

## 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.	<i>To be maintained at all times</i>

**Table 1 – approved plans and documents**

Title	Prepared By	Document No	Date
Site plan	K Red Design & Draft Building Designer	24-032 SHEET 2 of 11	06/08/2024
Ground floor plan	Kred Design & Draft Building Designer	24-032 SHEET 3 of 11	06/08/2024
First floor plan	Kred Design & Draft Building Designer	24-032 SHEET 4 of 11	06/08/2024
Elevations A & B	Kred Design & Draft Building Designer	24-032 SHEET 5 of 11	06/08/2024
Elevations C & D	Kred Design & Draft Building Designer	24-032 SHEET 6 of 11	06/08/2024
Foundation layout	Kred Design & Draft Building Designer	24-032 SHEET 7 of 11	06/08/2024
Mid floor system	Kred Design & Draft Building Designer	24-032 SHEET 8 of 11	06/08/2024
Section A	Kred Design & Draft Building Designer	24-032 SHEET 9 of 11	06/08/2024
Section B	Kred Design & Draft Building Designer	24-032 SHEET 10 of 11	06/08/2024
Technical notes	Kred Design & Draft Building Designer	24-032 SHEET 11 of 11	06/08/2024

Condition 2 – inspection		Timing
2.1	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 3 – dwelling house and shed		Timing
3.1	The predominant use of the dwelling house is to remain consistent with the definition of a dwelling house as defined under the Bundaberg State Development Area Development Scheme (December 2017).	<i>At all times</i>
3.2	The minimum habitable floor level of the dwelling house must be 300mm above the defined flood level of 5.42m AHD (i.e. 5.72m AHD).	<i>At all times</i>

Condition 4 – flood evacuation plan		Timing
4.1	Prepare a flood evacuation plan which must demonstrate how people may be evacuated from the site to a safe gathering point above the defined flood level and must include, but not be limited to, the following: <ul style="list-style-type: none"> <li>a) the defined flood level for the site</li> <li>b) the river height at which the property floods</li> <li>c) the evacuation route from the property to an approved evacuation centre/point and the method by which residents will be transported</li> <li>d) the estimated time required to reach the designated</li> </ul>	<i>Within 30 business days from the date of this approval</i>

	<p>evacuation centre/point</p> <p>e) the forecast flood height/level at which to evacuate</p> <p>f) a plan showing primary and secondary evacuation routes and assembly areas for the building.</p>	
4.2	Ensure the occupiers of the dwelling have access to, and a detailed understanding of, their obligations/requirements under the flood evacuation plan.	<i>At all times</i>
4.3	Implement and undertake the works, procedures and processes as required in the evacuation management plan.	<i>At all times</i>

<b>Condition 5 – building work</b>		<b>Timing</b>
5.1	Provide a copy of the building development approval to Coordinator-General.	<i>Within 30 business days from the date of the building development approval being granted</i>
5.2	Ensure all assessable building work is carried out in accordance with a valid building development approval.	<i>At all times</i>

<b>Condition 6 – services and utilities</b>		<b>Timing</b>
6.1	Obtain the necessary approvals for all required services and utilities (power, potable water, sewer, gas, wastewater, communications etc).	<i>At all times</i>
6.2	Provide and maintain to the relevant standards all services and utilities (power, potable water, sewer, gas, wastewater, communications etc.) necessary for the development.	<i>At all times</i>
6.3	<p>Provide appropriate on-site rainwater collection tank/s and/or other means to satisfy the water supply and firefighting demands of the development.</p> <p><i>Note: A minimum 45,000 litres storage capacity for potable water is recommended for the use.</i></p>	<i>At all times</i>
6.4	<p>Provide an on-site wastewater treatment and effluent disposal system of sufficient capacity to cater for the use. The wastewater treatment and disposal system must be designed, constructed, operated, and maintained in accordance with the Queensland plumbing and wastewater code and AS1547 – On-site domestic wastewater management.</p> <p><i>Note: The establishment of a wastewater treatment and disposal system for the site requires a Compliance permit to be obtained from Council under the Plumbing and Drainage Act 2018.</i></p>	<i>At all times</i>

<b>Condition 7 – stormwater drainage</b>		<b>Timing</b>
7.1	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>
7.2	Provide the discharge of stormwater drainage flows to a legal point of discharge.	<i>At all times</i>
7.3	Drainage works shall be designed and constructed in accordance with the <i>Queensland Urban Drainage Manual</i> .	<i>At all times</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:

- (if the development is reconfiguring a lot) provided the plan of subdivision to the Coordinator-General for approval in accordance with the relevant development scheme; or
- (for all other development) 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 dwelling house and shed within the Bundaberg 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.

This approval does not represent an approval to commence building work. Any excavation or filling of land proposed as part of the dwelling house and sheds that is not necessarily associated with the proposed building work is likely to require operational works approval from Bundaberg Regional Council.

### 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.

### Bundaberg Regional Council

#### *Flood resilience*

Any application for building work within the flood hazard area will need to demonstrate compliance with the relevant building assessment provisions under the *Building Act 1975*, including Queensland Development Code (QDC) MP3.5 – Construction of Buildings in Flood Hazard Areas.

Consider measures to increase the flood resilience of the dwelling house (and shed), including:

- It is recommended that building materials and surface treatments used under the defined flood level are resistant to water damage and do not include wall cavities that may be susceptible to the intrusion of water and sediment. The Queensland Government website at <https://www.qra.qld.gov.au/resilient-homes/flood-resilient-building-guidance-queensland-homes> provides guidance about water resilient products and building techniques.
- Council guidelines for building within a flood hazard area provide information and recommendations for improving flood resilience against scour and the forces of flood waters (see <https://www.bundaberg.qld.gov.au/planning-building/planning-building-flood-information/5>).

#### *Dwelling house and shed*

The dwelling house and shed should avoid the mapped erosion prone area and any overland flow paths that may traverse the subject site.

If the shed is a domestic outbuilding, any future building application for this may require referral to Bundaberg Regional Council for assessment against Bundaberg Regional Council's Amenity and Aesthetics Policy. The Amenity and Aesthetics Policy does not regulate farm sheds.

*Filling of land*

Any filling of land proposed as part of the dwelling house and shed is only to include that which is necessarily associated with the proposed building work. Any other filling on the site is likely to require operational works approval from Council.