

SDA approval – conditions

Condition 1 - approved plans and documents		Timing
1.1	Carry out the approved development generally in accordance with the approved plans and documents as referenced in Table 1 (including any amendments marked in red), except insofar as modified by any of the conditions of this approval.	To be maintained at all times

Table 1 – approved plans and documents

Title	Prepared By	Document No	Date
Erosion and Sediment Control Layout	Smec	30034146-000-111 Rev 02	07.08.2024
Bushfire Overlay Layout	Smec	30034146-000-112 Rev 01	07.08.2024
Flooding Overlay Layout	Smec	30034146-000-113 Rev 01	07.08.2024
General Arrangement Overall Layout	Smec	30034146-000-114 Rev 02	03.04.2025
Bulk Earthworks Overall Layout	Smec	30034146-000-120 Rev 02	07.08.2024
Bulk Earthworks Layout Sheet 1	Smec	30034146-000-130 Rev 02	07.08.2024
Bulk Earthworks Layout Sheet 2	Smec	30034146-000-131 Rev 02	07.08.2024
Bulk Earthworks Sections	Smec	30034146-000-140 Rev 02	07.08.2024
Typical Sections	Smec	30034146-000-200 Rev 02	07.08.2024
Stormwater Flow Layout	Smec	30034146-000-300 Rev 02	07.08.2024
Services Layout	Smec	30034146-000-600 Rev 02	07.08.2024
Vehicle Turning Paths Layout	Smec	30034146-000-610 Rev 02	07.08.2024
General Notes	Smec	30034146-000-110 Rev 02	07.08.2024
Context & Locality Plans	Elevation Architecture	A-DA-00.01 B	19/07/2024
Proposed Site Plan	Elevation Architecture	A-DA-01.02 B	21/03/2025
Floor Plan – Ground – Office & Amenities	Elevation Architecture	A-DA-03.01 A	19/07/2024
Floor Plan – Ground – Maintenance & Storage Shed	Elevation Architecture	A-DA-03.02 B	21/03/2025
Floor Plan – Ground – FOGO Reveal & Sort Shed	Elevation Architecture	A-DA-03.03 A	19/07/2024
Roof – Office & Amenities	Elevation Architecture	A-DA-04.01 B	19/07/2024
Roof – Maintenance and Storage Shed	Elevation Architecture	A-DA-04.02 B	19/07/2024
Roof – FOGO Reveal & Sort Shed	Elevation Architecture	A-DA-04.03 B	19/07/2024
Elevations & Sections – Office & Amenities	Elevation Architecture	A-DA-09.01 A	19/07/2024

Elevations – Maintenance & Storage Shed	Elevation Architecture	A-DA-09.02 A	19/07/2024
Elevations – FOGO Receival and Sort Shed	Elevation Architecture	A-DA-09.03 B	19/07/2024
3D Views 1	Elevation Architecture	A-DA-22.01 A	19/07/2024
3D Views 2	Elevation Architecture	A-DA-22.02 A	19/07/2024
3D Views 3	Elevation Architecture	A-DA-22.03 A	19/07/2024
3D Views 4	Elevation Architecture	A-DA-22.04 A	19/07/2024
Site and Soil Evaluation Report (including Hydraulic Services Part Site Plan Effluent Disposal Layout)	Stav's Hydraulic Services	(no reference for report) ACS31-H104 Rev A	03-Oct-24
Terrestrial Ecology Assessment Report	GHD	12626213, Rev 01	22 August 2024
Air Quality Impact Assessment	GHD	12626213, Rev 2	17 April 2025
Waste Management Plan	GHD	12626213, Rev 0	14 August 2024
Traffic Impact Assessment for the Construction phase	Not provided	12626213	21 August 2024
Traffic Impact Assessment for the Operational phase	L+R	B23425TR001_REV B	16/07/2024
Environmental Management Plan	Soilco	PR1118- Bromelton CMF, Rev 05	11 April 2025
Aquatic Ecology Assessment Report	GHD	12626213 Rev 1	22-08-2024
Visual Impact Assessment	GHD	12626213, Rev 0	22 August 2024
Surface Water Impact Assessment	GHD	12626213, Rev 0	28 August 2024
Acoustic Assessment	GHD	12626213, Rev 01	4 April 2025
Groundwater Assessment	GHD	12626213, Rev 0	13 August 2024
Bushfire Hazard Assessment and Management Plan	Meridian Urban	24-027, Rev 00	13 August 2024
Cultural Heritage and Native Title Duty of Care Assessment	Redleaf Group	23595, Rev 3	April 2024
Slope Stability Assessment - Energy concept plan	Core Consultants Pty Ltd	J002474-001-L-Rev0	9 July 2024
Bromelton Compost Manufacturing Facility – Energy Concept Report	Webb Australia Group (Qld) Pty Ltd	R868A-E-LTR-001[A]	28 th June 2024
Stakeholder Engagement Report	Soilco	(no reference)	September 2024
Pavement Impact Assessment Report	Dykman Consulting	2467, Rev 1	26 th of November 2024
Report on Geotechnical Investigation	East Coast Geotechnical Pty Ltd	G21/109, Issue 1	17 July 2021
Information Request Response Letter	GHD	12626213	4 April 2025
Information Request Response	ACS Engineers	240040	17/04/2025

