

# Deebling Springs AVJennings®

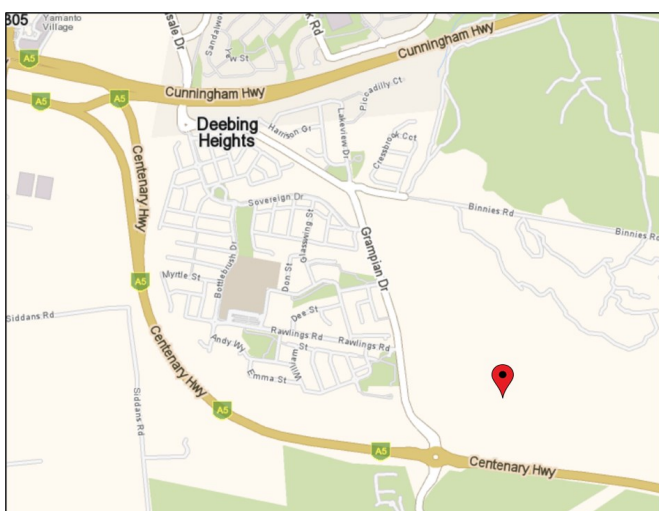
## FREQUENTLY ASKED

### General

#### Where is the AVJennings' Deebling Springs community?

The proposed Deebling Springs community is located at 144 Grampian Drive, Deebling Heights, Queensland, 4306. This is within the local authority of Ipswich City. The site is 9km south of Ipswich and 47 km south-west of Brisbane.

The site is located between the Centenary Highway to the south and Binnies Road to the north. It is located immediately to the south of the Ipswich Pony Club. See the red pin on the map below.



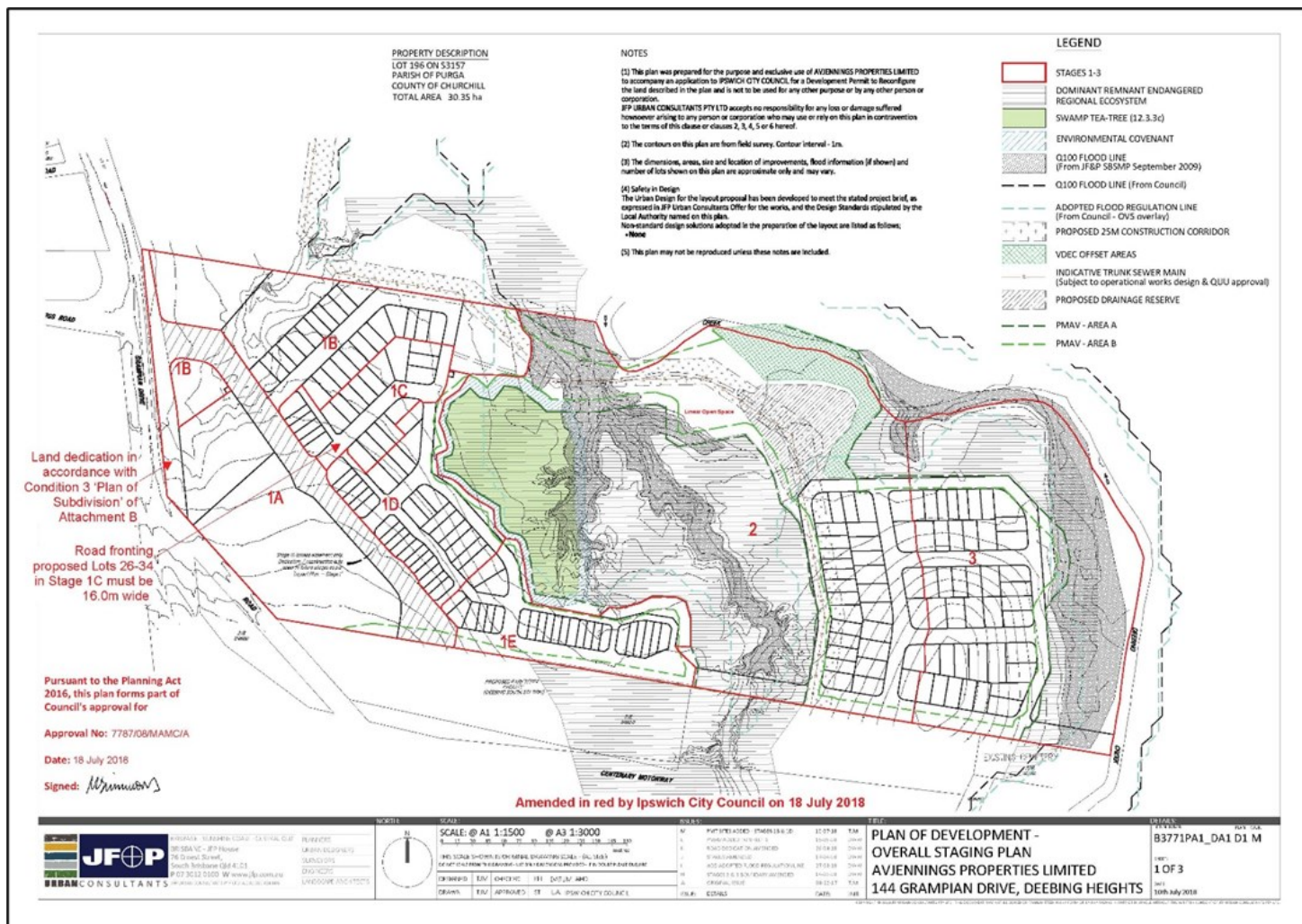
#### Is Deebling Springs Council approved?

