDQ Delegate certification from a suitably qualified bush fire consultant demonstrating that Condition 13(a) above has been complied with.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

14.	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 or the equivalent legislative infrastructure charging framework, as applicable at the time of payment.

Compliance Assessment

15.	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)	Before compliance assessment will commence, payment for any applicable fees must accompany any request for compliance assessment. The fee is set out in the Economic Development Queensland's (or equivalent statutory assessing authority) Development Assessment Fees and Charges 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 Condition 15(c)(ii) above: (i) The information and plans addressing the concerns are to be re-submitted; (i) 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 at Condition 15(d)(ii) above, within 10 business days, the MEDQ Delegate and applicant will repeat steps at Condition 15(d)(i). At any time and upon utilizing Condition 15(c) at least once, 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.	

16.	Linear Park (proposed Lots 898, 996, 998, 999, 1098, 1099, 1196, 1197, 1199, 1297, 1298, 1396, 1397, 1398, 1498, 1499, 1597, 1599 and 1699, and *as per Endorsed Open Space IMP 6411/2018/PDACA/A)*	
(a)	The applicant must submit to the MEDQ Delegate for compliance assessment a detailed park plan for the identified Linear Park, which unless otherwise agreed to by the MEDQ Delegate, demonstrates compliance with the requirements of EDQ Guideline 12 – Park Planning and Design, Ipswich City Council's Desired Standards of Service (Planning Scheme Policy 3) and 6411/2018/PDACA/A Endorsed Open Space IMP. The detailed park plan must include all elements of the proposed Linear Park and the proposed interface between Linear Park and the adjoining road reserve.	Prior to the commencement of any works (excluding any MEDQ Delegate approved earthworks) associated with open space provisioning and embellishment.
(b)	Unless otherwise agreed to by the MEDQ Delegate, the applicant must embellish the Linear Park in accordance with the approved detailed park plan required by Condition 16(a) above, EDQ Guideline 12 – Park Planning and Design, Ipswich City Council's Desired Standards of Service (Planning Scheme Policy 3), and to Council's construction standards.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

(c)	The applicant must submit to the MEDQ Delegate certification from an AILA qualified landscape architect that the works associated with the Linear Park have been constructed in accordance with Conditions 16(a) and 16(b) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

17.	Streetscape Works	
(a)	The applicant must submit to the MEDQ Delegate for compliance assessment, Streetscape Works plans for the development certified by a registered Landscape Architect detailing proposed works in accordance with the *Ipswich Streetscape Design Guideline 2013* and the following requirements: (i) The Screen/buffer planting must incorporate low-maintenance species and must assist in softening the visual dominance of the retaining wall and fencing required by Condition 18 'Retaining Walls, Landscaping and Fencing'. (ii) Landscape plan/s outlined in Part 3 'Approved Plans Specifications and Drawings' of this Development Approval (iii) Design treatment (footpath, landscape, fencing, and lighting etc incorporating CPTED principles) of the pedestrian pathways/links as identified on Landscape plan/s outlined in Part 3 'Approved Plans Specifications and Drawings' of this Development Approval. (iv) Show appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades. (v) Streetscaping must be provided at a density of one (1) tree per allotment or one (1) per twenty (20) metres of road frontage, whichever is the lesser. (iv) Provide street tree locations and species, including common and botanical names, height and spread at maturity, ground preparation works and monthly maintenance plan. (v) Identify road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc).	Prior to the commencement of any streetscape related works on the site.

	(vi) Show the location of services within the road reserve. *Note: Plant/tree species must be in accordance with the Ipswich City Council Street Tree Strategy or equivalent. Root intrusive trees must not be planted in the road reserve.*	
(b)	The applicant must construct streetscape works in accordance with the approved 'Streetscape Works plans' required by Condition 17(a) above, and to Council's construction standards.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(c)	The applicant must submit to the MEDQ Delegate certification from an AILA qualified landscape architect that the works have been constructed in accordance with Conditions 17(a) and 17(b) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

18.	Retaining Walls, Landscaping and Fencing	
(a)	The applicant must submit to the MEDQ Delegate for compliance assessment, detailed plan/s certified by a registered Landscape Architect detailing that the proposed retaining walls and fencing works incorporate the following: (i) Retaining walls adjoining/facing road reserve/other public spaces that are visible from public right of way must incorporate material/finish/painting and low-maintenance landscape treatment to add contrast, minimise repetition and to improve the overall visual appearance of the retaining wall. (ii) Retaining walls associated with a residential lot must be located entirely within the relevant lot. (iii) Where retaining walls are stepped/benched and are adjoining/facing road reserve/other public spaces that are visible from public right of way, the applicant must provide low maintenance landscaping within the step/bench. (iv) Fence/s generally in accordance with landscape plan/s and 'Fences - Concept Plan' outlined in Part 3 'Approved Plans Specifications and Drawings' of this Development Approval. The fence must incorporate CPTED principles and utilise high quality design, finishes and low-maintenance materials to provide visual interest and low-maintenance. (v) Fence and pedestrian gate (where relevant) along all boundaries nominated as 'Park Frontage' on the	Prior to the issue of Pre-construction certification for the relevant stage.

	approved Plan of Development (POD) listed at Part 3 'Approved Plans Specifications and Drawings' of this Development Approval. The fence and pedestrian gate (where relevant) must be generally in accordance with 'Fences - Concept Plan' outlined in Part 3 'Approved Plans Specifications and Drawings' of this Development Approval, incorporate CPTED principles and utilise high quality design, finishes and low-maintenance materials to provide visual interest and low-maintenance. (vi) Fence along the common boundary of linear park/drainage reserve and proposed residential lot, unless otherwise indicated on the approved Plan of Development or approved in writing by the MEDQ Delegate. The fence must be generally in accordance with 'Fences - Concept Plan' outlined in Part 3 'Approved Plans Specifications and Drawings' of this Development Approval, incorporate CPTED principles and utilise high quality design, finishes and low-maintenance materials to provide visual interest and low-maintenance.	
(b)	The applicant must carry out retaining walls and fencing works in accordance with the approved plan/s required at Condition 18(a) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(c)	The applicant must submit to the MEDQ Delegate certification from an AILA qualified landscape architect that the works have been constructed in accordance with Conditions 18(a) and 18(b) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

19.	Street-lighting	
(a)	The applicant must submit to the MEDQ Delegate for compliance assessment a detailed design for street lighting for all roads, cycleways and pathways for the proposed development generally in accordance with *Planning Scheme Policy 3 – General Works, Part 1 of the Ipswich Planning Scheme and AS/NZS 1158 series.*	In conjunction with the pre-construction certification for the relevant stage/s of the development.
(b)	The applicant must provide the street lighting for all roads including cycleways and pathways for the proposed development generally in accordance with the approved design required at Condition 19(a) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

20.	Footpath Plan	
(a)	The applicant must submit to the MEDQ Delegate for compliance assessment a Footpath Plan. The footpath plan must demonstrate provision of footpath (includes pathways, shared paths, trails, etc) for all proposed street/roads in accordance with:	Prior to the commencement of any works associated with footpaths within the development.

