

## SDA approval – conditions

<b>Condition 1 – approved plans and documents</b>		<b>Timing</b>
1.1	Carry out the approved use generally in accordance with plan titled Main worker accommodation, numbered CCMP-CC001A-MAP-EN-0010(A), dated 26 October 2017 and CCMP-CC001A-MAP-EN-0012(A) dated 26 October 2017, except insofar as modified by any of the conditions of this approval.	<i>Ongoing</i>
1.2	This approval is for a 1700 bed non-resident workforce accommodation facility. Permissible infrastructure and utilities ancillary to or otherwise associated with the approved use include: <ul style="list-style-type: none"> <li>a) resident facilities</li> <li>b) kitchen, dining and food preparation facilities</li> <li>c) laundry facilities</li> <li>d) recreational facilities and open space including but not limited to sporting fields, swimming pool</li> <li>e) tavern</li> <li>f) medical clinic/emergency services facility</li> <li>g) parking, refuelling facilities, access roads, manoeuvring areas and pedestrian paths</li> <li>h) administrative buildings</li> <li>i) communications and data facilities</li> <li>j) water and sewage treatment plants</li> <li>k) detention basins</li> <li>l) diesel generators and fuel storage.</li> </ul>	<i>Ongoing</i>
1.3	Prepare and submit to the Coordinator-General a final site layout plan.	<i>Prior to commencement of site works</i>

<b>Condition 2 – land use limitations</b>		<b>Timing</b>
2.1	The use is for non-resident workforce accommodation and is not for permanent residential accommodation.	<i>As indicated and ongoing</i>
2.2	The non-resident workforce accommodation is for the workforce associated with the Carmichael Coal Mine and Rail project and associated offsite infrastructure.	<i>As indicated and ongoing</i>
2.3	Once the non-resident workforce accommodation has ceased the site must be decommissioned and the site rehabilitated within six months, in accordance with condition 13 of this approval.	<i>As indicated and ongoing</i>

<b>Condition 3 – commencement of the use</b>		<b>Timing</b>
3.1	Notify the Coordinator-General in writing within 30 days of the date of commencement of site works and the commencement of the use.	<i>As indicated</i>

<b>Condition 4 – auditing</b>		<b>Timing</b>
4.1	<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"> <li>a) commencement of site works</li> <li>b) every 6 months during construction</li> <li>c) commencement of use.</li> </ul> <p>An audit report is to contain detail consistent with the information provided in <b>enclosure 1</b>.</p>	<i>As indicated</i>

<b>Condition 5 – inspection</b>		<b>Timing</b>
5.1	<p>Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect each aspect of the use to ensure compliance with the approval and associated conditions.</p>	<i>Ongoing</i>

<b>Condition 6 – maintain the approved development</b>		<b>Timing</b>
6.1	<p>Maintain the approved development generally in accordance with the approved plans, including the site plan required in condition 1.3.</p>	<i>Ongoing</i>

<b>Condition 7 – tenure</b>		<b>Timing</b>
7.1	<p>Obtain appropriate land tenure for the proposed site as shown on the plan titled Main worker accommodation, numbered CCMP-CC001A-MAP-EN-0010(A) and dated 26 October 2017 and the plan titled Airport &amp; MWA Access Road, numbered CCMP-CC001A-MAP-EN-0012(A) and dated 26 October 2017.</p>	<i>Prior to commencement of site works</i>

<b>Condition 8 – road and access</b>		<b>Timing</b>
8.1	<p>Access must be designed to ensure adequate and safe access and egress for fire fighting/other emergency vehicles and for safe evacuation, in consultation with the Queensland Police Service, Queensland Rural Fire Service, State Emergency Service, and Queensland Ambulance Service.</p>	<i>Prior to commencement of site works</i>
8.2	<p>Undertake maintenance work in accordance with a written agreement with Isaac Regional Council (IRC) regarding the long term maintenance and development of Elgin Road and Moray Carmichael Road.</p>	<i>Prior to commencement of site works and ongoing</i>
8.3	<p>Provide and maintain an intersection with the proposed site access road and the realigned Moray Carmichael Road. The intersection is to include an Auxiliary Left Turn treatment</p>	<i>Prior to commencement of use and ongoing</i>
8.4	<p>The intersection and access road is to be constructed of compacted gravel or crushed rock or sealed with bitumen to provide all weather access. The intersection and access</p>	<i>Prior to commencement of use</i>

