

APPENDIX G - PROPONENT COMMITMENTS

No.	Topic	RDIAR Section / Appendix Reference	Rational	Proposed commitment	Timing
1	Water availability and reliability for proposed subdivision	Section 5.2.1 RDIAR - Water supply Appendix B.2	The cumulative projected demand for water of all the users within the SRAIP must not exceed the total amount of water allocations available within the SRAIP management scheme at any given time.	A demand management mechanism will be implemented through the SRAIP management scheme/ Building management Scheme / Community Title Scheme to ensure water use does not exceed availability and long- term water supply.	Drafting of the management scheme/ Building management Statements/ Community Title Scheme to be finalised immediately prior to plan sealing.
2	Precinct Governance	Section 5.3 – Precinct Governance	The proposed governance arrangements for the SRAIP be incorporated within a Building Management Scheme and/or a Community Titles Scheme and reflect arrangements for the provision of infrastructure, access and other relevant conditions of development relevant to the allotments. The final governance arrangements need to be confirmed and implemented prior to on-selling any allotments to third parties.	Kalfresh commit to establishing the required governance arrangements as set out in section 6.3 of the RDIAR. Final arrangements are subject to legal review and drafting of appropriate mechanisms – however Kalfresh, or a related entity, commit to maintaining control of all project infrastructure to ensure continuity of services at all times and in perpetuity.	Prior to submission of the RoL survey plans to inform the Phase 2 Stage 1 plan sealing application with Scenic Rim Regional Council.
3	Aboriginal Cultural Heritage	Section 3.2.9 RDIAR - Heritage Appendix B.10	Comply with the statutory duty of care in accordance with the <i>Aboriginal Cultural Heritage Act 2003</i> . In all areas of the proposal area, the Aboriginal Party may attribute residual cultural heritage significance to ceremonial places, burials, scarred or carved trees and/or occupation sites, regardless of the severity of previous ground disturbance.	Kalfresh commit to complying with the provisions of the <i>Aboriginal Cultural Heritage Act 2003</i> and the associated duty of care guidelines. The Yuggera Ugarapul People will be notified of project works and consulted prior to ground disturbance to confirm land categorizations within the project area (Lot 1 on RP216694, Lots 2-4 on SP192221, Lot 2 on RP20974, and Lot 2 on RP44024).	Prior to ground disturbance works.

4	Land contamination	Section 8.3.2.1 RDIAR - Land Contamination	<p>Lot 2 RP20974 is listed on the EMR due to historical cattle dip and service station on site.</p> <p>The historical cattle dip is an indicator of potential land contamination. The extent of potential land contamination needs to be confirmed prior to earthworks or ground disturbance.</p> <p>The service station is a current use which poses no current contamination risk.</p>	<p>Prior to the commencement of any site works and/or RaL, Kalfresh will engage an appropriately qualified specialist to undertake the necessary investigations to confirm presence of any land contamination associated with the historical Cattle Dip located on Lot 2 RP20974 (EMR Site ID 6170). In the event land contamination is found to occur, suitable contractors will be engaged to contain, manage and/or remediate the contamination in accordance with relevant Australian Standards and best practice material.</p>	<p>Prior to application for RaL / operational works for earthworks.</p>
5	ERA 53(a) – Impervious Leachate Barrier	Appendix C.3.3 and C.3.4	<p>Standard model operating conditions for ERA 53(a) (version 4.00 dated 09 July 2021) are sought to be Stated by the Coordinator-General in the Evaluation Report. Detailed design for the composting facility is yet to be undertaken, however compliance with the standard operating conditions is possible through detailed engineering design. By designing and constructing the leachate containment and management systems correctly, there will be no risk for contamination to occur to receiving surface water and groundwater. The effect of this commitment is to avoid the need to undertake routine monitoring of SW and GW over the life of the project.</p>	<p>To reduce the risk of leachate contaminating surface water and groundwater receiving environments, Kalfresh and their delivery partners commit to constructing an impervious barrier under the composting activity to (windrows, receivals and product stockpiles). The impervious barrier will be constructed with a thickness of at least 600 mm with an in-situ permeability (k) of less than 10^{-9} ms^{-1} to achieve the requirement outlined in condition L3 of the Model operating conditions for composting.</p> <p>Details of the impervious barrier will be engineered during detailed design and submitted to the administering authority as part of the proponents application for ERA 53(a).</p>	<p>Prior to lodging application for ERA 53(a).</p>

6	Obligations under the <i>Petroleum and Gas (Production and Safety) Act 2004</i>	Section 4.1 RDIAR - Project approvals and legislative framework Appendix C.1.8 – Technical Memo (P&G Act)	<p>The entity / operator responsible for the Biogas operating plant, in accordance with the <i>Petroleum and Gas (Production and Safety) Act 2004</i> (P&G Act), must formally notify the Resources Safety & Health Queensland before commissioning the plant. An inspection and review of the plant and operations by Resources Safety & Health Queensland must conclude that compliance has been achieved with requirements stipulated in the P&G Act.</p> <p>Refer to Guideline for operating plant – Biogas, Petroleum and Gas Inspectorate, 1 September 2018.</p>	Kalfresh in conjunction with the AD Facility operator, is committed to meeting its obligations under the P&G Act and consulting with the Petroleum and Gas Inspectorate throughout the planning, construction, and operation of the AD Facility.	Whole of project life.
7	Registered Suitable Operator status under the <i>Environmental Protection Act 1994</i>	Section 4.2 RDIAR - Environmentally relevant activities	<p>The proponent, Kalfresh Pty Ltd, is not listed as a Registered Suitable Operator (RSO) in the Department of Environment and Science’s (DES) records. Registering as a suitable operator is a requirement to hold an environmental authority issued by DES.</p> <p>The proponent is encouraged to submit an RSO application to DES in preparedness for obtaining the required environmental authority/authorities for their proposed activities. The RSO application does not involve any fees and will generally be processed within 10 business days.</p>	<p>At the time of writing this report, Kalfresh Pty Ltd intend to restructure the business and operate ERA 53(a), 53(b) and 63 as separate entities and in conjunction with 3rd party operators.</p> <p>Prior to lodgement of development applications containing Environmentally Relevant Activities, Kalfresh (or the relevant operator) will apply to DES for RSO status.</p>	Prior to submitting applications for ERAs.