	(i) Precinct 3 White Rock – Pathways Plan, Drawing No. 1530, Revision E, prepared by Hatch Roberts Day and dated 14 February 2019; and (ii) EDQ Guideline 6 (February 2019) and ensure pedestrian connectivity within the development.	
(b)	The applicant must construct footpaths in accordance with the approved footpath plan.	Prior to the MEDQ Delegate signing the subdivision plan.

21.	Mining	
(a)	The applicant must submit to the MEDQ Delegate for compliance assessment an updated design solution prepared by a qualified geotechnical engineer to minimise to smallest possible degree any potential impact to infrastructure from future subsidence at road crossing of the Fault Exclusion Zone (FEZ). The updated design solution must consider the following as a minimum: (i) Incorporate robust and durable design solution/s over the Fault Exclusion Zone (FEZ) ensuring minimal settlement and that the MEDQ Delegate is not required to undertake significant maintenance, should there be future ground movement/settlement within the Fault Exclusion Zone (FEZ). The proposed design over FEZ must be designed for minimum 70 years design span and certified by a suitably qualified RPEQ and peer reviewed by a suitably qualified professional (RPEQ). (ii) Demonstrate that the proposed road crossings ensure the long-term structural integrity of the road against possible subsidence effects from the faults and withstand the potential mining subsidence effects as outlined in the Mining Reports listed in Part 3 of this Development Approval and any subsequent reports as required. Any such design solution/s must be signed by an RPEQ specialised in the relevant field. This does not apply to roads where no special design precautions are recommended within the report titled "The Moreton Geotechnical Mining Issues at Precinct 3 Whiterock Estate (~~Ref: 2021/41D prepared by Moreton Geotechnical Services Pty Ltd dated 15 December 2022~~ Ref: 2021/41E, prepared by Moreton Geotechnical Services Pty Ltd and dated 21 May 2024).	Prior to the issue of pre-construction certification for Stage 12A of the development.

	(iii) The consolidated report (with updated design solution/s) must clearly articulate the revised strategy and include analysis and details of all testing undertaken to arrive at the alternate design. In addition, the report must undertake a review of the RPEQ certified design for the road and service crossings and certify that the proposed treatment appropriately integrates with the design. (iv) Any changes to the lot layout, type of footing, construction type must be incorporated/provided for proposed Lots located within Stages 12A & 12B, and Stage 16. (v) A complete set of amended plans and associated civil plans must be submitted incorporating the proposed changes required and identified in addressing above items at Conditions 21(a)(i) – 21(a)(v) above.	
(b)	The applicant must demonstrate to MEDQ Delegate that the mining and geotechnical reports listed in Part 3 of this Development Approval and any required subsequent reports have been submitted to the relevant service providers (sewer, water, electrical, gas and communication services) as part of the service providers detailed design application for Stages 12A, 12B and 16. In an event where infrastructure relating to services that are located within fault zone is not accepted by any of the service providers, necessary amendments as required by the service provider must be undertaken and must be submitted to the MEDQ Delegate for approval.	Prior to the issue of pre-construction certification for Stage 12A of the development.
(c)	Detailed design for the civil works (stormwater, detention basin, roadworks, earthworks, retaining walls etc) prepared/certified by an appropriately qualified and experienced RPEQ incorporating the recommendations in the mining report listed in in Part 3 of this Development Approval and amendments as required by Conditions 21(a) and 21(b) above must be submitted for compliance assessment. Any additional and amended/updated report/s must be prepared and submitted to the MEDQ Delegate for endorsement. The design must ensure long-term structural integrity and resilience against possible subsidence effects associated with the mining constraints inherent in the Fault Zone and mining influence area.	Prior to the issue of pre-construction certification for Stage 12A of the development.

(d)	The applicant must construct all civil works (roadworks, stormwater infrastructure, earthworks, retaining walls etc.) in accordance with the design required by Condition 21(c) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(e)	The applicant must submit to the MEDQ Delegate certification (prepared by an appropriately qualified and experienced RPEQ in the relevant field/s) that all proposed civil works (roadworks, stormwater infrastructure, mining, geotechnical, earthworks, retaining walls etc) have been designed and constructed to comply with Conditions 21(c) and 21(d) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(f)	The applicant must submit to the MEDQ Delegate certification prepared by a qualified Geotechnical Consultant/s certifying that the civil works located over the fault zone have been design and constructed in accordance with Conditions 21(c) and 21(d) above. The certification must specify that the design and construction of the civil works are appropriate for the fault treatment recommended by the amended reports as required by Condition 21(a) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

22.	Roadworks - Compliance Assessment	
(a)	Upon addressing Condition 21 'Mining' of Attachment A, the applicant must submit to the MEDQ Delegate for compliance assessment a further detailed design and methodology for those Roads located over fault lines with significant settlement. The design must be generally in accordance with the approved recommendation of the mining/Geotechnical report required by Condition 21 'Mining' of Attachment A.	Prior to the issue of pre-construction certification for Stage 12A.
(b)	Upon addressing Condition 21 'Mining' of Attachment A, the applicant must submit for compliance assessment an amended design for road network plan for Stage 12A and Stage 16.	Prior to the issue of pre-construction certification for Stage 12A.
(c)	The applicant must construct proposed Roads within Stages 12A and 16 which cross the Fault Zones including influence area generally in accordance with approved design as required by Conditions 22(a) and 22(b) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(d)	The applicant must submit to the MEDQ Delegate certification (prepared by an appropriately qualified and experienced RPEQ in the relevant field/s) that the proposed Roads which cross Fault Zones have been designed and constructed in accordance with Conditions 22(a), 22(b) and 22(c) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(e)	The applicant must submit to the MEDQ Delegate certification prepared by a relevant Geotechnical Consulting RPEQ demonstrating that the fault treatment has been designed and constructed in accordance with	Prior to the MEDQ Delegate signing the relevant subdivision plan.