	road must be constructed with drainage provision if required.	
8.5	Access to the state controlled road network is to be via the intersection of Gregory Developmental Road and Elgin Road (Elgin-Moray Road/Moray Carmichael Road). No other intersection or access to the state controlled road network is to be used.	<i>Ongoing</i>
8.6	<p>Upgrade the intersection of Gregory Developmental Road and Elgin Rd (Elgin-Moray Road) to be a Short Channelised Right Turn Treatment (CHR(s)) and Short Auxiliary Left Turn Treatment (AUL(s)) configuration with a design speed to 120km/h in accordance with Chapter 13 of the Department of Transport and Main Roads' (DTMR) Road Planning and Design Manual.</p> <p>a) Submit to DTMR a preliminary concept drawing of all roadworks necessary to provide the level of service and safety required at the intersection and obtain approval prior to detailed design.</p> <p>b) Submit to DTMR, in electronic CAD and hardcopy, detailed engineering plans and specification of the work contained in the approved concept plan, prepared by a consulting engineering firm pre-qualified with DTMR and obtain approval from DTMR prior to site works commencing.</p> <p>c) Provide subsequent intersection works at no cost to DTMR. Construction will be:</p> <ul style="list-style-type: none"> <li>(i) in accordance with the approved engineering plans and specification.</li> <li>(ii) in accordance with DTMR's Conditions and Specifications for design and construction within the boundaries of state controlled roads, Mackay District.</li> <li>(iii) carried out by a contractor pre-qualified with DTMR to at least Level R1.</li> <li>(iv) completed to 'accepted on maintenance' stage prior to commencement of use</li> </ul> <p>d) Provide intersection lighting in accordance with DTMR's Road Planning and Design Manual and the Interim Guide to Road Planning and Design Practice.</p> <ul style="list-style-type: none"> <li>(i) Prior to site works submit and obtain approval from DTMR for lighting design plans. All plans submitted for approval must be certified by a registered professional engineer (RPEQ). Any subsequent modifications to the plans approved by the District Director, DTMR, shall be resubmitted and marked as 'as constructed'. Electrical plans must be certified by a registered professional electrical engineer.</li> </ul> <p>e) Submit to DTMR 'as constructed' plans (in electronic CAD and hardcopy) and test certificates confirming the</p>	<i>Prior to commencement of use</i>

	works were carried out in accordance with the approved drawings and specification, following completion of construction and prior to final approval.	
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<b>Condition 9 – car park and manoeuvring</b>		<b>Timing</b>
9.1	Provide sufficient parking spaces onsite for vehicles (including disabled spaces), buses, and service vehicles within clearly delineated parking areas.	<i>Prior to commencement of use</i>
9.2	The car parking and manoeuvring area must be constructed and maintained to be trafficable for all weather access.	<i>Prior to commencement of use</i>
9.3	Layout of parking spaces and manoeuvring area must be provided with all required dimensions in compliance with the relevant requirement AS/NZS 2890 for internal movement and manoeuvring.	<i>Prior to commencement of use</i>
9.4	Provide disabled car parking in accordance with AS2890.6. Shared zone/circulation space must be utilised to incorporate with the dedicated disabled car parking area to provide sufficient space for parking.	<i>Prior to commencement of use</i>
9.5	The car parking area is to line marked.	<i>Prior to commencement of use</i>