Table 1: Description of feedstock to be received at Bromelton Compost Facility	GHD	12626213	(no date provided)
Greenhouse Gas Assessment	GHD	12626213, Rev 0	22/05/2025
Information Request Response Letter	GHD	12626213	17 July 2025

Condition 2 - commencement of development		Timing
2.1	Notify the Coordinator-General in writing of the date of commencement of site works.	<i>Within 10 days of commencement of the relevant stage</i>
2.2	Notify the Coordinator-General in writing of the date of commencement of construction.	<i>Within 10 days of commencement of the relevant stage</i>
2.3	Notify the Coordinator-General in writing of the date of commencement of use.	<i>Within 10 days of commencement of the relevant stage</i>

Condition 3 - auditing		Timing
3.1	Prepare and submit audit reports to the Coordinator-General within: (a) 30 business days after commencement of site works (b) 30 business days after commencement of use. The audit report must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with. An audit report must contain detail consistent with the information provided in Enclosure 1.	<i>As indicated</i>

Condition 4 – ‘As constructed’ plans		Timing
4.1	Prepare and submit to the Coordinator-General, ‘As constructed’ plans certified by RPEQ or other independent suitably qualified person. The plans must show that the development has been constructed generally in accordance with the plans and documents referenced in Table 1 of Condition 1. Plans must be submitted in electronic pdf and shape files.	<i>Prior to commencement of use</i>

Condition 5 - inspection		Timing
5.1	Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development.	<i>At all times</i>

Condition 6 – complaints		Timing
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6.1 Record all complaints received relating to the development in a register that includes, as a minimum: (c) date and time when complaint was received (d) complainant's details including name and contact information (e) reasons for the complaint (f) investigations undertaken and conclusions formed (g) actions taken to resolve this complaint, including the time taken to implement these actions (h) include a notation in the register as to the satisfaction (or dissatisfaction) of the complainant with the outcome.	<i>At all times</i>
Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.	<i>As indicated</i>
Provide an up to date copy of the register to the Coordinator-General with each audit report required under Condition 3 – Auditing.	<i>As indicated</i>

Condition 7 – waste management		Timing
7.1	Reuse, recycle or lawfully dispose of all waste (other than treated wastewater released to land) generated by the development.	<i>At all times</i>
7.2	Solid waste is to be stored on site in vermin-proof facilities until it is transferred to a licensed refuse facility.	<i>At all times</i>
7.3	Prepare and implement a refuse management strategy which outlines the method and frequency of refuse collection for the development.	<i>Prior to commencement of use and ongoing</i>

Condition 8 – services and utilities		Timing
8.1	Obtain the necessary approvals for all required services and utilities (power, potable water, wastewater, communications etc) for both construction and operation.	<i>Prior to commencement of site works</i>
8.2	Provide and maintain to the relevant standards all services and utilities (power, potable water, wastewater, communications etc) necessary to the development.	<i>At all times</i>
8.3	The development must be connected to electricity supply from the State electricity grid through the State authorised supplier to the buildings and structures associated with the approved use or production of evidence of satisfactory arrangements for such supply having been made.	<i>Prior to commencement of use</i>

Condition 9 – wastewater management		Timing
9.1	Treated effluent irrigation must only occur in the indicated 'Effluent irrigation area' as shown in approved plan 'Hydraulic Services Part Site Plan Effluent Disposal Layout' prepared by Stav's Hydraulic Services, Project No. ACS31, Drawing No H104, Issue A, dated 03 October 2024.	<i>At all times</i>
9.2	On-site sewerage facilities must be provided generally in accordance with the 'Site and Soil Evaluation Report (including Hydraulic Services Part Site Plan Effluent Disposal Layout)' prepared by Stav's Hydraulic Services, dated 3 October 2025 and referenced in Table 1 of condition 1. Any changes to the wastewater design prior to obtaining plumbing approval must retain and include the following elements: (a) sub-surface effluent disposal method (b) minimum 'advanced secondary' wastewater treatment standard	<i>At all times</i>