	Conditions 22(a) and 22(b) above. The certification must specifically comment on and certify that the RPEQ certified design and construction of the road and associated services {as required by 22(a) and 22(b) above} are appropriate for the relevant Geotechnical recommendations as required by Condition 22(a) above.	
(f)	The applicant must maintain the sections of proposed Road within Stages 12A and 16 over Fault Zone in accordance with the approved plan as required by Conditions 22(a), 22(b) and 22(c) above. In the event that any rectification works are identified by the MEDQ delegate during the maintenance period, then the applicant must suitably undertake the rectification works accordingly.	Minimum three (3) years or until the MEDQ Delegate accepts the last stage of the Development Approval 15486/2021/PDA (including any subsequent lawful amendments) as off-maintenance, whichever is longer.

23.	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 applicant must pay an incomplete works bond for the proportionate area of Stages 9A (6.3% of total catchment) and Stage 10 (1% of total catchment) contributing to the bioretention basin filter area for Basin DA05a, as identified within the Stormwater Quality Management Plan listed at Part 3 of this Development Approval. *Note: The incomplete works bond listed above is required in lieu of providing a temporary bioretention basin for Stages 9A and 10.*	Prior to the MEDQ Delegate signing the relevant subdivision plan {*with the bond retained until such time as the ultimate basin is delivered in accordance with Condition 23(c) below*}.
(c)	The applicant must submit to the MEDQ Delegate for compliance assessment bioretention basin designs generally in accordance with the Stormwater Quality Management Plan listed at Part 3 of this Development Approval, including an amended design for Basin DA05a that details: (i) Compliance with the requirements of Condition 23(a) above; (ii) A design and location for Basin DA05a that ensures batters associated with the basin, retaining and filter media are located entirely outside of the Fault Exclusion Zone (FEZ); (iii) A design (including associated inlet and outlet infrastructure, maintenance access etc) that is	Prior to the submission of the relevant Pre-construction Certificate Application.

<table>
<tr><td></td><td>consistent with the recommendations and outcomes of the Compliance Assessment required by Condition 21 ‘Mining’ of Attachment A;

(iv) Design features to ensure that the MEDQ Delegate is not required to undertake significant maintenance should there be ground movement/settlement within the fault exclusion zone; and

(v) Bioretention basin under-drainage layers that incorporate a saturated layer, consistent with the Water by Design Bioretention Technical Design Guidelines.

Note: A smaller bioretention basin DA05a and marginal under-treatment within Precinct 3 may be acceptable subject to demonstration of compliance with stormwater quality objectives prior to discharge from the overall Cumner Road Context Plan development area (defined by 4079/2017/MAPDA/B).</td><td></td></tr>
<tr><td>(d)</td><td>In order to comply with Condition 23(a) above, the applicant must construct stormwater basins generally in accordance with the amended bioretention basin required by Condition 23(c) above.</td><td>Prior to the MEDQ Delegate signing the relevant subdivision plan.</td></tr>
<tr><td>(e)</td><td>Unless otherwise approved in writing by the MEDQ Delegate, the applicant must construct stormwater infrastructure in conjunction with the Stages outlined in Table 1 below:

<u>Table 1 – Bioretention Basin Construction Staging:</u>

<table>
<tr><td>Stage</td><td>Bioretention Basin</td></tr>
<tr><td>Stage 8</td><td>DA07b</td></tr>
<tr><td>Stage 9</td><td>DA07b if not already constructed as part of Stage 8.

DA05a or an incomplete works bond in accordance with Condition 23(b) above.</td></tr>
<tr><td>Stage 10</td><td>DA07b if not already constructed as part of Stages 8 or 9.

DA05a or an incomplete works bond in accordance with Condition 23(b) above if not already constructed as part of Stage 9.</td></tr>
</table>
</td><td>Prior to the MEDQ Delegate signing the relevant subdivision plan.</td></tr>
</table>

	<table><tr><td>Stage 11</td><td>DA08c</td></tr><tr><td>Stages 12A and 12B</td><td>DA07b, if not already constructed as part of previous Stages 8, 9, or 10. DA05a (*DA05a is to be the subject of redesign as part of mining / geotech compliance assessment).*</td></tr><tr><td>Stage 13</td><td>DA08c if not already construted as part of Stage 11. DA08a.</td></tr><tr><td>Stage 14</td><td>DA05a (*DA05a is to be the subject of redesign as part of mining / geotech compliance assessment).*</td></tr><tr><td>Stage 15</td><td>DA08a if not already constructed as part of Stage 13.</td></tr><tr><td>Stage 16</td><td>DA05a (*is to be the subject of redesign as part of mining / geotech compliance assessment).*</td></tr></table>	
(f)	The applicant must submit to the MEDQ Delegate for compliance assessment the engineering design and construction drawings showing the final locations and cross sections of stormwater infrastructure in accordance with the requirements of Condition 23(c) above and section 2.3.5 of Planning Scheme Policy 3 General Works of the *Ipswich Planning Scheme* and the requirements of this Development Approval.	Prior to the issue of pre-construction certification for the relevant stage.
(g)	The drawings required by Condition 23(f) above must be certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) and incorporate: (i) Bioretention basin works, outlets, and stabilisation downstream of outlets along with the adjacent channel design for drainage corridors, consistent with the *Geomorphic Assessment Report* endorsed under 6411/2018/PDACA/A, the approved Geomorphic Technical Memorandum listed at Part 3 of this Development Approval, and the requirements of this Development Approval; and (ii) Detailed staging plans for the delivery of the basins (and drainage corridor) consistent with Condition 23(d) above and Condition 24 'Waterways and Drainage Corridor Stabilisation	Prior to the issue of pre-construction certification for the relevant stage.

	and Rehabilitation'.	
(h)	The maintenance period for all stormwater infrastructure (including bioretention basins, vegetated stormwater outlet areas, and works to the drainage corridors) is a minimum period of 24 months post establishment. *Note:* *1. Vegetation requires a minimum 12weeks establishment period prior to acceptance on-maintenance.* *2. The waterway corridor encompassing Drainage Reserve Lots 997 and 1399 must be maintained for a minimum period of 24 months and until the completion of works within the final stage of development whose catchment contributes to the drainage corridor.*	Prior to a request for acceptance of the works off-maintenance.