<b>Condition 10 – site based management plan</b>		<b>Timing</b>
10.1	<p>Prepare a detailed site based management plan (by a suitably qualified person) that addresses the following:</p> <ul style="list-style-type: none"> <li>a) noise management</li> <li>b) air quality and dust management (refer <b>enclosure 2</b>)</li> <li>c) sewerage and waste water management</li> <li>d) general and hazardous waste management</li> <li>e) storage of fuel, chemicals and hazardous substances</li> <li>f) erosion and sediment control (refer to <b>enclosure 3</b>)</li> <li>g) stormwater management (refer to <b>enclosure 4</b>)</li> <li>h) groundwater management</li> <li>i) plant and equipment servicing</li> <li>j) bushfire management</li> <li>k) fauna management (consistent with the EIS Species Management Plan) (refer <b>enclosure 5</b>)</li> <li>l) pest and weed management</li> <li>m) traffic management (refer to <b>enclosure 6</b>)</li> <li>n) landscaping management (refer to <b>enclosure 7</b>).</li> </ul> <p><i>Note - the site based management plan will contain detail consistent with the information provided in <b>Enclosures 2, 3, 4, 5, 6 and 7</b></i></p>	<i>Prior to any site works commencing</i>

10.2	<p>Submit the plan to the Coordinator-General with a third party certification (by an independent suitably qualified person) confirming the adequacy of the site based management plan against current best practice.</p> <p><i>Note - the site based management plan will contain detail consistent with the information provided in <b>Enclosures 2, 3, 4, 5, 6 and 7</b></i></p>	<i>Prior to any site works commencing</i>
10.3	Implement and undertake the works as required in the site based management plan.	<i>Ongoing</i>

<b>Condition 11 – disaster / emergency management</b>		<b>Timing</b>
11.1	<p>Prepare a disaster management plan by a suitably qualified person to ensure the safety and well-being of all occupants of the facility. The plan must be prepared in consultation with Queensland Police Service, Queensland Rural Fire Service, State Emergency Service, and Queensland Ambulance Service. The plan must provide details on the following:</p> <ul style="list-style-type: none"> <li>a) potential natural and man-made hazards and emergency events</li> <li>b) strategies for the protection of life and property</li> <li>c) workforce numbers (including general breakdown of site access arrangements both construction and operational)</li> <li>d) response procedures to incidents/events, including: injuries, medical evacuations, road accidents, spills, fire, floods, cyclones and earthquakes</li> <li>e) evacuation procedures</li> <li>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</li> <li>g) demonstration that resources required for the implementation of the plan would be provided independent of resources allocated to Clermont or other towns in the Isaac Region.</li> </ul>	<i>Prior to commencement of site works</i>
11.2	Implement and undertake the works as required in the disaster management plan.	<i>Prior to commencement of site works and ongoing</i>

<b>Condition 12 – provision of facilities onsite for QPS</b>		<b>Timing</b>
12.1	<p>The proponent must provide and maintain, at a minimum, the following facilities for use by the Queensland Police Service in accordance with project commitment M11.37, from the Coordinator-General's evaluation report for the Carmichael project:</p> <ul style="list-style-type: none"> <li>a) 1 x office</li> <li>b) 2 x workstations</li> <li>c) Access to a meeting room</li> <li>d) 1 x vehicle</li> <li>e) Accommodation at the camp</li> </ul>	<i>Prior to commencement of use and ongoing</i>

	f) Upgrade to existing communication towers for secure network. This would also accommodate other services such as QRFS and QAS.	
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<b>Condition 13 – rehabilitation plan</b>		<b>Timing</b>
13.1	Prepare a detailed site specific rehabilitation plan (by a suitably qualified person). The rehabilitation plan is to include: <ul style="list-style-type: none"> <li>a) details of how the area will be rehabilitated, including the removal of all temporary infrastructure and facilities</li> <li>b) details of self-sustaining species (groundcover and vegetation) to be planted within six months of site decommissioning including proposed numbers and location</li> <li>c) a monitoring programme, including timeframes to ensure the revegetation species will survive (including during the dry period)</li> <li>d) details of measures to be implemented to prevent weed control and erosion of the site</li> <li>e) details consistent with the rehabilitation objectives in section 3.2 of the Offsite Closure and rehabilitation strategy, contained in the Carmichael project SEIS material dated 26 July 2013</li> <li>f) identification of the proposed topography of this site after rehabilitation.</li> </ul>	<i>As indicated</i>
13.2	Within 12 months of decommissioning of the use, submit the plan to the Coordinator-General with a third party certification (by an independent suitably qualified person) confirming the adequacy of the plan against current best practice.	<i>As indicated</i>
13.3	Implement and undertake the works as required in the rehabilitation plan.	<i>Ongoing</i>
13.4	Provide a notice stating that rehabilitation of land has been completed in accordance with the rehabilitation plan together with photographic evidence of decommissioning activities and rehabilitation outcomes to the Coordinator-General.	<i>Within six months of completion of all decommissioning activities</i>

