

SDA approval – conditions

Stage 1 refers to the construction, associated works and use of the dwelling house, animal husbandry (stable and shed) and transport depot (up to four heavy vehicles)

Stage 2 refer to the construction, associated works and use of the transport depot (up to fifteen heavy vehicles) and caretaker's residence, plus continued use of the dwelling house and animal husbandry (stable and shed).

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
General notes	ACS Engineers	ACS-230008-GEN-02 Rev 3	21/12/2023
Staging plan	ACS Engineers	ACS-230008-GEN-03 Rev 3	21/12/2023
Overall site layout plan	ACS Engineers	ACS-230008-GEN-04 Rev 3	21/12/2023
Detailed layout plan – Stage 1	ACS Engineers	ACS-230008-GEN-05 Rev 3	21/12/2023
Detailed layout plan – Stage 2	ACS Engineers	ACS-230008-GEN-06 Rev 3	21/12/2023
Hardstand & shed layout	ACS Engineers	ACS-230008-GEN-07 Rev 1	21/12/2023
Property access detail	ACS Engineers	ACS-230008-GEN-08 Rev 3	21/12/2023
Bulk earthworks plan – Stage 1	ACS Engineers	ACS-230008-GEN-09 Rev 3	21/12/2023
Sections	ACS Engineers	ACS-230008-GEN-10 Rev 3	21/12/2023
Landscape plan	ACS Engineers	ACS-230008-GEN-11 Rev 3	21/12/2023
Stormwater management plan	ACS Engineers	ACS-230008-GEN-12 Rev 3	21/12/2023
Erosion and sediment control – notes	ACS Engineers	ACS-230008-GEN-13 Rev 3	21/12/2023
Erosion and sediment control – details	ACS Engineers	ACS-230008-GEN-14 Rev 3	21/12/2023
Erosion and sediment control – plan	ACS Engineers	ACS-230008-GEN-15 Rev 3	21/12/2023
Secondary property access layout	ACS Engineers	ACS-230008-GEN-17 Rev A	21/12/2023
Stormwater management plan	ACS Engineers	230008	18/01/2024
Site & soil evaluation report	Stav's Hydraulic Services	Issue C	16/01/2024
House plans (Fontaine 60)	Metricon		
Stage 1 shed plans – concept			
Shed elevations - concept			

Architectural drawings (Stable plans)	Franklin Sheds & Carports	31121311590445	
Caretaker's accommodation (Bribie)	Eastcoast Homes & Park Cabins		08/11/2012

Condition 2 - commencement of the development		Timing
2.1	Notify the Coordinator-General in writing of the date of commencement of site works for Stage 1.	<i>Within business 30 days of commencement of site works for Stage 1.</i>
2.2	Notify the Coordinator-General in writing of the date of commencement of use for Stage 1.	<i>Within business 30 days of commencement of use for Stage 1.</i>
2.3	Notify the Coordinator-General in writing of the date of commencement of site works for Stage 2.	<i>Within business 30 days of commencement of site works for Stage 2.</i>
2.4	Notify the Coordinator-General in writing of the date of commencement of use for Stage 2.	<i>Within business 30 days of commencement of site works for Stage 2.</i>

Condition 3 - staged development		Timing
3.1	The development is to occur in accordance with the sequence of staging indicated in the approved plans and documents referenced in Table 1 of Condition 1.1 and the commencement dates outlined in Condition 2.	<i>As indicated</i>