24.	Waterways and Drainage Corridor Stabilisation and Rehabilitation	
(a)	The applicant must submit to the MEDQ Delegate for Compliance Assessment a detailed design plan for waterway reconstruction/rehabilitation and stabilisation, certified by an RPEQ that can demonstrate experience in reconstructing natural waterway. The design must be generally in accordance with the of the indicative design shown in the endorsed Open Space IMP/OSS (6411/2018/PDACA/A), the *White Rock Geomorphological Assessment Report* (endorsed under 6411/2018/PDACA/A) and the *Memorandum – Validation of White Rock Precinct 3* ensuring the design addresses/documents the following: (i) Proposed finished levels and batter slopes, including sections across the applicable waterway at critical points (i.e. near drop structures, and pinch points, adjoining development infrastructure etc); (ii) Longitudinal sections along the applicable waterway corridor centrelines including details for the dimensions and grades of all rock chutes, stream beds, water holes etc; (iii) Details, design and locations of any proposed structures, including weirs, walkways/bridges and artificial bank stabilisation (e.g. gabions, strategically placed rocks), service crossings, retaining walls, linear open space walkways etc; (iv) Vegetation to be retained or removed, and how	Prior to the issue of pre-construction certification for the relevant stage as follows: § Lot 997 and Lot 1399 with Stage 9.

	retained vegetation will be managed (consistent with Condition 26' Vegetation Retention – Future Open Space, Park and Drainage corridors' below); (v) Details and design of remedial works (if required) to the waterway and corridor in upper reach areas proposed to be retained as 'natural'; (vi) Stabilisation works around any concentrated flow points (including stormwater outlets) from the development to the retained waterway; (vii) Outline the proposed staging and delivery of the waterway in line with the adjoining staging of the Plan of Development plan Seal; and (viii) Outline a Post Construction monitoring plan.	
(b)	The applicant must submit to the MEDQ Delegate for Compliance Assessment a Rehabilitation Plan identifying the weed management and rehabilitation/revegetation works for the waterway and drainage corridors. The Rehabilitation Plan must be guided by the outcomes of Condition 24(a) above, recommendations of the Bushfire Hazard Assessment Management Plan (Revision C dated 3 May 2022 prepared by Meridian Urban), and ensure: (i) Consistency with Endorsed Open Space IMP/OSS (6411/2018/PDACA/A), the White Rock Geomorphological Assessment Report (endorsed under 6411/2018/PDACA/A) and the Memorandum – Validation of White Rock Precinct 3 (ii) A planting schedule is detailed, including full structural diversity of species, size and location for planting is generally in accordance with the local regional ecosystems, Council's adopted planting schedules/guidelines, and any relevant recommendations from EPBC approval EPBC 2014/7388. (iii) All declared weeds, environmental weeds, exotic pests and rubbish must be removed from the site. Where appropriate a staged rehabilitation approach must be adopted to ensure that any habitat values provided by the exotic species is gradually replaced by native plants. (iv) Include measurable targets and milestones and how they will be monitored, (inclusive of photo points) and delivered in conjunction with the adjoining stages of development.	Prior to the issue of pre-construction certification for the relevant stage as follows: § Lot 997 and Lot 1399 with Stage 9.

Design Standards and Certifications

25.	Unexploded Ordnance (UXO) Management	
	The applicant must submit written confirmation of an Unexploded Ordnance (UXO) investigation by an approved contractor on the Australian Government, Department of Defence, Unexploded Ordnance (UXO) Panel. This confirmation must outline that the site/area of the development over which civil works are proposed has been cleared/remediated generally in accordance with the mitigation/controls identified in the Military Ordinance (EO/UXO) Risk Assessment prepared by BOZ Technical Services Pty Ltd dated 21 March 2016 (submitted as part of development application 4079/2017/PDA).	Prior to the commencement of any civil construction works on the associated site/area of the development.

26.	Vegetation Retention – Future Open Space, Park and Drainage corridors	
(a)	Unless otherwise determined in writing by the MEDQ Delegate, the applicant must retain trees within areas of future open space (park and drainage corridors), generally in accordance with the *Tree Retention Plan* listed at Part 3 of this Development Approval.	Prior to the issue of pre-construction certification for the relevant stage.
(b)	Trees required to be retained by Condition 26(a) above must be appropriately protected from impact of construction works.	From the commencement of works and until the works are accepted off-maintenance.
(c)	The applicant must commission a Level 5 arborist, experienced in supervising construction works, to supervise the works and direct appropriate tree protection methods and care, in accordance with AS4970:2009 *Protection of Trees on Development sites.*	From the commencement of works and until the works are accepted off-maintenance.
(d)	The applicant must submit to the MEDQ Delegate a report, prepared by the arborist required by Condition 26(c) above, outlining: (i) The extent of any arboricultural treatment required for trees to be protected and retained in accordance with this approval; (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	Prior to the acceptance of the works on-maintenance.

	trees are located off maintenance.	

27.	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*.	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 implement all dispersive soil management devices generally in accordance with Geomorphic Assessment Report endorsed under Approval 6411/2018/PDACA/A and the approved Geomorphic Technical Memorandum listed at Part 3 of this Development Approval.	From the commencement of work until completion.
(e)	The applicant must construct all earthworks (including earth retaining structures) in accordance with approved design in accordance with Conditions 27(a) to 27(d) 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.

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 pre-construction certification.
(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.	Prior to the issue of pre-construction certification.

