

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	ACS Engineers	ACS-230068-GEN- 01 Rev 6	30/01/2025
General Notes	ACS Engineers	ACS-230068-GEN- 02 Rev 4	30/01/2025
Concrete Notes	ACS Engineers	ACS-230068-GEN- 03 Rev 1	30/01/2025
Typical Details	ACS Engineers	ACS-230068-GEN- 04 Rev 5	30/01/2025
Overall Layout Plan	ACS Engineers	ACS-230068-GEN- 05 Rev 7	30/01/2025
Turning Templates	ACS Engineers	ACS-230068-GEN- 06 Rev 5	30/01/2025
Property Access Layout Plan	ACS Engineers	ACS-230068-GEN- 07 Rev 6	30/01/2025
Sight Distance Assessment	ACS Engineers	ACS-230068-GEN- 08 Rev 5	30/01/2025
Stormwater Layout Plan	ACS Engineers	ACS-230068-GEN- 09 Rev 5	30/01/2025
Bio-Detention Basin Details	ACS Engineers	ACS-230068-GEN- 10 Rev 4	30/01/2025
ESC Notes – Sheet 01	ACS Engineers	ACS-230068-GEN- 11 Rev 4	30/01/2025
ESC Notes – Sheet 02	ACS Engineers	ACS-230068-GEN- 12 Rev 4	30/01/2025
ESC Notes – Sheet 03	ACS Engineers	ACS-230068-GEN- 13 Rev 4	30/01/2025
ESC Details	ACS Engineers	ACS-230068-GEN- 14 Rev 4	30/01/2025
ESC Layout Plan	ACS Engineers	ACS-230068-GEN- 15 Rev 5	30/01/2025
Building Layout Plan	ACS Engineers	ACS-230068-GEN- 16 Rev 1	30/01/2025
Building Plans 01	Will Scott		23/04/2024
Building Plans 02	Will Scott		23/04/2024
Building Plans 03	Will Scott		21/05/2024
Building Plans 04	Will Scott		21/05/2024
Building Plans 05	Will Scott		21/05/2024
Building Plans 06	Will Scott		21/05/2024
Boonah Cranes (Building Perspectives)	R&F Steel Buildings Brisbane West	P12232Q5	10/09/2023
Operational Works – Landscape (Sheet 1)	Studio 8	S8-1572LD Issue A	2/05/2024
Operational Works – Planting Plan (Sheet 2)	Studio 8	S8-1572LD Issue A	2/05/2024
Operational Works – Planting Plan (Sheet 3)	Studio 8	S8-1572LD Issue A	2/05/2024
Operational Works – Planting Plan (Sheet 4)	Studio 8	S8-1572LD Issue A	2/05/2024
Stormwater management plan	ACS Engineers	230068 Rev 3	29/10/2024

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

Condition 3 – limit to approved use (transport depot)		Timing
3.1	Any rental or lease agreement for use of any part of the transport depot must not exceed a duration of 10 years. <i>Note: The Planning Act 2016 defines reconfiguring a lot as dividing land into parts by agreement, including a lease exceeding 10 years.</i>	<i>At all times</i>

Condition 4 – limit to approved use (caretaker's accommodation)		Timing
4.1	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).	<i>At all times</i>
4.2	The use of the caretaker's accommodation is to cease either: (a) on commencement of use of the fourth shed to be constructed on the site or (b) if the transport depot ceases use, whichever occurs first.	<i>As indicated</i>
4.3	The caretaker's accommodation is to be demolished or removed from site on cessation of its use.	<i>Within 3 months of use ceasing</i>

Condition 5 - auditing		Timing
5.1	Prepare and submit audit reports to the Coordinator-General within: (a) 30 business days after commencement of site works; and (b) 30 business days after commencement of use of the transport depot. The audit reports must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with. The audit report will contain detail consistent with the information provided in Enclosure 1 .	<i>As indicated</i>

Condition 6 - inspection		Timing
6.1	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 7 – complaints		Timing
7.1	Record all complaints received relating to the development in a register that includes, as a minimum: (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>
7.2	Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.	<i>As indicated</i>
7.3	Provide an up-to-date copy of the register to the Coordinator-General with each audit report required under Condition 5 – Auditing.	<i>As indicated</i>

Condition 8 – services and utilities		Timing
8.1	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>
8.2	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>
8.3	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 commencement of use and maintained</i>

Condition 9 – ‘as constructed’ plans		Timing
9.1	Submit ‘as constructed’ plans, certified by a RPEQ or other independent suitably qualified person, to the Coordinator-General. The plans must show that the development has 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</i>