Condition 4 – limits to approved use (transport depot)		Timing
4.1	Activities associated with the transport depot are limited to the area hatched in red and labelled as 'Transport Depot Footprint' on the plan titled 'Staging Plan', document number ACS-230008-GEN-03 Rev 3, prepared by ACS Engineers, dated 21/12/2023 in Table 1.	<i>At all times</i>
4.2	No more than four heavy vehicles are to be parked on site for the transport depot at any one time.	<i>To be maintained during Stage 1</i>
4.3	No more than fifteen heavy vehicles are to be parked on site for the transport depot at any one time.	<i>To be maintained during Stage 2</i>
4.4	Limit the hours of operation of the transport depot use to between: (a) 5:00am and 7:00pm Monday to Friday and 5:00am and 2:00pm Saturdays for maintenance and cleaning of machinery and heavy vehicles (b) Heavy vehicle movements (collection and return) outside of the hours listed in (a) are limited to 720 vehicle movements per annum (c) The limitations in (a) and (b) do not apply to activities associated with the on site animal husbandry and/or farming operations.	<i>At all times</i>

Condition 5 – limits to approved use (caretaker's accommodation)		Timing
5.1	<p>The predominant use of the Caretaker's Accommodation is to remain consistent with the definition of a Caretaker's Accommodation as defined under the Bromelton State Development Area Development Scheme (December 2017).</p> <p>The caretaker's accommodation is to be removed if the transport depot ceases use.</p>	<i>To be maintained during Stage 2</i>

Condition 6 - auditing		Timing
6.1	<p>Prepare and submit an audit report to the Coordinator-General. The audit report must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with.</p> <p>Audit reports are required within 30 business days of the following:</p> <ul style="list-style-type: none"> (a) commencement of site works for Stage 1 (b) commencement of use of Stage 1 (c) commencement of use of Stage 2. <p>An audit report is to contain detail consistent with the information provided in Enclosure 1.</p>	<i>As indicated</i>

Condition 7 - inspection		Timing
7.1	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 8 – complaints		Timing
8.1	<p>Record all complaints received relating to the development in a register that includes, as a minimum:</p> <ul style="list-style-type: none"> (a) date and time when complaint was received (b) complainant's details including name and contact information (c) reasons for the complaint (d) investigations undertaken and conclusions formed (e) actions taken to resolve this complaint, including the time taken to implement these actions (f) include a notation in the register as to the satisfaction (or dissatisfaction) of the complainant with the outcome. 	<i>At all times</i>
8.2	Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.	<i>As indicated</i>
8.3	Provide an up to date copy of the register if requested by the Coordinator-General.	<i>As indicated</i>

Condition 9 – services and utilities		Timing
9.1	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 for Stage 1</i>
9.2	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>

9.3	Provide an adequate and accessible supply of water for firefighting purposes. <i>Note: Private building fire systems must comply with relevant building codes and standards.</i>	<i>Prior to the commencement of use of Stage 1 and to be maintained</i>
-----	---	---

Condition 10 – ‘As constructed’ plans		Timing
10.1	Prepare and submit to the Coordinator-General, ‘As constructed’ plans certified by RPEQ or other independent suitably qualified person. The plans must show that Stage 1 and Stage 2 of the development have been constructed generally in accordance with the plans referenced in Table 1 of Condition 1. Plans must be submitted in electronic pdf and shape files.	<i>Prior to commencement of use of Stage 1 and use of Stage 2.</i>

Condition 11 - construction management plan		Timing
11.1	Prepare and submit to the Coordinator-General a construction management plan (by a suitably qualified person in accordance with current best practise) that includes the following for both Stage 1 and Stage 2 of the use: (a) management of noise and dust generated from the site during and outside construction work hours (b) management of contaminated soils (if required) including removal, treatment and replacement (c) site remediation plans (d) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions (e) a timetable and process for review of the construction management plan to assess its effectiveness and to implement amendments as required.	<i>Prior to commencement of site works for Stage 1</i>
11.2	Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	<i>At all times during construction of Stage 1 and construction of Stage 2</i>