(c)	The applicant must design all municipal works in accordance with the Geomorphic Assessment Report endorsed under Approval 6411/2018/PDACA/A and the approved Geomorphic Technical Memorandum listed at Part 3 of this Development Approval.	Prior to the issue of pre-construction certification.
(d)	The applicant must design all municipal works (roadworks/drainage infrastructures/retaining walls etc.) and structures which complies with the recommendations of the mining reports listed in Part 3 'Approved Plans Specifications and Drawings' of this Development Approval along with consolidated reports in accordance with Condition 21 'Mining' of Attachment A and any subsequent reports to be submitted and endorsed or approved.	Prior to the issue of pre-construction certification.

29.	Design Certifications	
(a)	The applicant must submit to the MEDQ Delegate a RPEQ design certification(s) stating that all civil and associated works have been designed in accordance with Council's specifications, infrastructure design standards and this approval.	Prior to the commencement of any works on the subject site.
(b)	The applicant must submit to the MEDQ Delegate a RPEQ certification stating that all proposed works have been designed in accordance with the recommendations of the approved Stormwater Management Plan listed in Part 3 'Approved Plans Specifications and Drawings' of this Development Approval, and in accordance with Condition 37 'Stormwater Quantity Management' and Condition 23 'Stormwater Quality Management' of this Development Approval.	Prior to the commencement of any works on the subject site.
(c)	The applicant must submit to the MEDQ Delegate a RPEQ certification stating that all proposed works have been designed in accordance with the recommendations of the mining reports listed in Part 3 of the Development Approval, consolidated report in accordance with Condition 21 'Mining' of Attachment A and Condition 6 'Roadworks - Compliance Assessment' and any subsequent reports to be submitted and endorsed or approved.	Prior to the issue of pre-construction certification for relevant stage of development.

30.	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*	Prior to the commencement of any works on the site.

	submitted by the project coordinator is acknowledged in writing by MEDQ Delegate and accepted as complete.	

31.	Pre-Construction Certification	
	The applicant must submit to the MEDQ Delegate, RPEQ certified design drawings, associated reports and 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 and accepted as complete by MEDQ Delegate. Any departures from standards must be approved in writing by MEDQ Delegate.	In conjunction with pre-construction certification lodgement.

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

(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.

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

34.	Utility Services	
(a)	The applicant must connect each residential Lot to reticulated water supply, sewer infrastructure, and underground electricity supply and telecommunication (cable service) utilities.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(b)	The applicant must provide to the MEDQ Delegate written evidence (eg connection certificates) from each particular service provider stating either that each residential Lot has been connected to applicable utility service or has a current supply agreement.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

35.	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 in accordance with the following: (i) Endorsed Movement Network IMP under approval 6411/2018/PDACA/A; (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 21 'Mining' of Attachment A and Condition 22 'Roadworks - Compliance Assessment'; (iv) Approved Plans, Specifications and Drawings identified at Part 3 of this Development Approval. (v) Kerb radius for intersections wholly within the development can be as follows:	Prior to the MEDQ Delegate signing the relevant subdivision plan.

	• 6m for intersections that comprise Access Streets only; and • 7m minimum for intersections that comprise Neighbourhood Connector Streets and Access Street. The swept paths for intersections that comprise Neighbourhood Connector Streets must achieve a clearance for opposing traffic on Neighbourhood Connector Streets of an absolute minimum of 2.7m from kerb face to Ipswich Waste Services (IWS) refuse vehicle overhang. Certification by an RPEQ demonstrating compliance with this Condition must be submitted. Note: where applicable, roadworks must join neatly into existing/approved adjoining road networks.	
(b)	The applicant must construct all the road works in accordance with the amended Roadworks Plan submitted for compliance assessment in accordance with Condition 22 'Roadworks - Compliance Assessment' endorsed by Council.	Prior to the MEDQ Delegate signing the subdivision plan for relevant Stage and at all times thereafter.
(c)	The applicant must provide all road and lot layouts in order to achieve compliance with Ipswich City Council waste collection requirements.	Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.
(d)	The applicant must construct footpaths for the development in accordance with the approved design/drawings required by Condition 35(a) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(f)	The applicant must facilitate secondary road access for the development from Ripley Road. *Note: Unless otherwise determined in writing by the MEDQ Delegate, the Subdivision Plan for the* 328th *lot and thereafter within the entire developable area of endorsed Context Plan pursuant to Development Approval 4079/2017/MAPDA/A must not be sealed prior to the secondary road access from the development site to Ripley Road being constructed to relevant Standards and open to the public.*	Prior to the MEDQ Delegate signing the subdivision plan for 328th lot within the entire developable area of endorsed Context Plan pursuant to Development Approval 4079/2017/MAPDA/A, unless otherwise determined in writing by the MEDQ Delegate.

36.	Bus Indent Bays	
(a)	The applicant must construct bus stops on both sides of the Road generally in accordance with the approved Engineering Infrastructure Report listed at Part 3 of this Development Approval, including, "Preliminary Roadworks Plan Sheet 1 of 2", Drawing No. P016, Issue 8, prepared by OSKA Consulting Group and dated 22 November 2023.	Prior to the MEDQ Delegate signing the plan of subdivision for the relevant stage.

(b)	Bus indent bay required by Condition 36(a) above 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*. The design must also demonstrate that the largest anticipated vehicle can manoeuvre through the proposed intersection of Road 12 and Road 10 (Explorers Road) when the bus bay is occupied. Necessary swept path diagrams compliant with AS2890 series must be submitted.	Prior to the issue of pre-construction certification for relevant stages of development.
(c)	Each bus indent bay required by Condition 36(a) above 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 2015*, in particular; § 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 15m, taper in of 21m (1:7 kerb) and taper out of 15m (1:5 kerb); § 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; § 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'.	Prior to the MEDQ Delegate signing the plan of subdivision for the relevant stage.
(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 plan of subdivision for the relevant stage.

(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 Conditions 36(a) - 36(d) above.	Prior to the MEDQ Delegate signing the plan of subdivision for the relevant stage.