<b>Condition 14 – waste management</b>		<b>Timing</b>
14.1	Reuse, recycle or lawfully dispose of all waste (other than treated wastewater released to land) generated by the development.	<i>Ongoing</i>
14.2	Prepare and implement a refuse management strategy which outlines the method and frequency of refuse collection for the development. Provide a copy of the refuse management strategy to the Coordinator-General.	<i>Prior to commencement of use and ongoing</i>
14.3	If the refuse management strategy involves the use of IRC services for waste collection and disposal, the proponent must enter into an agreement with IRC and must uphold the terms of the agreement.	<i>Prior to commencement of use and ongoing</i>

<b>Condition 15 – infrastructure provision</b>		<b>Timing</b>
15.1	Obtain necessary approvals for connection to all services and utilities (power, water, sewer, communications etc.). Provide and maintain to an acceptable standard all services and utilities necessary for the proposed development.	<i>Prior to commencement of use and ongoing</i>

<b>Condition 16 – fencing</b>		<b>Timing</b>
16.1	Fence the site to the appropriate Australian Standard to ensure safety to people, livestock and fauna in the vicinity of the site. Any fencing constructed must not restrict access and movements on the site.	<i>Ongoing</i>

<b>Condition 17 – effluent disposal</b>		<b>Timing</b>
17.1	Effluent soakage and disposal areas are not to impact on stormwater release areas.	<i>Ongoing</i>

<b>Condition 18 – project commitments</b>		<b>Timing</b>
18.1	Implement relevant project commitments included in Appendix 7 of the Coordinator General’s evaluation report on the Carmichael Coal Mine and Rail project dated May 2014.	<i>Ongoing</i>

<b>Condition 19 – pre-clearance surveys</b>		<b>Timing</b>
19.1	Prior to commencement of site works, the proponent must conduct pre-clearance ecological surveys of areas to be impacted, consistent with: a) Queensland government surveys guidelines b) Australian government threatened species guidelines	<i>As indicated</i>
19.2	The surveys must be sufficient to identify the extent to which the following will be unavoidably impacted by the project: a) matters of state environmental significance as defined by the State Planning Policy b) matters of national environmental significance as listed under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> .	<i>As indicated</i>
19.3	The results of the pre-clearance survey must be made available to the Coordinator-General if requested.	<i>As indicated</i>

<b>Condition 20 – hazardous materials</b>		<b>Timing</b>
20.1	Hazardous materials (including hazardous waste materials) must be contained within an on-site containment system and controlled in a manner that prevents environmental harm and must be maintained in accordance with the current edition of AS1940—Storage and Handling of Flammable and Combustible Liquids.	<i>Ongoing</i>
20.2	All containers must be secured to prevent movement during a flood event.	<i>Ongoing</i>

<b>Condition 21 – land use separation</b>		<b>Timing</b>
21.1	Separation and/or landscaped buffers must be provided where appropriate to mitigate the adverse impacts of incompatible uses within the site, particularly where residential buildings are located; or where other mitigation measures cannot be provided at the source of the impact.	<i>Ongoing</i>