Condition 12 – stormwater management and drainage		Timing
12.1	Implement the stormwater management plan titled ‘Stormwater Management Plan’, document number 230008, prepared by ACS Engineers, dated 18/01/2024 and ‘Stormwater Management Plan’, document number ACS-230008-GEN-12 Rev 3, prepared by ACS Engineers, dated 21/12/2024 in Table 1.	<i>Prior to commencement of site works for Stage 1 and as indicated</i>
12.2	Drainage from the development works/building shall not adversely impact upon adjacent properties or on Scenic Rim Regional Council infrastructure. No ponding, concentration or redirection of stormwater shall occur on adjoining land.	<i>At all times</i>
12.3	Provide the discharge of stormwater drainage flows to a legal point of discharge.	<i>At all times</i>
12.4	Stormwater flows and quality around and through the site must not increase the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>).	<i>At all times</i>

Condition 13 – erosion and sediment control plan		Timing
13.1	<p>Implement the works in the following erosion and sediment control plans in Table 1:</p> <p>(a) 'Erosion and sediment control – plan', document number ACS-230008-GEN-15 Rev 3, prepared by ACS Engineers, dated 21/12/2023</p> <p>(b) 'Erosion and sediment control – notes', document number ACS-230008-GEN-13 Rev 3, prepared by ACS Engineers, dated 21/12/2023</p> <p>(c) 'Erosion and sediment control – details', document number ACS-230008-GEN-14 Rev 3, prepared by ACS Engineers, dated 21/12/2023.</p>	<i>Prior to commencement of site works for Stage 1 and as indicated</i>

Condition 14 – fire ant management plan		Timing
14.1	<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 associated with Stage 1 and Stage 2.</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 for Stage 1</i>
14.2	Implement and undertake the actions as required in the fire ant management plan.	<i>Prior to commencement of site works for Stage 1 and to be maintained</i>

Condition 15 – access and vehicle parking		Timing
15.1	<p>Design and construct vehicle access, parking, internal roadways and manoeuvring for vehicles on site in accordance with AS2890.1: 2004 Parking facilities: Part 1 and AS2890.2:2018: Part 2; and Scenic Rim Regional Council's Design and Construction Manual to include the following:</p> <p>(a) parking on site and for the loading and unloading of vehicles within the site</p> <p>(b) manoeuvring on site for heavy vehicles and for the loading and unloading of the vehicles.</p>	<i>Prior to commencement of use of Stage 1 and to be maintained</i>
15.2	Limit access to the site to the 'existing property access' and 'proposed secondary access' as shown on the plan 'Overall Site Layout Plan', document number ACS-230008-GEN-04 Rev 3, prepared by ACS Engineers, dated 21/12/2023.	<i>Prior to commencement of site works for Stage 1 and to be maintained</i>
15.3	Access to the transport depot is limited to the 'proposed secondary access' as shown on the plan 'Overall Site Layout Plan', document number ACS-230008-GEN-04 Rev 3, prepared by ACS Engineers, dated 21/12/2023.	<i>At all times</i>
15.4	All parking is to occur on site.	<i>At all times</i>
15.5	All parking, access, internal roadways and manoeuvring are to be maintained in good condition and be trafficable in all weather conditions	<i>At all times</i>
15.6	Provide adequate and safe access for firefighting/other emergency vehicles and for safe evacuation.	<i>At all times</i>

Condition 16 – fencing and gates		Timing
16.1	Livestock must not access the banks or beds of Sandy Creek at any time other than supervised periodic crossings.	<i>At all times</i>
16.2	Install cattle-proof fencing surrounding the 'cropping and grazing' areas shown in green on the 'Overall Site Layout Plan', document number ACS-230008-GEN-04 Rev 3, prepared by ACS Engineers, dated 21/12/2023 to ensure that livestock are not able to access the banks or bed of Sandy Creek at any other time, other than periodic supervised crossings.	<i>Prior to commencement of use of Stage 1 and to be maintained</i>
16.3	Gates on cattle-proof fencing required for supervised cattle crossings of Sandy Creek, must be closed at all other times, to prevent cattle access to the watercourse.	<i>As indicated</i>