37.	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 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, Ipswich Planning Scheme Policy 3 and Implementation Guideline 24, unless otherwise determined in writing by the MEDQ Delegate	Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.
(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 subdivision plan for the relevant stage.
(c)	The applicant must design and construct drainage to 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.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(d)	The applicant must provide stormwater quantity mitigation measures for Precinct 3 and discharge stormwater runoff from the proposed development generally in accordance with the report titled Precinct 3 Site Based Stormwater Management Plan, file no. OSK5688-0001-C, Revision 'C', prepared by OSKA Consulting Group and dated 26 October 2023.	Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage and at all times thereafter.
(e)	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.
(f)	The applicant must provide any external protection or rectification works where any external stormwater impacts occurs as a result of the development, unless otherwise determined in writing by the MEDQ Delegate in consultation with external land owners.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

38.	Flooding	
(a)	The applicant must provide minimum pad levels for all proposed lots with 500mm freeboard above the 1% AEP flood level for the flow path. Pad levels must be immune to inundation levels	Prior to the MEDQ Delegate signing the relevant subdivision plan.

	associated with increases to the 1% AEP flood level which result from design sensitivity analysis cases in accordance with QUDM and the Ipswich Planning Scheme Implementation Guideline 24.	
(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.

39.	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) Mining constrains and recommendation of the mining report as listed in Part 3 'Approved Plans Specifications and Drawings' of this Development Approval and any subsequent report thereafter. (iii) Leakage of underground services; (iv) Malfunction of the stormwater drainage or subsoil drainage systems; and (v) Flood inundation levels due to rainfall events larger than the design event of the stormwater system.	Prior to the MEDQ Delegate signing the subdivision plan for the relevant stage.
(b)	The retaining walls must be designed and constructed as follows: (i) With a maximum height of 3.0m; (ii) Where the height of the wall exceeds 1.5m, the wall must be tiered with a minimum 1m wide horizontal bench except when within mining affected areas and/or along internal boundaries of proposed Lots 823 (Stage 8), 1109 – 1111 (Stage 11), 1339 - 1340 (Stage 13A), 1501 – 1502 and 1517 – 1519 (Stage 15A); and (iii) Retaining walls must be located entirely within the proposed lots where fronting road reserve.	Prior to the MEDQ Delegate signing the subdivision plan 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	In conjunction with the lodgement of pre-construction certification.

	connected and the maximum allowable spacing between drain outlets.	
(d)	The applicant must construct all earthworks as per the approved design required by Conditions 39(a) and 39(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.

40.	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 Geomorphic Assessment Report endorsed under Approval 6411/2018/PDACA/A and the approved Geomorphic Technical Memorandum listed at Part 3 of this Development Approval.	Prior to the commencement of any works on the site for the relevant stage.

41.	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).	During the construction of the development and prior to the MEDQ Delegate signing the relevant subdivision plan.

42.	Water Supply & Sewerage Infrastructure	
(a)	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.
(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 42(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 42(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 42(c) above.	

43.	Fencing to Conservation Area Interface	
(a)	The applicant must submit to the MEDQ Delegate for compliance assessment, detailed plan/s certified by a registered Landscape Architect detailing the fencing and any associated landscape treatments to the area of Stages 13-16 immediately adjoining the future Conservation land (denoted as proposed Lot 2 in Stage 8 on the approved plans for Development Approval No: 4678/2019/MAPDA/D), consistent with: (i) 6411/2018/PDACA/A Endorsed Open Space IMP; (ii) 4678/2019/MAPDA/D approved Environmental Protection Zone Interface Treatment Plan; (iii) EPBC 2014/7388 and the approved Conservation	Prior to the MEDQ Delegate signing the relevant subdivision plan.

	Area Management Plan (in relation to koala fencing); (iv) The Bushfire Hazard Assessment and Management Plan listed in Part 3 of this development approval; (v) Section 3.1 and 8.1 of Ipswich Planning Scheme Policy 3; and (vi) Ipswich Streetscape Design Guideline 2013. <u>Note:</u> § Prevent access by unauthorized vehicles - where the development boundary with the future Conservation land intersects with a waterway/drainage corridor, the fencing must be constructed around the open space lot/s adjoining the future Conservation land with alignment to be approved by Ipswich City Council. Unless approved by Ipswich City Council, fencing alignment must not to cross the waterway/drainage line. § For clarity, a single application may be made over multiple stages to allow the works to be delivered in logical packages e.g. A combined application for Stages 13 and 15 and/or Stages 14 and 16.	
(b)	The applicant must carry out the fencing and any associated landscape treatment works in accordance with the approved plan/s required at Condition 43(a) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(c)	The applicant must submit to the MEDQ Delegate certification from an AILA qualified landscape architect that the works have been constructed in accordance with Conditions 43(a) and 43(b) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(d)	The applicant must submit to the MEDQ Delegate the Revegetation and Stabilisation Plan/s for any areas located within future Conservation land (denoted as proposed Lot 2 in Stage 8 on the 4678/2019/MAPDA/D approved plans) that are disturbed by works associated with the subject development. Such plan/s must be consistent with: (i) The requirements of EPBC 2014/7388 and the approved Conservation Area Management Plan; (ii) The 4678/2019/MAPDA/D approved Environmental Protection Zone Interface	Prior to the MEDQ Delegate signing the relevant subdivision plan.

	Treatment Plan; and (iii) The Bushfire Hazard Assessment and Management Plan listed in Part 3 of this development approval.	
(e)	The applicant must carry out revegetation and stabilisation works in accordance with the approved plan/s required at Condition 43(d) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.
(f)	The applicant must submit to the MEDQ Delegate certification from an AILA qualified landscape architect that the works have been constructed in accordance with Conditions 43(d) and 43(e) above.	Prior to the MEDQ Delegate signing the relevant subdivision plan.

MEDQ Delegate (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.	Advertising Signage
	Unless any advertising devices associated with the proposed use meets the exempt criteria set out in Schedule 9 of the *Ipswich Planning Scheme 2006*, such signage would require submission to Council of a code assessable development application for operational works – placing an advertising device on premises. Accompanied by the relevant assessment fee. For further information. Please contact the Planning and Regulatory Services Department on (07) 3810 6888.