<b>Condition 22 – amenity</b>		<b>Timing</b>
22.1	Locate mobile plant (e.g. compressors, generators) as far as practicable away from the nearest potential sensitive receptors in accordance with project commitment R8.1, appendix G of the Carmichael Coal Mine and Rail project supplementary EIS, and maintain and operate all plant and equipment in proper condition.	<i>Ongoing</i>
22.2	Resident facilities must be provided and maintained generally in accordance with the following: <ul style="list-style-type: none"> <li>• communal recreation centre/wet mess</li> <li>• kitchen, dining and food preparation facilities</li> <li>• gymnasium and sports fields</li> <li>• swimming pool</li> <li>• communal open space areas</li> <li>• private open space areas adjacent to and located throughout residential areas including covered barbecue facilities and seating</li> <li>• planted buffer separating accommodation rooms</li> <li>• covered pedestrian paths linking the accommodation areas to the gymnasium, wet mess, sporting field, bus bay, and kitchen/dining facilities.</li> </ul>	<i>Ongoing</i>
22.3	All service roads, loading areas, turning circles and other manoeuvring areas must be located away from and/or screened from nuisance sensitive places to avoid lighting, noise and air quality impacts.	<i>Ongoing</i>
22.4	The sewage treatment plant and water treatment plant are to be located away from nuisance sensitive places.	<i>Ongoing</i>

<b>Condition 23 – crime prevention through environmental design</b>		<b>Timing</b>
23.1	The layout for the approved use must address crime prevention through environmental design and must include, but not be limited to the following principles: <ul style="list-style-type: none"> <li>• avoid blind spots or concealed areas where there is a reduced opportunity to see and be seen</li> <li>• where possible, design the site layout to have unimpeded sightlines to key places such as the wet mess/recreation hall, kitchen/dining hall, bus bay, etc</li> <li>• design the layout of the pedestrian paths with high levels of connectivity throughout the site</li> <li>• design the location of communal open space to be overlooked from buildings and compatible uses</li> <li>• co-locate a variety of compatible land uses with each other to encourage surveillance.</li> </ul>	<i>Prior to occupation and ongoing</i>



<b>Condition 24 – environmental nuisance</b>		<b>Timing</b>
24.1	The construction and operation of the use must not cause environmental nuisance at a nuisance sensitive place unless specifically authorised by a condition of this approval or where alternative lawful arrangements are in place. Nuisance sensitive places include the residential uses within the workforce accommodation.	<i>Ongoing</i>

**Operational works conditions**

**SDA self-assessable development authorised by this SDA approval**

The following operational work is authorised by this SDA approval as SDA self-assessable development. SDA self-assessable development must comply with the conditions stipulated below and with Schedule 3 of the Development Scheme for the Galilee Basin SDA.

For operational work not authorised by this SDA approval, the proponent must obtain the relevant approvals or authorisations as per the relevant authorising process.

<b>Operational work condition 26 – undertaking roadworks on a local government road</b>		<b>Timing</b>
26.1	Roadworks on a local government road to be undertaken only where necessary to support this SDA approval.	<i>Prior to the commencement of site works</i>
26.2	Roadworks must be designed to be generally in accordance with the minimum requirements determined by Isaac Regional Council and certified by an RPEQ.	<i>Prior to the commencement of site works</i>
26.3	All roadworks must be designed by a certified RPEQ and carried out generally in accordance with the plans certified by an RPEQ.	<i>Prior to the commencement of site works</i>
26.4	Provide ‘as constructed’ plans for all roadworks on local government roads to Isaac Regional Council and the Coordinator-General.	<i>Within 60 days of completion of site works</i>

<b>Operational work condition 27 – excavation or filling that materially affects premises or their use</b>		<b>Timing</b>
27.1	Submit to the Coordinator-General detailed earthworks plans prepared by an RPEQ and certified by an independent third party RPEQ, generally in accordance with AS3798 – 1996 “Guidelines on Earthworks for Commercial and Residential Developments. The plans shall: <ul style="list-style-type: none"> <li>a) include a geotechnical soils assessment of the site</li> <li>b) include details of any associated retaining structures which are to be designed in accordance with AS4678 – 2002 “Earth Retaining Structures”</li> <li>c) be consistent with the Erosion and Sediment Control plans</li> <li>d) where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation</li> <li>e) provide full details of any areas where surplus soils are to be stockpiled</li> <li>f) include an appropriate monitoring program for the period the site works are being undertaken, identify actions for correcting any failings in management and who is responsible for undertaking those actions.</li> </ul>	<i>Prior to commencement of site works</i>