Condition 10 – construction management plan		Timing
10.1	Submit a construction management plan, prepared by a suitably qualified person in accordance with current best practise, to the Coordinator-General and Scenic Rim Regional Council that includes the following: (a) limiting construction activity and noise from earthworks and construction to between the hours of 0630 to 1830 Monday to Saturday, with no work to occur on Sundays or public holidays (b) management of noise and dust generated from the site during and outside construction work hours (c) management of contaminated soils (if required) including removal, treatment and replacement (d) details of how earthworks will be undertaken in compliance with the Earthworks, Construction and Water Quality Code of the Scenic Rim Regional Council's Planning Scheme 2020 (e) site remediation plans (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 construction 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 construction management plan which must be current and available on site at all times during the construction period.	<i>At all times during construction</i>

Condition 11 – stormwater management and drainage		Timing
11.1	Implement the stormwater management plan titled ‘Stormwater Management Plan’, document number 230068, prepared by ACS Engineers, dated 29 October 2024.	<i>Prior to commencement of site works and as indicated</i>

11.2	Drainage from the buildings and use must 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>
11.3	All discharge of stormwater drainage must flow to a legal point of discharge.	<i>At all times</i>
11.4	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 12 – fire ant management plan		Timing
12.1	Prepare a fire ant management plan that details what actions will be undertaken to prevent or manage fire ants on the site for site works. <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>	<i>Prior to commencement of site works</i>
12.2	Implement and undertake the actions as required in the fire ant management plan.	<i>Prior to commencement of site works and at all times</i>

Condition 13 – access and vehicle parking		Timing
13.1	Submit a Traffic Management Plan, prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher, to the Coordinator-General and Scenic Rim Regional Council to ensure traffic impacts are managed during construction and operation. The Traffic Management Plan must include: (a) provision for the management of traffic around and through the site during and outside of construction and operational hours of work (b) provision for parking and materials delivery during and outside of construction and operational hours of work (c) planning including risk identification and assessment and staging of construction of each of the industrial buildings (d) implementation (e) monitoring and measurement; (f) management review (g) traffic control plans or traffic control diagrams, prepared in accordance with <i>Manual of Uniform Traffic Control Devices</i> for any temporary part or full road closures of any Council or State road(s).	<i>Prior to commencement of site works</i>
13.2	Undertake all works in accordance with the Traffic Management Plan which must be current and available on site at all times.	<i>At all times</i>
13.3	The vehicle access, parking, internal roadways and manoeuvring for vehicles on site must be designed and constructed, by a suitably qualified engineer, 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: (a) parking on site and for the loading and unloading of vehicles within the site (b) manoeuvring on site for heavy vehicles and for the loading and unloading of the vehicles to ensure all vehicles enter	<i>Prior to commencement of use and to be maintained</i>

	and exit the site in a forward direction (c) a sealed driveway crossover from the site boundary to the existing pavement seal.	
13.4	Access to the transport depot is limited to the 'new type C property access' as shown on the plan 'Overall Layout Plan', document number ACS-230008-GEN-05 Rev 7, prepared by ACS Engineers, dated 30/01/2025.	<i>At all times</i>
13.5	All vehicles associated with the construction and operation of activities on the site must be parked wholly on the site.	<i>At all times</i>
13.6	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>
13.7	Provide adequate and safe access for firefighting/other emergency vehicles and for safe evacuation.	<i>At all times</i>

Condition 14 – site and soil evaluation report		Timing
14.1	<p>Submit a revised version of the site and soil evaluation report titled "Site and Soil Evaluation Report, 149 Sandy Creek Road", prepared by Stav's Hydraulic Services dated 23 October 2024 to the Coordinator-General and Seqwater. The revised report must include the following revisions:</p> <p>(a) Amended hydraulic design calculations and land application area for Shed 1, as identified on drawing H103, dated 23 October 2024, included within the "Site and Evaluation Report titled "Site and Evaluation Report, 149 Sandy Creek Road", prepared by Stav's Hydraulic Services dated 23 October 2024.</p> <p>(b) The amendments must confirm that no truck washdown water is included in the hydraulic design calculations and land application area for Shed 1.</p> <p>(c) Confirm that no truck washdown water or other non-domestic waste streams are directed to any domestic on-site wastewater treatment system and all truck washdown water must be captured and either:</p> <p>(i) treated (i.e. diversion to grease/oil separator and settlement of sediment first) then re-used in a closed loop cycle for re-washing of trucks; and/or</p> <p>(ii) captured, directed to holding tank for storage, then regularly removed off-site by licensed contractor. Holding tanks must include appropriate level trigger alarms at 80% capacity, with both audible and visual components and a licensed waste contractor must be engaged for scheduled removal of washdown wastewater from the holding tank/s.</p>	<i>Prior to commencement of site works</i>
14.2	Undertake all works generally in accordance with the revised site and soil evaluation plan.	<i>As indicated</i>