Yes. The Material Change of Use and Reconfiguration of a Lot for the proposed development was originally approved by Ipswich City Council in October 2008. There have been subsequent minor changes to this original approval over the years and the current approvals permit 181 residential allotments, 2 multiple residential sites, a shopping centre site, new roads, open space and drainage reserves.

The Operational Works approvals have also been obtained for Stages 1A to 1D of Deebling Springs.

More than 48% of the site will be dedicated as reserve or open space with large areas of vegetation protected. There are large areas of bushland that will be rehabilitated and revegetated in accordance with the approved Bushland Management Plan. This includes rehabilitating a buffer to Deebling Creek, retention and rehabilitation of the Melaleuca Irbyana (Swamp Tea Tree) community and restoration of a severely eroded gully through the centre of the site.

The development is wholly located within the Ripley Valley Priority Development Area (PDA) and is zoned for residential development. The overall Staging Plan is shown below.



## How will the wider community benefit from Deebing Springs?

The approved development will deliver affordable housing to the Ipswich Local Government area, while providing employment opportunities, both directly and indirectly to the surrounding community. The project will contribute almost \$6 million in physical trunk works and infrastructure charges, including 12.729ha of rehabilitated bushland and open space. The infrastructure charges will fund improvements to roads, water & sewer, Council services and schools. Deebing Springs represents a high-quality residential community, which will eventually be home to over 230 families.

## What impact will the development of Deebing Springs have on the local road network?

The Deebing Springs approvals require the widening of Grampian Drive and allows for the future provision of a signalised intersection with Rawlings Road. As detailed in the development applications, qualified Traffic Engineers have reviewed the proposal and confirmed that the development will not adversely impact on the surrounding road network. This assessment is supported by the relevant approval for the development issued by both the Ipswich City Council and the Department of Transport and Main Roads.



# Cultural Heritage

## Was the Deebling Springs site part of the former Deebling Creek Aboriginal Mission?

No. The Deebling Springs site was never part of the former Deebling Creek Aboriginal Mission that operated from 1892 to 1915.

The Deebling Creek Mission was directly to the south of Deebling Springs. That is, the southern boundary of Deebling Springs was the northern boundary of the former Mission. The plan below shows the relative locations.

A historical title search shows that the Deebling Springs site has been freehold since 8 July 1867, when the property was purchased by Michael Macnamara.

