

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
Cover Sheet	Evoke Architects	1379 A-01 Rev A	18/04/2024
Location Plan	Evoke Architects	1379 A-02 Rev A	18/04/2024
Site Plan	Evoke Architects	1379 A-03 Rev A	18/04/2024
Proposed Column Layout	Evoke Architects	1379 A-04 Rev A	18/04/2024
Proposed Floor Plan	Evoke Architects	1379 A-05 Rev A	18/04/2024
Proposed Roof Plan	Evoke Architects	1379 A-06 Rev A	18/04/2024
Proposed Elevations 1	Evoke Architects	1379 A-07 Rev A	18/04/2024
Proposed Elevations 2	Evoke Architects	1379 A-08 Rev A	18/04/2024
3D	Evoke Architects	1379 A-09 Rev A	18/04/2024
Existing Floor Plan	Evoke Architects	1379 A-20 Rev A	18/04/2024
Existing Roof Plan	Evoke Architects	1379 A-21 Rev A	18/04/2024
Existing Elevations	Evoke Architects	1379 A-22 Rev A	18/04/2024
Existing Elevations	Evoke Architects	1379 A-23 Rev A	18/04/2024
Existing Floor Structure	Evoke Architects	1379 A-24 Rev A	18/04/2024
Future Column Layout	Evoke Architects	1379 A-30 Rev A	18/04/2024
Future Floor Plan	Evoke Architects	1379 A-31 Rev A	18/04/2024
Future Roof Plan	Evoke Architects	1379 A-32 Rev A	18/04/2024
Future Elevations 1	Evoke Architects	1379 A-33 Rev A	18/04/2024
Future Elevations 2	Evoke Architects	1379 A-34 Rev A	18/04/2024
Future 3D	Evoke Architects	1379 A-35 Rev A	18/04/2024

Condition 2 - commencement of the site works and use		Timing
2.1	Notify the Coordinator-General in writing of the date of: (a) commencement of the site works (b) commencement of the use.	<i>Within 10 days of commencement of the relevant stage</i>

Condition 3- inspection		Timing
3.1	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 4 – waste management		Timing
4.1	Reuse, recycle or lawfully dispose of all waste (other than treated waste-water released to land) generated by the development.	<i>At all times</i>
4.2	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>

Condition 5– disaster / emergency management		Timing
5.1	Prepare a disaster management plan (DMP) in case of natural hazards to ensure the safety and well-being of all people on site. The DMP must provide details on the following (in the case of a	<i>Prior to commencement of use</i>

	<p>hazard):</p> <p>(a) potential hazards to impact on the property</p> <p>(b) strategies for the protection of life and property</p> <p>(c) evacuation procedures</p> <p>(d) demonstration of long-term resilience in distressed conditions in the event an evacuation cannot be achieved, including details of access to food, water and medical supplies.</p>	
5.2	Implement and undertake the works, procedures and processes as required in the DMP.	<i>Prior to commencement of use and to be maintained</i>

Condition 6 – services and utilities		Timing
6.1	Obtain the necessary approvals for all required services and utilities (power, potable water, sewer, gas, wastewater, communications etc) for both construction and operation.	<i>Prior to commencement of site works</i>
6.2	Provide and maintain to the relevant standards all services and utilities (power, potable water, sewer, gas, wastewater, communications etc) necessary to the development.	<i>At all times</i>

Condition 7 – site and soil evaluation and wastewater design		Timing
7.1	<p>Prepare and submit to Seqwater a Site and Soil Evaluation and Wastewater Design for Scenic Rim Regional Council plumbing approval prepared by a suitably licensed wastewater designer and demonstrating a compliant 'medium' or lower risk rating under the Seqwater Land Use Risk Tool. The wastewater design must include the following minimum requirements:</p> <p>(a) minimum 'advanced secondary' wastewater treatment standard</p> <p>(b) maintain at least 100m to any watercourse;</p> <p>(c) utilise a sub-surface disposal method suited to the soil type and gradient of the effluent disposal area; and</p> <p>(d) achieve a minimum 1m vertical separation distance for effluent disposal, to bedrock and groundwater (bores to be conducted over the chosen effluent disposal area).</p>	<i>Prior to commencement of site works</i>