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27.2	Carry out the earthworks generally in accordance with the certified plans required under this condition.	<i>Prior to the commencement of use</i>
27.3	Submit to the Coordinator-General certification by an RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under this condition and any unsuitable material encountered has been treated or replaced with suitable material.	<i>Prior to the commencement of use</i>

## Advice

- a) Maximise opportunities for the local workforce, local communities and minimise reliance on FIFO workforce arrangements. To achieve this, it is recommended the proponent adopts the following principles:
  - anyone must be able to apply for a job, regardless of where they live or wish to live
  - provided they can meet the requirements of the job, people must have choice where they live.
- b) This approval relates to the SDA approval for non-resident workforce accommodation (Main worker accommodation) within the Galilee Basin State Development Area. The proponent is responsible for gaining all other approvals and permits required under Local, State and/or Commonwealth legislation prior to the use commencing.
- c) All accesses, driveways, aisles, parking bays and maneuvering areas must be designed and constructed so as to comply with the criteria described in AS2890 (1-1993) and Austroads. All works to be designed and supervised by a RPEQ.
- d) Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the developer.
- e) Any building materials, equipment and the like must be appropriately tied down, placed indoors and secured on site at the time of preparation for cyclone events. The on-site supervisor is to ensure that all contractors/employees take the necessary steps to secure the construction site in the event of a cyclone.
- f) 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 DEHP 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.
- g) The proponent is responsible for and must fully rectify any damage to neighbouring public infrastructure (such as driveways and fences) caused by contractors, including clean-up of any litter or waste that is a result of the subject development.
- h) The approved development is also required to comply with IRC local laws.
- i) All development conditions contained in the Coordinator General's evaluation report on the EIS for the Carmichael project dated May 2014, pertaining to a formerly-termed '*significant project*' (now termed '*coordinated project*') continue to apply unless those conditions are specifically amended or changed under the provisions of the *State Development and Public Works Organisation Act 1971*.
- j) A suitably qualified person means a person who has professional qualifications, training, skills or experience relevant to the nominated subject matter and can give authoritative assessment, advice and analysis to performance relative to the subject matter using the relevant protocols, standards, methods or literature.

- k) The development must be designed and constructed in accordance with the Queensland Development Code MP3.3 Temporary Accommodation Buildings and Structures.
- l) The proposed workforce accommodation is inconsistent with the use of the land for pastoral purposes and construction cannot commence until such time as appropriate tenure has been issued. This would involve subdivision of Lot 662 on PH1491, excise of the area required for infrastructure, in the interim issue of a Development Lease and ultimately conversion to Freehold title.

The proponent would breach the provisions of the *Land Act 1994* and would breach the conditions of the SDA approval if construction was to commence on Lot 662 PH1491 prior to appropriate tenure being secured.

Consideration must also be given to the resolution of native title on Lot 662 PH1491. Alternative tenure cannot be issued until such time as native title has been resolved by way of indigenous land use agreement (ILUA). Further, the use of Lot 662 PH1491 for any purpose other than pastoral purposes may constitute a contravention of the *Native Title Act 1993 (Commonwealth)*.

- m) The taking of water from a watercourse, lake or spring or the capture of overland flow must be in accordance with the regulatory provisions of the *Water Act 2000* and the *Water Resource (Burdekin Basin) Plan 2007*.
- n) The taking of groundwater (sub-artesian) must be in accordance with the regulatory provisions of the *Water Act 2000* and the *Water Regulation 2002*.
- o) An application for a road corridor permit is required for any ancillary works and encroachments on a state controlled road. Contact DTMR on 4951 8555 to make an application for a road corridor permit. Ancillary works and encroachments include but are not limited to advertising signs or other advertising devices, paths or bikeways, buildings/shelters, vegetation clearing, landscaping and planting.
- p) Written approval from DTMR is required to carry out road works, including road access works on a state controlled road. Contact DTMR on 4951 8555 to make an application for road works approval. Obtain the approval prior to commencing any works on the state controlled road reserve. The approval process may require the approval of RPEQ certified engineering designs of the proposed works.
- q) Obtain liquor licencing approvals from the Department of Justice and Attorney General, Office of Liquor and Gaming Regulation (or equivalent) prior to the sale and consumption of liquor on site.
- r) Disposal of vegetation by burning is prohibited unless a permit is obtained either from the responsible entity or the Queensland Fire and Rescue Authority.