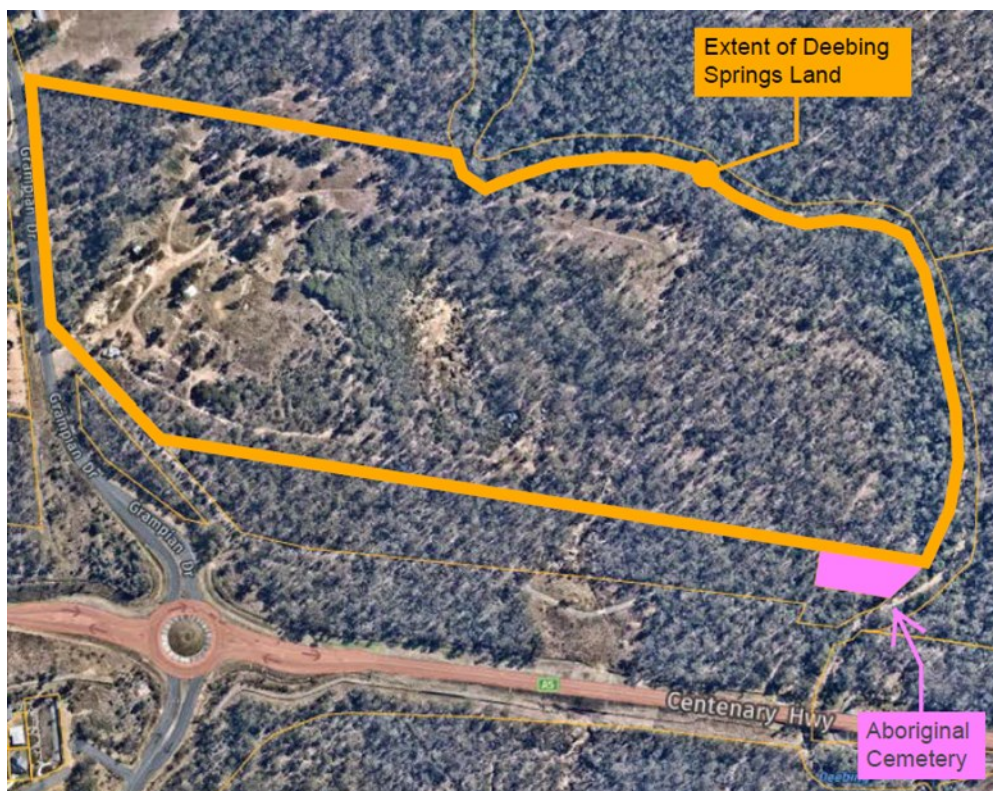
The Deebling Springs site is also referred to by many of the Yuggera Ugarapul Elders as “Walsh’s Paddock”. This is reference to the fact that the land was owned by the Walsh Family from April 1901 to 1969. During a part of that period, it was held by Charles Cheyne, who was Mary Walsh’s second husband.





## Is the Aboriginal Cemetery on the Deebling Springs site?

No. The Aboriginal Cemetery directly abuts the south-eastern corner of the Deebling Springs site and is on a separate parcel of land, as shown on the plan to the right. The cemetery land is owned by the State Government and is held as a Reserve for an Aboriginal Cemetery.



### What is a CHMP?

A Cultural Heritage Management Plan (CHMP) is an agreement between a land user and the Aboriginal Party, developed under Part 7 of the *Aboriginal Cultural Heritage Act 2003* (ACHA) that explains how land use activities can be managed to avoid or minimise harm to Aboriginal or Torres Strait Islander Cultural Heritage.

While a CHMP must be developed and approved under Part 7 of the legislation when an environmental impact statement (EIS) is required for a project, any land user can voluntarily develop and seek to have a CHMP approved. This is regarded as best practise heritage management in Queensland. In the case of Deebling Springs, an EIS was not required, however a voluntary CHMP was developed and approved by the Queensland Government to minimise harm to Cultural Heritage.

### What is AVJennings doing to protect Aboriginal Cultural Heritage?

The Registered Aboriginal Party for this property is the Yuggera Ugarapul People (YUP) who have lodged a Native Title Claim which encompasses this site. AVJennings have been engaging with the Yuggera Ugarapul People (YUP) for over 4 years as the Native Title Applicant, to identify, recognise, protect and conserve Aboriginal Cultural Heritage on the Deebling Springs site at 144 Grampian Drive, Deebling Heights.

Under the provisions of the *Queensland Aboriginal Cultural Heritage Act 2003* (ACHA), the Native Title party are the Aboriginal Party that AVJennings are to enter into an agreement with and develop a Cultural Heritage Management Plan (CHMP). AVJennings and the YUP entered into a CHMP over this site in April 2019 and this was subsequently registered and approved by the Queensland Government in May 2019.

### Are the protesters on the Deebling Springs site, Traditional Owners?

The majority of the protesters that are occupying the Deebling Springs site are not Yuggera Ugarapul Traditional Owners.