Condition 17 – livestock crossing		Timing
17.1	Dedicated tracks used for supervised livestock crossing of Sandy Creek must undergo 'laneway hardening' of the soil surface to prevent erosion with regular use.	<i>Prior to commencement of use of Stage 1 and to be maintained</i>
17.2	If the bed level crossing used for cattle crossing of Sandy Creek is unimproved, unstabilised, in poor condition or not constructed to current standard, then upgrades to the crossing must be undertaken. The bed level crossing must be constructed to industry best practice, to ensure no degradation of stream banks or beds or sediment mobilisation.	<i>Prior to commencement of use of Stage 1 and to be maintained</i>

Condition 18 – site and soil evaluation report		Timing
18.1	<p>Implement the on-site wastewater treatment and disposal facilities in the 'Site and Soil Evaluation report', document number Issue C, prepared by Stav's Hydraulic Services, dated 16/01/2024 in Table 1.</p> <p><i>Note: Should the number of staff in the shed, shed extension and future office/s in either Stage 1 or Stage 2 of the development exceed the calculated 4 persons or hydraulic loads exceed the chosen 30L / staff member / day hydraulic loading, then the wastewater design must be reviewed and revised to ensure that the chosen wastewater treatment system is of adequate capacity and the effluent disposal area is of adequate size to service the increased effluent loads. Should any other part of the proposed wastewater design change, the design must be revised and resubmitted to the Office of the Coordinator-General and Seqwater prior to installation.</i></p>	<i>Prior to commencement of use of Stage 1 and as indicated</i>

Condition 19 – waste management		Timing
19.1	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>
19.2	All solid wastes, including general rubbish, end of life tyres and other mechanical waste items must be stored in an appropriately sized, enclosed skip bin or other bin receptacle, on a hardstand, bunded surface, with either a tarp or lid covering to prevent rain ingress.	<i>At all times</i>
19.3	All wastes must be removed to an approved disposal facility by a transporter holding all necessary government approvals. Waste must be removed at a frequency and in a manner that prevents nuisance from the waste at neighbouring properties.	<i>At all times</i>

Condition 20 – hazardous materials		Timing
20.1	All flammable and combustible liquids, other dangerous goods, hazardous substances or environmentally hazardous materials (including diesel, adblue, waste oils, washdown wastewater) must be contained within an on-site containment system, controlled in a manner that prevents environmental harm and must be: <ul style="list-style-type: none"> (a) set back at least 200m from Sandy Creek (b) at or above the 1% AEP flood level (c) undercover in a building or similar structure (d) in or on a dedicated impervious secondary containment store, or in a device that enables full (100%) recovery of spills (e) stored in a manner that prevents the movement of storage vessels from their place of storage during a flood event (f) maintained in accordance with the current edition of AS1940—Storage and Handling of Flammable and Combustible Liquids. 	<i>At all times</i>
20.2	All waste oils, vehicle maintenance fluids, vehicle washdown water must be collected and contained on-site, with zero discharge to ground or waters.	<i>At all times</i>
20.3	Diesel and/or adblue is to be stored in the “Petro Industrial self-bunded (double wall) above ground PT Series Containerised Tanks or approved similar” storage vessels in accordance with ‘Detailed Layout Plan – Stage 2’ drawing Number ACS-230008-GEN-06 Rev 3, prepared by ACS Engineers, dated 21/12/2023 and ‘Hardstand & Shed Layout’, drawing number ACS-230008-GEN-07 Rev 1, dated 21/12/2023.	<i>Prior to the commencement of use of Stage 2 and to be maintained</i>
20.4	Install an appropriately sized spill well beneath the camlock (or equivalent) fittings for refilling of the diesel and adblue storage vessels.	<i>Prior to the commencement of use of Stage 2 and to be maintained</i>