Condition 8 – stormwater drainage		Timing
8.1	Drainage from the development shall not adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater shall occur on adjoining land.	<i>At all times</i>
8.2	Provide the discharge of stormwater drainage flows to a legal point of discharge.	<i>At all times</i>
8.3	Drainage works shall be designed and constructed in accordance with the <i>Queensland Urban Drainage Manual</i> .	<i>Prior to commencement of use</i>

Condition 9 – fire ant management plan		Timing
9.1	<p>Prepare a fire ant management plan that details what actions will be undertaken to prevent or manage fire ants on the site for works</p> <p><i>Note: Information on fire ants is available at https://www.fireants.org.au/ or by contacting the Fire Ant Suppression Taskforce in the Department of Agriculture and Fisheries on 13 25 23.</i></p>	<i>Prior to commencement of site works</i>

9.2	Implement and undertake the actions as required in the fire and management plan.	<i>Prior to commencement of site works and to be maintained</i>
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Condition 10 – external details		Timing
10.1	Ensure external details of the building, facade treatment and external materials, colours and finishes are generally consistent with plan title 'Future 3D' prepared by Evoke Architects (document no. 1376 -A-35 Rev A) dated 18/04/2024 in Table 1.	<i>To be maintained</i>

Condition 11 – vehicle parking and access		Timing
11.1	All parking is to occur on site	<i>At all times</i>
11.2	Design and construct vehicle access, parking, internal roadways and manoeuvring for vehicles on site in accordance with Scenic Rim Regional Council's Design and Construction Guidelines	<i>Prior to commencement of use and to be maintained</i>

Condition 12 - repair of damage		Timing
12.1	Repair any property fencing, roads, service infrastructure and re-instate existing signage and pavement markings that have been removed or damaged during any works carried out in association with the approved development.	<i>To be maintained</i>

Condition 13 – railway noise and impacts		Timing
13.1	Mitigate and manage any operational rail noise, construction noise, and vibration impacts on the approved development from the Sydney to Brisbane interstate rail line and the proposed Southern Freight Rail Corridor / Calvert to Kagaru section of the Inland Rail project through the design of the approved development and/or establishment of appropriate acoustic buffering as required.	<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:

- 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 a dwelling house 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.

Scenic Rim Regional Council

A property access permit and road corridor use permit application are to be lodged with Council prior to undertaking any access/road construction works.

Note: This advice is provided to ensure compliance with local laws and to assess the safety of the site. Any construction or improvements to access points, as stipulated by this approval, will undergo inspection, and must adhere to the prevailing Council standards. The access provisions must be kept in good condition throughout the entire duration of the proposed use.

Inland Rail – Calvert to Kagaru section

The Calvert to Kagaru section of the Inland Rail project, also referred to as the Southern Freight Rail Corridor, is planned to connect to the existing Sydney to Brisbane interstate rail line in proximity to the site of the proposed dwelling house. The proposed rail infrastructure associated with the Calvert to Kagaru section of the Inland Rail project may have potential adverse acoustic and vibration impacts on the property, which the landowner is aware. The Inland Rail project is a declared coordinated project requiring an environmental impact statement (EIS) to be prepared and evaluated by the Coordinator-General. Information on the project, EIS process and potential project impacts can be found online at: <https://www.statedevelopment.qld.gov.au/coordinator-general/assessments-and-approvals/coordinated-projects/current-projects/inland-rail-calvert-to-kagaru/calvert-to-kagaru-projects-eis-documents>

Information on the Inland Rail Project and Australian Rail Track Corporation can be found online at: <https://inlandrail.com.au/where-we-go/projects/calvert-to-kagaru/>

It is recommended the landowner directly contact the Calvert to Kagaru stakeholder engagement lead to identify the proposed dwelling house as a sensitive receiver for future design studies.

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