Condition 15 – waste management		Timing
15.1	Reuse, recycle or lawfully dispose of all waste (other than treated wastewater released to land) generated by the development.	<i>At all times</i>
15.2	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>
15.3	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	<i>At all times</i>

	nuisance from the waste at neighbouring properties.	
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Condition 16 – hazardous materials		Timing
16.1	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>
16.2	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>
16.3	All containers must be secured to prevent movement during a flood event.	<i>At all times</i>

Condition 17 – bushfire management plan		Timing
17.1	Submit a site-specific bushfire management plan (BMP), prepared by a suitably qualified person, to the Coordinator-General and Scenic Rim Regional Council, to ensure the safety and well-being of all occupants of the facility. The BMP must be prepared in accordance with Scenic Rim Planning Scheme, Section SC6.2.4 Planning Scheme Policy 4 – Bushfire Management Plans, Part 2, Section 2.3.1 Whole of Development Planning and demonstrate the following: (a) that the safety of people and property in a bushfire event can be managed and risks mitigated (b) development does not cause an adverse risk to people, property and the environment due to the impact of bushfire on hazardous materials (c) development does not cause excess danger or difficulty for emergency services to provide an emergency response or evacuation (d) landscaping and fuel sources within the bushfire prone area between hazardous vegetation and the proposed buildings does not increase the potential for bushfire hazard (e) how the specific outcomes of the bushfire hazard overlay code can be achieved.	<i>Prior to commencement of use</i>
17.2	Implement and undertake the works, procedures and processes as required in the BMP.	<i>Prior to commencement of use</i>

Condition 18 – landscaping		Timing
18.1	Submit to the Coordinator-General and Scenic Rim Regional Council an updated landscaping plan (by a suitably qualified person in accordance with current best practise) showing proposed landscaping works. The plan must include; (a) details of landscaping within the western corner of the site, adjoining the western most industrial shed and caretaker's residence (b) identification of trees to be cleared and other characteristics (species, height etc). A tree plot of impacted trees must be provided, including the species, any habitat features (e.g. hollows, nests), approximate height, tree health and whether the trees are koala food trees (c) demonstration of the use of low-flammability plant species	<i>Prior to commencement of site works</i>

	<p>(d) demonstration of diversity of on-ground covers including dianella species, (<i>hardenbergia violacea</i>, <i>themeda triandra</i> and <i>goodenia species</i> are recommended)</p> <p>(e) demonstration of diversity of bioretention basin vegetation to ensure long term efficiency and suitability (<i>carex appressa</i>, <i>Ficinia nodosa</i> and <i>gahnia seiberiana</i> in basin and <i>imperata cylindrica</i>, <i>dianella species</i> and shrubs like <i>melaleuca thymifolia</i> and <i>melaleuca (callistemon)</i> on batters are recommended)</p> <p>(f) demonstration of compliance with Scenic Rim Regional Council's Environmental Significance Overlay Code.</p>	
18.2	Implement the works in the updated landscape plan.	<i>Within six (6) months of the commencement of use</i>
18.3	Maintain landscaping and replace any failed or failing trees or shrubs.	<i>At all times</i>
18.4	Prepare and implement a pest and weed management plan (by a suitably qualified person in accordance with current best practise) to control all declared weeds and feral animals on the site.	<i>Prior to commencement of use and to be maintained</i>

Condition 19 – external details		Timing
19.1	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 20 - repair of damage		Timing
20.1	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>Prior to commencement of use and to be maintained</i>

Condition 21 – lighting		Timing
21.1	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 22 – operational noise		Timing
22.1	Ensure all operational noise generated by the development minimises the emission of noise likely to cause environmental nuisance at any noise sensitive or commercial place.	<i>To be maintained</i>

Condition 23 – odour and dust		Timing
23.1	Ensure no noxious or offensive odours are emitted beyond the boundaries of the premises.	<i>To be maintained</i>
23.2	Ensure no particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm, emanates beyond the boundaries of the premises.	<i>To be maintained</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 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.

The proponent must apply to Scenic Rim Regional Council for operational works approval for the proposed earthworks and stormwater components of the development.

The wastewater disposal system is to conform with the provisions of the "Queensland Development Code", the "Queensland Plumbing and Wastewater (QPW) Code" and AS1547-2012 On-Site Domestic Wastewater Management. Details on the proposed method of treatment and disposal of wastewater are to be submitted as part of a Development Application for Plumbing and Drainage Works.

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.

Works at proponent's expense

All works, services, facilities and/or public utility alterations required by the SDA approval or stated conditions, whether carried out by Scenic Rim Regional Council or otherwise, are at the proponent's expense, unless otherwise specified.

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, 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.