8	Management plans	Section 4.3.1 RDIAR - Management Plans	<p>The key management plans which will be operating throughout the development and operational phases of the SRAIP are provided in Table 7 section 4.3.1 of the RDIAR.</p> <p>These plans will be combined to form the overarching Construction Environmental Management (CEMP) and Operational Management (OEMP) Plans for the life of the project.</p>	Kalfresh, in conjunction with its delivery partners, commit to preparing and implementing management plans detailed at Table 7 (section 4.3.1 of the RDIAR). Management plans will be updated to reflect final approval conditions from regulating agencies and reflect improvements to management actions and strategies over time.	Whole of project life.
9	General biosecurity obligations under the <i>Biosecurity Act 2014</i> .	Section 8.8.3 RDIAR – Management	Kalfresh, as landholder, has a general biosecurity obligation under Chapter 2, Part 1 of the <i>Biosecurity Act 2014</i> to take all reasonable and practical steps to minimise the risks associated with invasive weed and pest species. This is inclusive of all biosecurity risks posed by pests, diseases, or contaminants.	Kalfresh commit to achieving the general biosecurity obligations in accordance with the <i>Biosecurity Act 2014</i> . This includes, but is not limited to reporting any unusual plant, pest disease or weeds identified on the property to the Department of Agriculture and Plant Health Australia.	Whole of project life.
10	Rural standard access road to composting lot	Appendix E.5 - Bushfire Hazard Assessment	Access to the composting facility in the rural precinct must be constructed and maintained demonstrate compliance with PO1 of the SRPS Bushfire Hazard Overlay Code for provision of a formalised access path to the composter use that enables safe evacuation for occupants and easy access by fire-fighting appliances. The access must be suitable for emergency services access including allowance for a 15t fire truck to access the premises.	Kalfresh commit to constructing a rural standard access road to Lot 19. From the commencement of the composting use the road will meet the Performance Outcomes and where possible Acceptable Outcomes, stipulated in the <i>QFES Fire Hydrant and Vehicle Access Guidelines for Residential, Commercial and Industrial lots</i> dated 03/2019.	Commencement of composting use.

11	Local workforce strategy	Appendix A.2	SRAIP represents a critical opportunity to provide local employment opportunities to workers who currently travel from the region for their jobs. Providing local employment will provide local workers with travel time and cost savings, while also maximising the benefits to the local economy from worker expenditure.	Kalfresh will establish a strategy to target local agricultural, construction and manufacturing workers who currently travel to locations such as Ipswich, Lockyer Valley, Logan and Brisbane for employment. This will include direct advertising of new positions and roles as well as the establishment of a SRAIP online jobs board.	Prior to significant employment / procurement of operational jobs.
12	Local construction supply chain procurement	Appendix A.2	The construction phase of SRAIP will generate significant local and regional construction employment as well as procurement supply chain opportunities for the local area.	Kalfresh will engage with Scenic Rim Regional Council to maximise local procurement during the construction phase, with a focus on ensuring local supply chain utilisation in the construction phase, both directly and through subcontractors.	Prior to commencement of construction procurement.
13	Agricultural manufacturing investment attraction	Appendix A.2	SRAIP will be anchored by Kalfresh operations but will also provide opportunities to accommodate leading agricultural manufacturing, research and processing tenants from across Australia and the world.	Kalfresh will work with DSDMIP, Scenic Rim Regional Council, TIQ and Austrade to position and promote SRAIP as an agricultural manufacturing destination of choice for inward investment.	Prior to commencement of construction procurement.
14	Community engagement plan	Appendix A.2	Being an influential development in a regional setting, the project team propose to ensure engagement with the local community occurs during all stages of development and into operations. This includes regular project construction updates, employment opportunities as well as seeking involvement in existing community activities that Kalfresh has established in the community over many years.	Kalfresh will prepare and implement a Community Engagement Plan for ongoing engagement with the community, particularly residents and businesses in Aratula, Boonah and Kalbar. This plan will outline the methods by which the community can engage with the proponent and representatives on an ongoing basis, including regular engagement through activities and events.	Prior to significant employment / procurement of operational jobs.

15	Ongoing community engagement	Appendix A.2	Construction and operation of the SRAIP project will be a significant project in the local community generating a level of interest in terms of construction impacts, employment and job opportunities and broader procurement requirements.	Kalfresh will engage with the community throughout construction and operation of the SRAIP project. A precinct wide website will be established to advise of key project updates, milestones, works notices or events. In conjunction with project delivery partners, the website will enable community feedback and contact details. The website will also be a hub to advertise job opportunities within the precinct and provide details of upcoming job tenders.	Following approval of the RDIAR.
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