Condition 21 – disaster / emergency management		Timing
21.1	Prepare and submit to the Coordinator-General a disaster management plan (DMP) by a suitably qualified person to ensure the safety and well-being of all occupants of the facility for both Stage 1 and Stage 2. The DMP must provide details on the following: <ul style="list-style-type: none"> (a) potential natural and man-made hazards and emergency events (b) strategies for the protection of life and property (c) workforce numbers (including general breakdown of site access arrangements both construction and operational) (d) response procedures to incidents/events, including: injuries, medical evacuations, road accidents, spills, fire, floods, and other natural hazards (e) evacuation procedures (f) 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. 	<i>Prior to commencement of use of Stage 1</i>
21.2	Implement and undertake the works, procedures and processes as required in the DMP.	<i>Prior to commencement of use of Stage 1 and to be maintained</i>

Condition 22 – landscaping		Timing
22.1	Implement landscaping in accordance with 'Landscape Plan', document number ACS-230008-GEN-11 Rev 3, prepared by ACS Engineers, dated 21/12/2023 in Table 1.	<i>Within six (6) months of commencement of use of Stage 1 and to be maintained</i>
22.2	Maintain landscaping and replace any failed or failing trees or shrubs.	<i>At all times</i>

Condition 23 – lighting		Timing
23.1	Ensure outdoor lighting installed within the development minimises light spill in the adjacent properties and sensitive receptors in accordance with AS4282:1997 Control of obtrusive effects of outdoor lighting.	<i>To be maintained</i>

Condition 24 – external details		Timing
24.1	Construct and/or paint external details of building and structures to reduce visual impact and negate excessive glare, particularly where visible from the street, in accordance with current best practice.	<i>To be maintained</i>

Condition 25 - repair of damage		Timing
25.1	Repair any property fencing, roads, service infrastructure and reinstate 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 26 – air quality		Timing
26.1	A noxious or offensive odour must not be emitted beyond the boundaries of the use. No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm is to emanate beyond the boundaries of the use.	<i>At all times</i>
26.2	Dust from the building works and on-going operation of the site must not reduce the amenity or create a nuisance to neighbouring properties.	<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, animal husbandry (stable and shed), transport depot and caretaker's accommodation 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

Improvements to or construction of a bed level crossing used for cattle crossing of Sandy Creek must obtain approval for waterway barrier works from the Department of Agriculture and Fisheries where required. Note that Sandy Creek is classified as a 'Major' waterway for waterway barrier works.

Any change to the "Petro Industrial self-bunded (double wall) above ground PT Series Containerised Tanks or approved similar" storage vessels for the proposed 30,000L of diesel and/or 5000L of adblue as shown on 'Detailed Layout Plan – Stage 2' drawing Number ACS-230008-GEN-06 Rev 3, prepared by ACS Engineers, dated 21/12/2023 and 'Hardstand & Shed Layout', drawing number ACS-230008-GEN-07 Rev 1, dated 21/12/2023, must comply with the Seqwater Development Guidelines for Water Quality Management in Drinking Water Catchments 2017, either:

- (a) Acceptable Outcome AO15.5, being above ground, self-bunded and in compliance with AS1692 – Steel Tanks for Flammable and Combustible Liquids;
- (b) Acceptable Outcome AO15.6, being aboveground, using single-skinned vessels installed in a bunded, impervious (permeability <10-9m/s) compound, with net capacity of 100% of the vessel or aggregate quantity of multiple vessels; or
- (c) Acceptable Outcome AO15.7, being below ground in non-corrodible vessels, double walled, with an interstitial space between, meeting bunded and in compliance with AS1692 – Steel Tanks for Flammable and Combustible Liquids and / or UL1316 for glass fibre or reinforced plastics.

It is recommended advice is sought from the Office of the Coordinator-General and Seqwater prior to making any changes to these storage vessels to determine if a request to change an SDA approval is required to be submitted in accordance with the Bromelton State Development Area Development Scheme (December 2017).

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.

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 SDA 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.
- Details of any compliance reporting which has previously been provided to the Coordinator-General for the purpose of complying with Schedule 3 of the Bromelton SDA Development Scheme.
- 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, Local Government 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.