### **Enclosure 1 – Audit report requirements**

The following information will be required in an audit report:

- a) identification and details of the approval, including the use.
- b) a compliance evaluation table providing details on:
  - i) what conditions have been activated during the audit period
  - ii) the relevant condition in the approval, whether compliance was achieved and how compliance was evaluated (e.g. documents viewed, site inspection, etc.)
  - iii) identification of any non-compliances identified during the current audit period and recommendations on how to achieve compliance
  - iv) identification of any non-compliances identified in previous audit period, including details of site remediation activities, corrective actions and revised practices (as relevant).
- c) a list of evidence used to support the data, 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.
- d) the auditor's details, including the auditor's:
  - i) name, position, company and contact details
  - ii) qualifications and/or experience
  - iii) declaration of any conflict of interest.
- e) the auditor's declaration whereby the auditor:
  - i) certifies the conditions contained in the approval have been satisfactorily complied with, subject to any qualifications which the author has outlined in the audit report, and
  - ii) certifies that to the best of the auditor's knowledge, all information provided in the audit report is true, correct and complete
  - iii) 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.
- f) Any further attachments the auditor/s considers relevant to the audit report, including compliance statement for SDA self-assessable development identified in Schedule 3 of the Development Scheme.

**Enclosure 2 – Air quality and dust management plan**

Prepare a site based air quality and dust management plan (by a suitably qualified person) that addresses the following matters but is not limited to:

- a) Mitigation and measures proposed to prevent spray drift, odour, noise, dust, smoke, or ash emissions on nuisance sensitive places.
- b) Mitigation and measures proposed to ensure dust deposition attributable to project activities, when measured at a nuisance sensitive place must not exceed 120 milligrams per square metre per day, averaged over 1 month.
- c) Mitigation and measures proposed to ensure other indicators that are measured at any nuisance sensitive place must not exceed the air quality objectives specified in Schedule 1 of the *Environmental Protection (Air) Policy 2008*.
- d) Ensure all access roadways, material storage areas and vehicle entry points have appropriate dust mitigation.

### **Enclosure 3 – Erosion and sediment control plan**

Prepare a comprehensive and site specific erosion and sediment control plan (by an independent suitably qualified person) in accordance with international erosion control association (IECA) guidelines that addresses the following:

- a) erosion and sediment control plans (minimum A3 size to scale) for the use, with the following attributes:
  - i) property boundaries
  - ii) general soil types on block
  - iii) contours – existing and final
  - iv) location of existing improvements and final building and infrastructure
  - v) location of stormwater discharge points
  - vi) location of all final impervious areas
  - vii) location and description of existing vegetation
  - viii) location of all drainage lines, creeks and other water bodies potentially affected by the development
  - ix) catchment area boundaries
  - x) limits of clearing
  - xi) location of vegetation buffer strips
  - xii) location of entry/exit
  - xiii) location of stockpile areas
  - xiv) location of roads, stormwater drainage areas, underground services
  - xv) location of temporary drainage control measures
  - xvi) location of proposed sediment control measures
  - xvii) permanent site stabilisation measures.
  
- b) an erosion and sediment control plan report that addresses the following information:
  - i) description of development and staging
  - ii) description of adjoining land
  - iii) description of soil materials to be exposed or disturbed (location and limitation of soil types)
  - iv) description and location of existing vegetation
  - v) location and assessment of any critical areas (sites prone to landslip or high erosion hazard)
  - vi) confirmation of sodic (clay) soils capture and containment. It is noted that stormwater containing sodic sediment can have detrimental impact upon adjacent wetland areas.
  