2.	Fire Ants
(a)	In accordance with the Plant Protection Act 1989 and the Plant Protection Regulation 2002, a quarantine notice has been issued for the State of Queensland to prevent the spread of the Red Imported Fire Ant (ant species solenopsis invicta) and to eradicate it from the State.
(b)	It is the legal obligation of the land owner or any consultant or contractor employed by the land owner to report the presence or suspicion of Fire Ants to Biosecurity Queensland on 13 25 23 within 24 hours of becoming aware of the presence or suspicion, and to advise in writing within seven days to: Biosecurity Queensland Department of Agriculture, Forestry and Fisheries GPO Box 46 BRISBANE QLD 4001
(c)	It should be noted that the movement of Fire Ants is prohibited, unless under the conditions of an Inspectors Approval. More information can be obtained from the Department of Agriculture, Forestry and Fisheries website www.daff.qld.gov.au.
(d)	The land over which you have made a development application is within a suburb known to have Fire Ants and as such is within a "Restricted Area". The presence of Fire Ants on the site may affect the nature, form and extent of works permitted on the site. In view of this it will be necessary for you to contact the Department of Employment, Economic Development and Innovation to investigate the site and for you to implement any necessary matters required by that Department prior to the commencement of any works.

3.	*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 (eg subdivision, dedication or partial dedication, amalgamation) this benefit will no longer apply. For further information please contact the Ipswich City Council Customer Contact Centre on (07) 3810 6666.

4.	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 *Queensland Urban Drainage Manual (2007 Edition)*, produced by the Queensland Department of Environment and Natural Resources
(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)	DTMR - Department of Transport and Main Roads
(f)	DEHP – Department of Environment and Heritage Protection
(g)	DNRM – Department of Natural Resources and Mines
(h)	DSDIP – Department of State Development, Infrastructure and Planning
(i)	AEP – Annual Exceedance Probability - used to define flood frequency and severity
(j)	AHD - Australian Height Datum (m)
(k)	MEDQ - The Minister for Economic Development Queensland.

5.	Flooding
	The subject site is located adjacent to a stormwater flow path. Council, and its servants and agents, accept no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the applicant and in reliance of information submitted by the applicant in support thereof.

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

7.	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, Licence Deed 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

8.	Certification Procedures
	The applicant must comply with all requirements and fulfil all responsibilities outlined in the DSDIP Certification Procedure Manual. No work is to commence until the applicable certification documents submitted by the applicant are acknowledged in writing by Ipswich City Council. For clarification, where any inconsistency or conflict exists between design standards and other relevant technical publications, Council standards and specifications must take precedence.

9.	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.

10.	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 Approval 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.

11.	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.

12.	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'.

13.	Unexploded Ordnance
	The applicant should provide the owner, occupier and any person employed to work on the subject site the following information: (a) Residual unexploded ordnance (UXO) may still exist following remediation and all work should proceed with due caution. (b) The procedure to be followed by any person finding an object suspected of being explosive ordnance or component thereof: (i) Advise the Police as soon as possible (ii) Do not disturb the object (iii) Take action, where appropriate, to prevent it being disturbed by another person (iv) Note its approximate dimensions and general appearance (v) Note the route to its location Applicants wanting to find out more details of area management advice (AMA), current UXO investigations and remedial search contractors may use the following websites: § Queensland Government, Land affected by unexploded ordnance (http://www.qld.gov.au/environment/pollution/management/contaminated-land/ordnance/) or § Commonwealth Defence Force: (http://www.defence.gov.au/uxo/uxo_warning_and_advice.asp)

14.	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 Approval issued under the *Sustainable Planning Act 2009.* 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.

15.	Other approvals and Matters of National Environmental Significance
	Council is aware that vegetation clearing associated with Context Plan 4079/17/PDA has been deemed part of a controlled action under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) EPBC reference 2014/7388. The applicant may be requested to provide to the MEDQ Delegate copies of pre-clearance surveys required by any the State and Commonwealth Government approvals.

16.	Matters of State Significance
	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.

17.	Cultural Heritage
(a)	Necessary approvals/permits from the relevant cultural/heritage entities including indigenous people/groups must be obtained in relation to the conservation of cultural/heritage values of the site.
(b)	The applicant must ensure that any development obligations pursuant to the provisions of the Aboriginal Cultural Heritage Act 2003, 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.

Attachment B

MEDQ Delegate's Conditions

File No: 15486/2021/MAPDA/A

Parent Property Location: 7002 North Ridge Road, WHITE ROCK QLD 4306 and 7001 Cumner Road, WHITE ROCK QLD 4306

(formerly know as 7001 Cumner Road, WHITE ROCK QLD 4306, 7000 Cumner Road, WHITE ROCK QLD 4306, , 221-257 Cumner Road, WHITE ROCK QLD 4306 and Lot 8 Sandstone Boulevard, WHITE ROCK QLD 4306)

Proposal:
Material Change of Use - Plan of Development (POD) for a House over 357 Residential Lots (including 10 Display Homes)

MEDQ Delegate (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 (as defined in Schedule 24 – Dictionary of the *Planning Regulation 2017*) for the application and adherence to all relevant Council Local Laws and/or the Ipswich Planning Scheme (including Planning Scheme Policies) 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.*	From the commencement of the construction of dwellings on the respective lots 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.	At all times after the approval is granted.
3.	Plan of Development (POD)	
	The applicant must undertake all future development on the approved residential lots generally in accordance with the approved POD documents listed in Part 3 of this Development Approval.	From the commencement of the construction of the development and at all times thereafter.

4.	Bushfire Management	
	All residential uses on proposed Lots must be constructed to achieve bushfire management and mitigation measures/practices (allotment asset protection zones, landscaping, fencing, building construction etc) in accordance with: (i) 'Bushfire Hazard Assessment and Management Plan for White Rock Estate – Precinct 3', Project No. 21-005, Revision C, prepared by Meridian Urban and dated 3 May 2022; and (ii) 'Bushfire Management Plan - White Rock Precinct 3, Project No. 21-005, Map No. 1 of 1, prepared by Meridian Urban and dated 30 January 2024.	Prior to issuing of a Form 21 – final inspection certificate, or commencement of use, whichever is the earlier.