### How has AVJennings ensured the voice of Traditional Owners have been heard?

AVJennings began consultation with the YUP in October 2017 when a meeting was held with Aboriginal Elders and YUP Applicants at the cemetery.

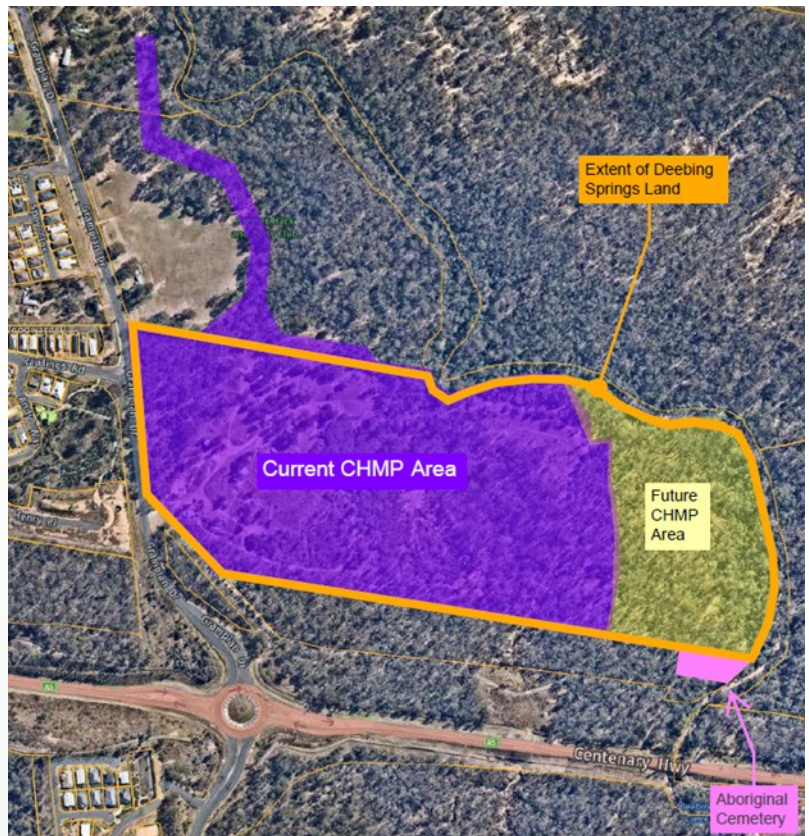
The formal process to establish a CHMP commenced in January 2018.



Following an extensive process of engagement and consultation, a CHMP was agreed in April 2019. The CHMP was registered and approved with the Department of Aboriginal and Torres Strait Islander Partnerships (DATSIP) in May 2019.

The agreed CHMP area on the Deebling Springs site is shown in purple below. The yellow area is the area adjacent to the cemetery (shown in pink) and it was agreed with YUP in 2019, that this area required further investigation in the future.

The CHMP area was kept approximately 130m from the cemetery at the request of the YUP. This was done to enable a Cultural Heritage clearance to be given over the low-risk areas in the western part of the site and allow more time and research to be conducted on the area closer to the cemetery before works commenced in that area.



## What has been done on site to meet the Cultural Heritage obligations?

AVJennings staff members, the Traditional Owners and Elders of the YUP walked the site together in November 2018.

A Cultural Heritage survey of the entire site was undertaken in July 2019. The survey involved two weeks of on-site investigations by a team of four Traditional Owners from the YUP, their Technical Adviser (Archaeologist) and an AVJennings consulting Archaeologist. The cost of this survey was met by AVJennings.

In addition, AVJennings met the cost of a ground penetrating radar (GPR) survey of parts of the Deebling Springs site and the Mission Cemetery. This GPR survey was performed by the YUP's preferred consultant under the control of their preferred Archaeologist.

This survey work resulted in a Cultural Heritage Survey Report, which considered the significance of the stone artefacts found on the site and the interplay of the topography and the vegetation on the site. Following a review of the report, a Mitigation Plan was prepared for the Deebling Springs site. This plan was supported by the YUP Archaeologist and signed by the YUP coordinators as nominated representatives of the YUP under the CHMP.

The Mitigation Plan required a further week of Archaeological testing by the YUP in additional areas on the site – this time with an excavator and a mechanical sieve so that larger areas could be studied more efficiently.