	(c) minimum 100m setback to the east and west stream order 1 watercourses and the northern stream order 2 watercourse (d) minimum 1m vertical setback to bedrock and groundwater.	
9.3	Prepare and submit to the Coordinator-General and Seqwater an updated Site and Soil Evaluation Report that shows further borehole testing over the effluent disposal area to determine final soil characteristics and amends the effluent disposal area sizing. Revise wastewater design report and/or plans as necessary. In addition: (a) Install vehicle exclusion fencing around the intended effluent disposal area during construction to prevent soil compaction (b) Install fencing surrounding the installed effluent disposal area to enable clear identification of the area and provide protection from truck and vehicular movements and storage of materials (c) Install fencing to prevent heavy vehicle intrusion into the effluent disposal area. Fencing must be of adequate sturdy construction to prevent accidental heavy vehicle entry to the effluent disposal area.	<i>Following completion of site works and prior to lodging plumbing application</i>

Condition 10 – site based management plan		Timing
10.1	Prepare and submit to the Coordinator-General a site based management plan (by a suitably qualified person in accordance with current best practise) that includes the following: (a) management of noise and dust generated from the site during and outside construction work hours (b) management of stormwater flows and quality around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties (c) management of contaminated soils (if required) including removal, treatment and replacement (d) site remediation plans (e) all other construction impacts requiring mitigation (f) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions (g) a timetable and process for review of the site based management plan to assess its effectiveness and to implement amendments as required.	<i>Prior to commencement of site works</i>
10.2	Undertake all works generally in accordance with the site based management plan which must be current and available on site at all times during the construction period.	<i>At all times</i>

Condition 11 – surface and groundwater quality monitoring plan		Timing
11.1	Prepare and submit to the Coordinator-General and Seqwater a surface and groundwater quality monitoring plan prepared by a suitably qualified water quality professional that includes at a minimum: (a) routine (quarterly at minimum) groundwater and soil profile monitoring at appropriate points surrounding leachate ponds for	<i>Prior to commencement of site works</i>

	pathogens, nutrients, heavy metals, pH, BOD, COD, TOC, DOC, TDS and conductivity, to enable early detection of leaks (b) routine (quarterly at minimum) groundwater and soil profile monitoring at appropriate points surrounding sub-surface drainage networks below composting pads, to enable early detection of leaks (c) routine (quarterly at minimum) water quality monitoring of stormwater held in detention basins and released at discharge points to ensure continued achievement of the pollutant load reductions specified in the site based stormwater management plan (as required in condition 12)	
11.2	Upon commencement of use, submit surface and groundwater quality monitoring data to Seqwater on an annual basis.	<i>As indicated</i>

Condition 12 – site-based stormwater management		Timing
12.1	Prepare and submit to the Coordinator-General and Seqwater a site based stormwater management plan (SBSMP) (by a suitably qualified RPEQ certified engineer). The SBSMP must meet the pollutant load requirements outlined in Acceptable Outcome AO14.3 of the <i>Seqwater Development Guidelines for Water Quality Management in Drinking Water Catchments 2024</i> and be in accordance with the requirements in condition 13	<i>Prior to commencement of site works</i>
12.2	Undertake all works generally in accordance with the site based stormwater management plan which must be current and available on site at all times during the construction period.	<i>At all times</i>
12.3	Stormwater management must not cause worsening to the operating performance of Beaudesert Boonah Road, such that any works on the land must not: (a) create any new discharge points for stormwater runoff onto the State-Controlled Road (SCR) (b) concentrate or increase velocity of flows to the SCR (c) interfere with and/or cause damage to the existing stormwater drainage on the SCR (d) surcharge any existing culvert or drain on the SCR (e) reduce the quality of stormwater discharge onto the SCR (f) impede or interfere with any overland flow or hydraulic conveyance from the state-controlled road reduce the floodplain immunity of the SCR.	<i>At all times</i>
12.4	Submit to the Coordinator-General and the Department of Transport and Main Roads RPEQ certification with supporting documentation to the Department of Transport and Main Roads (South Coast Region), confirming that the development has been designed in accordance with condition 12.1 at the following times: (a) prior to obtaining development approval for operational works or building works, whatever occurs first (b) within 20 business days of completion of site works. <i>Note: Records must be provided to DTMR (South Coast) – scr.calm@tmr.qld.gov.au</i>	<i>As indicated</i>
12.5	Provide the discharge of stormwater drainage flows to a legal point of discharge within the provisions of the Queensland Urban Drainage Manual and certified by an RPEQ as having been constructed in accordance with appropriate standards.	<i>Prior to commencement of use</i>