5.	Mining	
(a)	The applicant must provide all prospective purchasers of the Lots subject of this development approval with a copy of relevant mining reports (including any updated/amended mining reports required by the conditions of this approval) outlined in Part 3 'Approved Plans Specifications and Drawings' of this Development Approval.	In conjunction with the signing of a contract of sale.
(b)	All dwellings on lots subject of this approval that are within the mining influence area (as nominated on the approved lots outlined in Part 3 'Approved Plans Specifications and Drawings' of this Development Approval) must be constructed in accordance with the recommendations of the relevant mining reports (including any updated/amended mining reports required by the conditions of this approval) outlined in Part 3 'Approved Plans Specifications and Drawings' of this Development Approval.	From the commencement of the use and at all times thereafter.
(c)	The Building Certifier/lot owner must submit to the MEDQ Delegate certification from an appropriately qualified professional demonstrating that structures on corresponding lot/s subject of this approval that are within the mining influence area (as nominated on the approved lots outlined in Part 3 'Approved Plans Specifications and Drawings' of this Development Approval) incorporate the appropriate building/foundation design for the corresponding development site in accordance with document titled 'Mining Issues at Precinct 3 White Rock Estate', reference ~~2021/41D, prepared by Moreton Geotechnical Services Pty Ltd and dated 15 December~~	Prior to issue of a Form 21 – Final inspection certificate, commencement of use or endorsement of building format plan, whichever is earlier.

	~~2022~~ 2021/41E, prepared by Moreton Geotechnical Services Pty Ltd and dated 21 May 2024.	

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.

<u>*MEDQ Delegate (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.	Unexploded Ordnance
	The applicant should provide the owner, occupier and any person employed to work on the subject site the following information: (a) Residual unexploded ordnance (UXO) may still exist following remediation and all work should proceed with due caution. (b) The procedure to be followed by any person finding an object suspected of being explosive ordnance or component thereof: (i) Advise the Police as soon as possible (ii) Do not disturb the object (iii) Take action, where appropriate, to prevent it being disturbed by another person (iv) Note its approximate dimensions and general appearance (v) Note the route to its location Applicants wanting to find out more details of area management advice (AMA), current UXO investigations and remedial search contractors may use the following websites: § Queensland Government, Land affected by unexploded ordnance (<u>http://www.qld.gov.au/environment/pollution/management/contaminated</u>-land/ordnance/)

	or § Commonwealth Defence Force: (http://www.defence.gov.au/uxo/uxo_warning_and_advice.asp)

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

3.	*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.

4.	Indigenous Cultural Heritage
	The Applicant is advised to ensure that any development obligations pursuant to the provisions of the *Aboriginal Cultural Heritage Act 2003*, the *Planning Act 2016* and the *Planning Regulation 2017* are complied with in respect to the proposed development. Applicants, developers and landowners have a duty of care under the legislation where items of cultural heritage significance are located, even if those items have not been previously recorded in a database. For more information, the applicant may seek information from the Registered Aboriginal Cultural Heritage Body for the Ipswich Region, the cultural heritage database, or seek the advice of the Department of Aboriginal and Torres Strait Islander Partnerships

5.	*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.

6.	Flooding
	The subject site is located adjacent to a stormwater flow path and in a flood affected area. Council, and its servants and agents, accept no liability or responsibility for any loss or damage to person or property of whatever nature or however caused as the direct or indirect consequence of the granting of the approval herein contained. Such approval has been granted at the request of the applicant and in reliance of information submitted by the applicant in support thereof.

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

8.	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.

9.	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 Approval 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.

12 September 2024

Jeffrey Behrendorff
Intrapac Property
Suite 3 – Level 3, Building 1, Acuity Business Park, 209
Robina Town Centre Drive, Robina QLD 4226

ENGINEERING INFORMATION SHEET

WHITEROCK STAGE 12

MINING INFLUENCE CONSIDERATIONS

Lots 1206–1209, 1216–1219, 1222–1245, 1298, located in the inner half of the Mining Influence Zone (Condition 2) on the Stage 12 Neighbourhood Plan, have been identified in the Moreton Geotechnical Services Report (Reference 2021/41E, dated 21 May 2024) as potentially affected by mining influences.

The Moreton Report recommends that the design engineer for dwellings on these lots consider the following potential influences:

- 0.8 mm/m strain
- 0.6 mm/m compression
- Ground tilt in the order of 1 in 300

These are considered very minor influences with predicted impacts within the range of typical reactive soil conditions.

For buildings with a length of 30 meters or less, the following design considerations are recommended for your engineer:

1. The engineer's Form 15 certification must reference the Moreton Geotechnical Services Report (Reference 2021/41E, dated 21 May 2024) in addition to a relevant Site Classification Report prepared in accordance with the QBCC subsidence policy.
2. A waffle pod or equivalent slab system designed by an engineer is recommended. The designer should avoid edge beams recessed into the ground. All designs must comply with AS2870-2011, the Australian Standard for Residential Slabs and Footings, and account for site-specific soil reactivity.
3. It is recommended to use two layers of 0.2 mm poly vapor barrier beneath the slab to ensure a slip surface between the ground and the underside of the slab system.
4. Plumbing and drainage grades may be installed steeper than the minimum regulatory requirements to ensure effective drainage if ground tilts of 1:300 are reversed to the fall of services.
5. Provide flexible joints and expanders in plumbing to accommodate ground movements in accordance with geotechnical soil reactivity, but no less than for a minimum H1 site.

Thank you for the opportunity to assist you in this matter. If this Office can be of further assistance, please do not hesitate to contact us again.

Yours faithfully

1-2-0638615777108-0000000-13300-000052243031302

Gervase Purich
NER 212716
RPEQ 11656

Disclaimer:
The information provided in this Engineering Information Sheet is based on the Moreton Geotechnical Services Report (Reference 2021/41E, dated 21 May 2024) and is intended for general guidance only. The recommendations are based on current geotechnical data and assumptions and may not account for all site-specific conditions or changes that could occur over time.
While every effort has been made to ensure the accuracy and relevance of this information, neither the authors nor any associated parties accept any responsibility or liability for any inaccuracies, omissions, or potential issues arising from the use of this information. It is the responsibility of the design engineer and relevant professionals to ensure that all recommendations are applied appropriately and that designs meet the required standards and regulations.
Users of this information are advised to consult with qualified professionals for detailed assessments and tailored recommendations specific to their projects. The application of these considerations does not absolve the need for site-specific investigations and compliance with all applicable standards and regulations.