As a result of the CH survey and the additional investigations performed for the Mitigation Plan, the YUP appointed coordinators and Technical Adviser have confirmed a satisfactory result with no further sub-surface monitoring required on the CHMP area. This means that AVJennings has consent from the registered Aboriginal Party to commence works on the CHMP area.

### Some people are saying there are historical human remains on the AVJennings Deebing Springs site. Is this correct?

To date, there is no conclusive evidence that there are burials within lands proposed for development on the Deebing Springs site. Following media reports of suspected human remains on the site in early 2022, the Queensland Police Service's Forensic Anthropologist conducted an investigation. The Police investigated the material collected from site. The skeletal remains observed were determined to be that of animals and NOT human. There was other bony material that lacked any surface detail and was fragmentary in nature. The Forensic Anthropologist was unable to form an evidenced opinion of this material. Other material appeared to be consistent with stone.

After extensive CH Surveys involving dozens of excavated test pits that yielded over 700 stone artefacts, there have been no human remains encountered on the Deebing Springs site. Below is a sample of the artefacts recovered during the CH survey.



AVJennings understand that in the 1980's or 1990's, there was illegal sand mining performed by persons unknown, along Deebing Creek within the Mission Cemetery. In the course of that mining, there were human remains unearthed in the creek bank within the cemetery. This was documented and the sand mining was stopped. A rock wall was then built along the creek frontage to the cemetery to minimise future erosion of the creek into the cemetery.

The CHMP clearly sets out a process to be followed if suspected human remains are uncovered during construction activities. This process is in keeping with the recommendations of the Department of Aboriginal and Torres Strait Islander Partnerships and their Guidelines for the discovery, handling and management of human remains. Under the provisions of the *Criminal Code Act 1899 (Qld)*, the *Coroners Act 2003*, the *Aboriginal Cultural Heritage Act 2003* and the *Torres Strait Islander Cultural Heritage Act 2003* (the Acts) any bones suspected of being human must be reported to the Queensland Police Service for investigation.

All contractors on site at Deebing Springs will be required to have a Cultural Heritage Awareness Induction to ensure they remain vigilant during site works for signs of any human remains or other Cultural Heritage.

## Has there ever been a massacre at Deebing Creek?

There are no records or historical reports of a massacre at Deebing Creek. AVJennings and our Archaeologists have also had extensive discussions with the Traditional Owners, the YUP Applicants and Elders since November 2018 and there is no oral or written history of a massacre at Deebing Creek.

There have been claims made on social media that there is an open pit containing bone fragments at Deebing Springs. This “pit” is actually a severely eroded gully that is 3 to 4m deep in some areas that runs north-south through the centre of the site. The soil in this region is highly dispersive, meaning that the soil particles are very easily picked up and taken away by rainfall. This often leads to underground tunnelling erosion and eventual collapse and subsidence of the ground. The image to the right shows this phenomenon, with tunnelling and ‘sink holes’ on the site. The image below shows the eroded gully and the orange line at the tree trunk, is the original ground level that is above the person’s head. Below the orange line, is the root structure of the tree.



## What is GPRS?

GPRS stands for **Ground Penetrating Radar Survey**. This is a high technology process whereby signals are transmitted below the surface and the reflections of those signals from features under the ground are recorded and analysed. These signals show differences in density and composition of materials under the ground. Only relatively large objects can be detected. The differences shown in the signals are called ‘anomalies.’ In most cases it is difficult to know what the anomaly is without excavation.

In 2019, at the request of the YUP, there were 2 sections surveyed with GPR under the supervision of YUP’s Archaeologist. These were within the cemetery and within the Deebing Springs site just

to the north of the cemetery. YUP’s Archaeologist and a Senior Archaeologist from Everick Heritage reviewed the results of the GPR survey. It showed evidence of burials potentially extending up to a metre into the Deebing Spring site. Other than that, there was no clear evidence of burials identified.

To clarify – AVJennings will not be excavating or performing any soil disturbance within the cemetery as this is not part of the Deebing Springs site. Any future development of the Deebing Springs site will ensure appropriate setbacks and landscaping, sympathetic to the significance of the Cemetery as an important place for the Aboriginal people of South East Queensland.



# Environment

Will all of the Melaleuca Irbyana (Swamp Tea-tree) be cleared with the development of Deebing Springs?