- c) an erosion prevention and sediment control strategy that addresses the following information:
  - i) details of timing of erosion works and project staging
  - ii) site access controls and treatment
  - iii) diversion of runoff around work sites
  - iv) location and design of temporary and permanent erosion and sediment control structures. This should include calculations to support the sizing of sediment detention basins, catch drains and catch dams etc.
  - v) description of on-site dust control measures and off-site street sweeping provisions
  - vi) proposed vegetated buffer strips
  - vii) revegetation program including stream bank rehabilitation near permanent roads and temporary crossings



- viii) final landscaping proposals
  - ix) maintenance program
  - x) monitoring program
  - xi) corrective action strategies and procedures and who is responsible.
- d) a risk assessment analysis of conducting earthworks during the wet season (unless written confirmation that no earthworks will take place within the wet season).

**Enclosure 4 – Stormwater management plan**

Prepare a site based stormwater management plan (by a suitably qualified person) that addresses the following matters but is not limited to:

- a) topsoil stripping phase
- b) development phase
- c) post-development and rehabilitation phase
- d) confirmation of measures to be put in place during high rainfall events (minimum Cyclone Category 3) that will require pump out
- e) the release criteria for controlled runoff events or pumped discharges from the construction site
- f) prevention of ponding or other significant effect on other properties, watercourses, creeks or lakes to ensure stormwater does not adversely affect the values of the receiving environment
- g) the location and number of stormwater monitoring points
- h) confirmation of the number and location of meteorological monitoring stations and flow gauging stations on key watercourses that would affect flooding in proximity to the site
- i) confirmation of destination of water collected in the sediment basin and monitoring measures to be established to ensure any overflows are addressed
- j) confirmation of measures to be implemented to prevent sediment and pollutants from entering the waterways and groundwater supply
- k) monitoring of stormwater management devices
- l) final stormwater discharge from the detention basin/s must not cause ponding of stormwater on adjacent site/s and any significant on adjacent water courses/creeks/lakes.

**Enclosure 5 – Fauna management plan**

Prepare a site based fauna management plan (by a suitably qualified person) that addresses the following matters but is not limited to:

- a) The mitigation and management measures required to protect threatened species, including among other things:
  - i) actions and procedures to be followed during the pre-construction, construction, operational and (if appropriate) rehabilitation phases of the project
  - ii) a program of monitoring, reporting and review to facilitate adaptive management of the actions and measures, should it be required
  - iii) the development's compliance with all relevant provisions of the *Nature Conservation Act 1992 (Qld)*.
- b) Provision for the relocation of fauna in accordance with project commitments
- c) The involvement of a qualified fauna spotter-catcher where vegetation clearing is to occur in sensitive habitat areas in accordance with project commitments
- d) The daily relocation or moving of fauna trapped or present onsite in accordance with project commitment R4.25, appendix G, SEIS.
- e) Measures to prevent fauna being harmed from entrapment must be implemented during construction and operation activities.
- f) Monitoring and management of fauna pest species.

**Enclosure 6 – Traffic management**

Prepare a traffic management plan (TMP) (by a suitably qualified person) in consultation with IRC that addresses all aspects of access to and from the development. The TMP is to address and include the following detail:

- a) construction management
- b) recommendations for treatment and upgrades as necessary of all intersection/s with existing and proposed roads
- c) identify and list all existing State and Isaac Regional Council controlled roads within and external to the SDA to be utilised for access to and from the development which must also include any proposed new or re-aligned roads
- d) proposed oversize/over-mass transport movements

Council controlled roads not identified in the TMP are not permitted to be used to access the proposed development at any time without prior approval from IRC.

**Enclosure 7 – Landscape management**

Prepare a detailed landscaping plan (by a suitably qualified person) that identifies the location and extent of landscaping and retention of vegetation proposed for the project. The plan must be accompanied by written information that provides particulars such as species, density, height and maintenance.

Landscaping is to be provided to maintain amenity that is pleasant for occupants and to and minimise the visual impact of buildings, structures hard stand areas, bin compounds, and storage/lay down areas within the site.