12.6	Drainage from the development works/building shall not adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater shall occur on adjoining land.	<i>At all times</i>
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Condition 13 – contaminants to land and water		Timing
13.1	Releases of contaminants to land and waters is prohibited (must operate as a 'zero discharge' facility), except in instances where releases are required due to exceedance of the design capacity of the leachate holding pond, i.e. a 10 year, 24-hour rainfall event.	<i>At all times</i>
13.2	Implement the following controls to manage contaminants: (a) bunded, impervious, aerated composting areas and food organics and garden organics and manure storage and maturation areas (b) composting activity on an impervious surface designed to the ERA 53(a) model operating conditions (ESR/2015/1665), of at least 600m thickness, or the equivalent to achieve an appropriately trafficable surface, achieving a permeability (K) of less than 1×10^{-9} m/s (c) lined leachate containment ponds, capable of detaining a minimum of 30ML, designed to at least a 10-year, 24-hour rainfall event (152mm and up to 900mm within six months) (d) lining of leachate ponds with either recompacted clay or high-density polyethylene to achieve an in-situ permeability (K) of less than 1×10^{-9} m/s (e) sub-surface drainage system capturing and directing leachate to impervious, lined leachate ponds (f) reuse of stored leachate in a closed cycle arrangement (g) proactive application of stored leachate to composting piles preceding weather events to maximise leachate detention capacity on site.	<i>Prior to operation and at all times thereafter</i>

Condition 14 – spillway		Timing
14.1	Incorporate a spillway channel along the downstream side of the freshwater dam shown on plan 'General arrangement overall layout' prepared by Smec, Document No. 30034146-000-114 Rev 02 and dated 03/04/2025 within the ACT 1 waterway that meets the following requirements: (a) constructed with a continuous slope, with no sudden vertical drops in the face of the spillway (b) no vertical drop in elevation where the spillway channel structure enters the natural stream bed (c) for a dam with a spillway height less than 3 metres above the waterway bed level, the spillway channel must have a maximum grade of 5% (1 in 20 slope) and be concave in shape (d) for weirs and dams with a spillway height greater than 3 metres above the waterway bed level, the design must incorporate a spillway channel and adhere to one of the following options: (i) option 1: a rock-lined channel that is concave in shape and constructed on a maximum grade of 5% (1 in 20 slope) with a minimum width of 3 metres. The channel must incorporate a 3 m diameter pool at 20 m intervals along the channel, and the invert of the pool must be a minimum of 300 mm depth below the bed of the channel. (ii) option 2: a rock-lined channel constructed on a maximum 2.5% grade (1 in 40 slope) with a minimum width of 3 metres.	<i>Prior to commencement of site works</i>

Condition 15 – fisheries development		Timing
15.1	The site must be open for inspection by an inspector at all times, pursuant to section 145 of the <i>Fisheries Act 1994</i> .	<i>At all times</i>
15.2	In-stream works are to be completed as quickly as possible, but must be avoided during times of elevated flows (waterway flowing sufficiently to allow for fish passage)	<i>At all times</i>
15.3	Spoil is not to be disposed of within waterways and where required, is managed to prevent acid soil development.	<i>At all times</i>
15.4	Restore any disturbed waterway beds and banks by development works (to facilitate dam construction) to pre-development profiles and stabilise with suitable, native vegetation, so that as a minimum: (a) stability and profiles of the bed and banks are re-instated to natural stream profiles and stability (b) the waterway bed is retained with natural substrate or reconstructed with substrate comparable to the natural substrate size and consistency (c) site conditions allow the rapid re-establishment of native vegetation and cover or native species are replanted to re-establish the natural plant community	<i>Within six months after completion of site works</i>
15.5	Implement erosion and sediment control measures to minimise soil movement and silt loads entering drainage lines, waterways and watercourses as a result of building works, in accordance with the International Erosion Control Association (IECA) – Best Practice Erosion and Sediment Control Controls must be maintained until such time that vegetation cover is effective in preventing further soil erosion and/or soil and sediment transfer or result in water contamination.	<i>At all times</i>
15.6	Minimise risk of fish kills arising from construction of dams. If required, fish salvage must be carried out in accordance with the Fisheries Queensland Guidelines for Fish Salvage or under a General Fisheries Permit issued under the <i>Fisheries Act 1994</i> . <i>Note: Fisheries Queensland Guidelines for Fish Salvage is available from www.daf.qld.gov.au</i>	<i>At all times</i>

Condition 16 – koala and fauna management plan		Timing
16.1	Prepare and submit to the Coordinator-General a koala and fauna management plan certified by an appropriately qualified professional that includes at a minimum: (a) clearing methodologies that include: (i) delineation of vegetation clearing boundaries and 'no-go zones' (ii) sequential clearing of koala habitat trees in accordance with section 10 of the Nature Conservation (Koala) Conservation Plan 2017 (iii) use of a koala spotter for clearing of koala habitat trees in accordance with section 11 of the Nature Conservation (Koala) Conservation Plan 2017 (b) measures to minimise disturbance to koala habitat trees during the breeding season (August to February) including scheduling of high-impact activities outside this period where feasible (c) protocols for managing injured or displaced wildlife, or wildlife otherwise unable to self-disperse during sequential clearing (d) measures to reduce temporary and permanent light spill onto adjacent habitats	<i>Prior to commencement of site works</i>