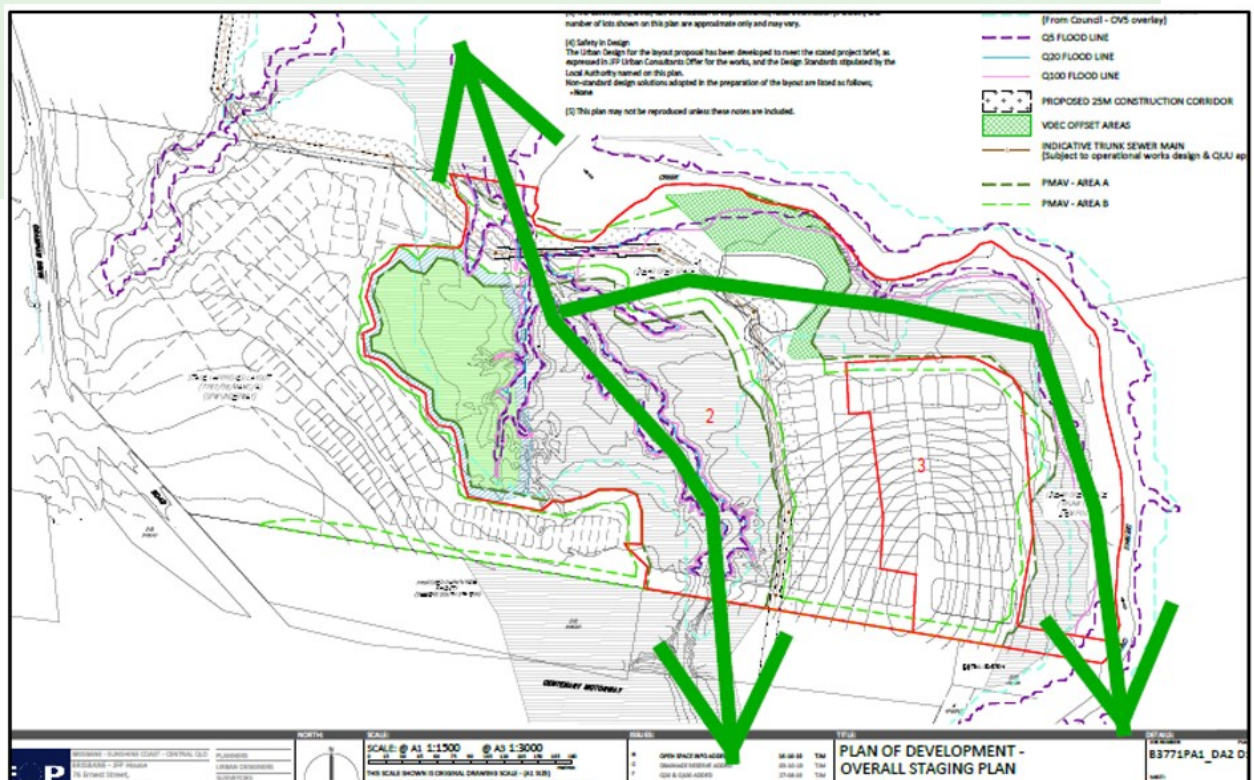
No.

In accordance with the applicable Federal, State and Local legislation, multiple ecological surveys and reports have previously been prepared over the Deebing Springs site. The proposed development has been designed to respect the site's ground-truthed ecological constraints, including the retention, protection and rehabilitation of the Melaleuca Irbyana. It was noted in these reports that the site was predominantly cleared of vegetation in 1948, with the majority of vegetation having regrown since that time.

The main contiguous thicket of M.Irbyana at Deebing Springs occupies more than 2.1 hectares and is shown below, shaded green shaded and located centrally to the site. This will be retained within an environmental covenant as required by the decision of the Department of the Environment, Water Heritage and the Arts under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

What impact will the development of Deebing Springs have on ecological corridors and connections?

The proposed development has been designed in accordance with expert ecological advice and the applicable Federal, State and Local Government approvals. In this regard, it is noted that the approved Stage 2 & 3 development will facilitate the formal rehabilitation, dedication & ecological corridors as detailed in the Figure below. The dedication of these corridors to Council as part of these approvals will ensure the long-term conservation of the identified connections along with an overall enhancement of ecological values on the site, noting that large parts of the site are currently degraded.



## Enquiries

For enquiries, please email [enquiries@avjennings.com.au](mailto:enquiries@avjennings.com.au)