	(e) measures to reduce risk of vehicle strikes, including: (i) installation of wildlife signage in high risk areas (ii) construction speed limits (iii) limiting construction and other vehicle movements at night (f) use of koala friendly or exclusion fencing in accordance with the Koala-Sensitive Design Guideline: a guide to koala-sensitive design measures for planning and development activities (2022) (g) measures to prevent the introduction and spread of pest plant and animal species, and pathogens. <i>Note: a Koala habitat tree means</i> (a) a tree of the <i>Blakella</i>, <i>Corymbia</i>, <i>Eucalyptus</i>, <i>Lophostemon</i> or <i>Melaleuca</i> genera that is edible by koalas; or (b) a tree of a type typically used by koalas for shelter, including, for example, a tree of the <i>Angophora</i> genus.	
16.2	Undertake all works generally in accordance with the certified koala and fauna management plan which must be current and available on site at all times during the construction period.	<i>As indicated</i>

Condition 17 – vegetation rehabilitation management plan		Timing
17.1	Prepare and submit to the Coordinator-General a rehabilitation management plan (by a suitably qualified person in accordance with current best practise) that includes (but is not limited to) the following: (a) proposed rehabilitation activities, including: (i) planting of koala habitat trees to enhance movement corridors and retained koala habitat and draw koalas away from Mitchell Road. (ii) weed monitoring, removal and control measures (iii) restoration, with suitable ground cover, of areas disturbed during construction that are no longer required for operational activities (b) rehabilitation goals, indicators and completion criteria (c) rehabilitation monitoring program (d) rehabilitation schedule.	<i>Prior to commencement of use</i>
17.2	Implement the rehabilitation management plan upon commencement of use and monitor and maintain works carried out in accordance with the rehabilitation management plan for a minimum period of five (5) years from implementation of the plan, or until plantings are established.	<i>As indicated</i>
17.3	Provide notification and photographic evidence to the Coordinator-General that the rehabilitation works have been undertaken.	<i>Within 30 business days of the completion of rehabilitation activities.</i>

Condition 18 – Visual amenity		Timing
18.1	Prepare and implement a landscaping management plan (by a suitably qualified person in accordance with current best practice) that includes the following: (a) location of trees and shrubs to be planted to promote visual amenity values (b) any implementation measures to be used to improve visual amenity.	<i>Prior to commencement of construction</i>
18.2	Incorporate suitable screen planting (as determined by an appropriately qualified professional) along the site boundary and	<i>Prior to commencement of construction</i>

	within the project footprint to reduce visual impacts from Beaudesert Boonah Road and Sandy Creek Road. Eucalypts are not recommended for planting along Mitchell Road boundary as this may have the effect of drawing koalas towards the road.	
18.3	Construct and/or paint external details of buildings and structures to reduce visual impact and negate excessive glare in accordance with current best practise.	<i>To be maintained</i>

Condition 19 – significant residual impacts		Timing
19.1	No significant residual impacts to prescribed environmental matters, as determined in accordance with <i>Queensland Environmental Offsets Policy Significant Residual Impact Guideline (December 2014)</i> , are permitted to occur within Lot 4 on RP85497.	<i>At all times</i>

Condition 20 – vegetation management		Timing
20.1	Vegetation clearing must be undertaken in a sequential manner to allow mobile fauna to disperse away from clearing areas.	<i>At all times</i>
20.2	Vegetation clearing operations are to be supervised by a suitably qualified ecologist to monitor compliance of vegetation clearing with the defined clearing extents.	<i>At all times</i>
20.3	Prior to clearing, all demarcated habitat features will be checked for fauna by a fauna spotter-catcher and at-risk species will be relocated appropriately.	<i>At all times</i>

Condition 21 – hazardous materials		Timing
21.1	Prepare and submit to the Coordinator-General and Seqwater a hazardous materials management plan and an incident and emergency management plan, by a suitably qualified person in accordance with current best practice. These documents must include email and phone notification to Seqwater in the event of any contaminant release to ground of waters as follows: (a) Spills of dangerous/hazardous/environmentally hazardous materials greater than 200L (b) Any releases, overflows or groundwater contamination for leachate ponds (accidental or resulting from capacity exceedance caused by weather events) (c) On-site sewage facility overflows. <i>Note: Notification is to be made to Seqwater as follows: Attention: Corporate Communications Email: communications@seqwater.com.au Ph: 1300 737 928</i>	<i>Prior to commencement of use</i>
21.2	All flammable and combustible liquids (including hazardous waste materials) must be contained within an on-site containment system, controlled in a manner that prevents environmental harm and must be maintained in accordance with the current edition of <i>AS1940—Storage and Handling of Flammable and Combustible Liquids</i> .	<i>At all times</i>
21.3	All containers must be secured to prevent movement during a flood event.	<i>At all times</i>
21.4	Undertake all works generally in accordance with the hazardous materials management plan which must be current and available on site at all times during the construction period.	<i>At all times once prepared</i>

Condition 22 – chemical storage		Timing
22.1	Onsite fuel storage must be within an above-ground steel, self-bunded 33,460L portable fuel station/vessel, on concrete hardstand, maintaining 100m setbacks to all watercourses.	<i>At all times</i>
22.2	Onsite AdBlue must be contained in a suitable above-ground steel, self-bunded 5,000L storage and dispensing tank, on concrete hardstand, maintaining 100m setbacks to all watercourses.	<i>At all times</i>
22.3	Any fuel and AdBlue storage facilities must also include: (a) secondary containment bunding (110% capacity) on the concrete hardstand surrounding the fuel and AdBlue vessels (b) fencing around the fuel and AdBlue storage vessels on all sides which adjoin truck turning, vehicle movement or parking areas. Height, weight and construction of the fencing must be adequate to protect the vessel from heavy vehicle intrusion and designed so as not to impact on the bunding and containment function or imperviousness of the concrete hardstand area.	<i>At all times</i>

Condition 23 - repair of damage		Timing
23.1	Repair any roads or service infrastructure that have been removed or damaged during any works carried out in association with the approved development.	<i>Prior to commencement of use and ongoing</i>

Condition 24 – pavement impact - state		Timing
24.1	Pay a monetary contribution of \$4.38 per truck per year to the Department of Transport and Main Roads (South Coast) towards protecting and maintaining the safety and efficiency of the state-controlled road network. The monetary payment: (a) must be calculated at twelve monthly intervals commencing on the first day that material hauled to/from the site (transported by road) and must be calculated following the assessment contained within the Pavement Impact Assessment Report, prepared by Dykman Consulting, dated 26 November 2024, reference 2467, Rev 1 (contained in approved plans) (b) must be indexed based on the Road and Bridge Construction Index, Queensland – Class 3101, published quarterly by the Australian Bureau of Statistics (ABS Cat No. 6427, Series ID A2333727L) to the date of payment. <i>Note: Payment is to be arranged by contacting DTMR at scr.calm@tmr.qld.gov.au.</i>	<i>Upon commencement of use and once annual operational capacity reaches 40% or 160,000 tonnes (whichever occurs first)</i>
24.2	Maintain and submit to the Department of Transport and Main Roads (South Coast) records of the annual development output and the associated truck volumes to and from the site on the state-controlled road network. <i>Note: Records must state reference number TMR24-043579 and be provided to DTMR (South Coast) – scr.calm@tmr.qld.gov.au</i>	<i>Every 12 months for the first 20 years of operation after commencement of use.</i>

Condition 25 – Access to SCR and transport routes		Timing
25.1	Direct access is prohibited between Beaudesert Boonah Road and the subject site.	<i>At all times</i>
25.2	Permanently close existing road access located between Lot 4 on RP85497 and Beaudesert Boonah Road and reinstate grass verge and swale drain to match the adjacent (at no cost to the Department of Transport and Main Roads).	<i>Prior to commencement of use</i>

25.3	Obtain an approval for the route for the road section between the Beaudesert Boonah Road and the entrance to development to be used by multi-combination vehicles from the National Heavy Vehicle Regulator prior to allowing access to Multi-Combination vehicles via the above road section.	<i>Prior to commencement of use</i>
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Condition 26 – pavement impact – local		Timing
26.1	Provide all the necessary works for the construction of Mitchell Road to a Class 4B Rural standard, as approved by Council under Subordinate Local Law No. 1.15 (Carrying out Works on a Road or Interfering with a Road or its Operation) 2011, granted on 29 November 2024 (Council ref: 38867).	<i>Prior to commencement of use</i>
26.2	Prepare a Road Condition Report (RCR) by a suitably qualified RPEQ for Mitchell Road to identify any reseal works that are required, at the following times: (a) after upgrade of Mitchell Road is complete and prior to commencement of use (b) every ten (10) years from commencement of use (c) at any time when directed by Scenic Rim Regional Council (SRRC). <i>Note - SRRC may only request an RCR be prepared by a suitably qualified RPEQ if SRRC determines on reasonable grounds that reseal works are required due to vehicle movements on Mitchell Road for the purpose of the compost manufacturing facility.</i>	<i>As indicated</i>
26.3	Where an RCR identifies that reseal works are required to all or part of Mitchell Road, works must be carried out within three (3) months of the RCR being completed at no expense to SRRC, unless otherwise agreed by SRRC.	<i>As indicated</i>

Condition 27 – car parking and vehicles		Timing
27.1	All parking areas, driveways, circulation aisles and manoeuvring areas are to be designed and constructed in accordance with AS 2890.1 - 2004 and AS 2890.2 – 2002 and Scenic Rim Regional Council's current planning scheme. The completed works are to be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice to a standard reasonable for commercial purposes. The car parking provisions must be maintained in good condition for the lifetime of the proposed use.	<i>Prior to commencement of use</i>
27.2	The development must provide a total of twenty (20) car parking spaces including one (1) space for People with Disabilities (PWD) and four (4) truck parking spaces.	<i>Prior to commencement of use</i>
27.3	All vehicles under the control of the party(ies) charged with the overall responsibility for the operation of the facility and any ancillary staff must be parked wholly within the curtilage of the site. All vehicle movements to and from the site, inclusive of service vehicles, are to be conducted in forward gear.	<i>At all times</i>
27.4	All loading and unloading of vehicles associated with the approved uses, including the pick-up and/or delivery of goods and materials, will be conducted from within the curtilage of the site.	<i>At all times</i>
27.5	Provide adequate lighting to the open area car-parking facilities and all pedestrian links to the requirements of the relevant Australian Standards within AS1158 – Lighting for Roads and Public Spaces and AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.	<i>Prior to commencement of use</i>

	The lighting to the aforementioned areas is to be maintained in good condition for the lifetime of the proposed use.	
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Condition 28 – Earthworks and allotment filling		Timing
28.1	All earthworks and allotment filling are to be undertaken in accordance with Scenic Rim Regional Council's earthworks, construction and water quality code of the Scenic Rim Regional Council Planning Scheme 2020. Any filling is to be undertaken in accordance with Level 1 Inspection & Testing - AS3798 "Guidelines for Earthworks on commercial and residential developments". The completed works must be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice to a standard reasonable for commercial purposes.	<i>Prior to commencement of use</i>

Condition 29 – Retaining walls		Timing
29.1	The design and construction of any retaining wall greater than one (1) metre in height is to be structurally certified by a RPEQ. Any retaining wall higher than one (1) metre will require building approval.	<i>Prior to commencement of use</i>

Advice

Currency period

This SDA approval is valid until the end of the currency period, four years after the date of approval, unless the approval states a different period. For the SDA approval to remain valid the proponent must have, before the end of the currency period:

- substantially started the development; or
- made an application to the Coordinator-General to extend the currency period.

Other approvals

This approval relates solely to the material change of use for special industry (compost manufacturing facility) within the Bromelton State Development Area. All other approvals and/or permits required under local, state and/or commonwealth legislation must be obtained prior to the commencement of the use.

Cultural heritage – duty of care

Where items of archaeological importance are identified during construction of the project, the proponent must comply with its duty of care under the *Aboriginal Cultural Heritage Act 2003* and the Department of Environment and Heritage Protection 2014 guideline: archaeological investigations, all work must cease and the relevant State agency must be notified. Work can resume only after State agency clearance is obtained.

Seqwater

Notification in the event of any contaminant release to ground or waters is to be made to:

The Queensland Bulk Water Supply Authority (trading as Seqwater) Communications, Water Quality and Operations teams as follows:

Attention: Corporate Communications

Email: communications@seqwater.com.au

Ph: 1300 737 928

Department of Transport and Main Roads

Public Utility and Plant (PUP) / Third Party Infrastructure

Written approval is required from the Department of Transport and Main Roads for the installation of third-party infrastructure and/or works or connections to public utility and plant (PUP) within a state-controlled road.

Please contact the Department of Transport and Main Roads (South Coast Region) at scr.calm@tmr.qld.gov.au or on (07) 5563 6600 for guidance regarding the application and approval process as there are various legislative requirements which may apply depending on the service and scenario.

Further information about the installation, technical specifications and approvals of third-party infrastructure and PUP can be accessed from:

- https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Roadsides-road-corridors-and-utilities_
- <https://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval/Road-Corridor-Permit.aspx>
- <https://www.tmr.qld.gov.au/business-industry/technical-standards-publications/technical-notes>

This approval from the Department of Transport and Main Roads is required in addition to any development permit issued under the *State Development and Public Works Organisation Act 1971* or *Planning Act 2016*.

Road Works Approval

Written approval is required from the Department of Transport and Main Roads to undertake road works on a state-controlled road under section 33 of the *Transport Infrastructure Act 1994*.

Please contact the Department of Transport and Main Roads (South Coast Region) at scr.calm@tmr.qld.gov.au or on (07) 5563 6600 with a completed application form and supporting information to make an application for road works (including road access works) approval.

The application form and supporting guidance can be accessed from: <https://www.tmr.qld.gov.au/community-and-environment/planning-and-development/other-matters-requiring-approval#roadworks> other matters requiring approval (Department of Transport and Main Roads)

Road Corridor Permit

A Road Corridor Permit is required for any activity, structure or thing undertaken or located within the boundaries of a state-controlled road under section 50(2) and Schedule 6 of the *Transport Infrastructure Act 1994* and Part 5 and Schedule 1 of the Transport Infrastructure (State-Controlled Roads) Regulation 2006.

The development application materials indicate that the proposal may include activities, structures or things, referred to as ancillary works and encroachments (AWEs), within Beaudesert Boonah Road. AWEs may include, but are not limited to advertising signs or devices, paths, vegetation clearing, landscaping and planting, awnings, footpath dining, pipes, cables, fences, earthworks and demolition.

Please use the Department of Transport and Main Roads' Permit for Access to Road and Corridor portal (<https://rcp.tmr.qld.gov.au>) to apply for a Road Corridor Permit. Further information about Road Corridor Permits and AWEs can be accessed from: <https://www.tmr.qld.gov.au/community-and-environment/planning-and-development/other-matters-requiring-approval/road-corridor-permit>

All aforementioned approval processes take time. Please lodge your application and supporting information as soon as possible to ensure that your works are not delayed.

Department of Primary Industries

As previously advised, the feature referred to as ACT 2 is not considered a waterway. Works occurring within this feature do not constitute waterway barrier works. Additionally, any waterway crossings for subsequent road upgrades of Mitchell Road can likely be facilitated under the Accepted Development requirements for waterway barrier works.

Scenic Rim Regional Council

Infrastructure charges

Council Infrastructure Charges payable in accordance with the infrastructure charges resolution may be applicable for this development. An infrastructure charges notice may be issued upon notification to Council from the Office of the Coordinator-General that the development has been approved, or otherwise at the time of building approval.

Advertising signs

Advertising signs may require an approval in accordance with Council's Local Laws. Further information and the relevant application forms can be obtained by contacting Council's Health & Environment area on 07 5540 5444

Vegetation Management Act 1999 and Cultural Heritage Acts

This approval in no way restricts or inhibits the provisions of the *Vegetation Management Act 1999* or the *Aboriginal Cultural Heritage Act 2003*. The Applicant(s) will need to be satisfied that in undertaking the proposed development works that actions will not contravene the provisions of the aforementioned Acts.

Biosecurity Queensland

Biosecurity Queensland should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence. It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23. The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants.

Further approvals

The following approvals will be required to be obtained to carry out the proposed land use:

- Development Permit for carrying out Building Works
- A Property Access Location Approval to access a Council – controlled road
- A Works in Road Reserve Approval for any access construction work
- Authorisation to change Mitchell Road to be B-Double Route. Contact Council's Road Corridor Management team for further information.

Enclosure 1

The following information will be required in an audit report:

- Details of the development approval, including the SDA approval number, the date of approval and a summary of the audit reporting requirements. This should include a schedule of the dates by which audit reporting is to be provided to the Coordinator-General.
- Details of the independent, suitably qualified person(s) (see Schedule 1 in the Bromelton Development Scheme) (the auditor) responsible for preparing the audit report, including the auditor(s):
 - name, position, company and contact details
 - qualifications and experience
 - proof that the auditor is an independent third party unaffiliated with the proponent.
- Details of any external suitably qualified person(s) used to supplement reports/plans outside of the auditor's expertise.
- An audit evaluation matrix including but not limited to:
 - each condition of the SDA approval, and the status of the condition at the end of the relevant audit period
 - where a condition is current or complete, (to be activated, activated, complete), whether compliance has been achieved (compliant, non-compliant or not applicable), how compliance has been achieved (description of works, tasks or actions undertaken) and how the evaluation of the audit has been undertaken
 - a full description of the relevant standards, practices etc. against which works have been assessed together with evidence (reports, site photographs, certification documentation) to support the evaluation of the works against the compliance standards
 - the title, date, location and holder of any documentation referred to in the compliance evaluation matrix but not provided with the audit to allow the Coordinator-General to call upon these documents as required
 - details of any non-compliances identified by any party during the current audit period and a methodology specifying how compliance has been/will be achieved and by when it will be achieved, and
 - details of previous audit reports (if relevant) with an update on any non-compliance, corrective actions and revised practices (as relevant) undertaken and the current status of any corrective actions.
- Additional evidence to support the compliance evaluation, including the date and locations of any site inspection/s conducted during the preparation of the audit report and details of any employees of the proponent interviewed for the audit.
- The auditor's declaration whereby the auditor:
 - certifies the conditions contained in the SDA approval have been satisfactorily complied with, subject to any qualifications which the author has outlined in the audit report
 - certifies that to the best of the auditor's knowledge, all information provided in the audit report is true, correct and complete, and

- acknowledges it is an offence under section 157O of the *State Development and Public Works Organisation Act 1971*, to give the Coordinator-General a document containing information the auditor knows is false or misleading in any material particular.
- Any further attachments the auditor considers relevant to the audit report.

An audit report guideline has been prepared to provide guidance to proponents and auditors in compiling audit reports. The guideline is available on the Department of State Development, Infrastructure and Planning website at <https://www.statedevelopment.qld.gov.au/coordinator-general/state-development-areas/development-schemes-applications-and-requests> or by contacting the Planning and Services Division on 1800 001 048 or via sdainfo@coordinatorgeneral.qld.gov.au.