

Bromelton SDA – SDA approval

Conditions: Material change of use for Intensive Animal Industry (poultry farm), Dwelling House and Caretakers Accommodation

APC2022/005 - 75 Tilley Rd and 2215 Beaudesert-Boonah Rd, Bromelton

### SDA approval – conditions

Note: All new poultry shed development refers to construction, associated works and use of four (4) new poultry sheds identified as Proposed Sheds 9, 10, 11 and 12 as shown in plan titled 'Overall Site Layout Plan' prepared by Urban Engineering Solutions, document number C0284-DA-AA-110 dated 2 August 2023.

Condition 1 – approved plans and documents		Timing
1.1	Carry out the approved development generally in accordance with the approved plans and documents as referenced in Table 1 (including any amendments marked in red), except insofar as modified by any of the conditions of this approval.	<i>To be maintained at all times</i>

**Table 1 – approved plans and documents**

Title	Prepared By	Document No	Date
Site Plan	Santrev Pty Ltd	Drawing DA 01	19 April 2021
Overall Site Layout Plan	Urban Engineering Solutions	C0284-DA-AA-110	2 August 2023
Broiler Shed Layout	Santrev Pty Ltd	Drawing D 03	19 April 2021
Shed Elevations	Santrev Pty Ltd	Drawing D 04	19 April 2021
Section A	Santrev Pty Ltd	Drawing D 05	19 April 2021
Caretaker's Accommodation – Front & Rear Elevation	Glendale Homes Pty Ltd	Drawing No. 9710-09-02, Issue A	23 October 1997
Caretaker's Accommodation – Side Elevations	Glendale Homes Pty Ltd	Drawing No. 9710-09-03, Issue A	23 October 1997
Caretaker's Accommodation – Bracing plan	Glendale Homes Pty Ltd	Drawing No. 9710-09-04, Issue A	23 October 1997
Proposed Dwelling for Mr. M. Tilley at Boonah Road, Beaudesert	Franklin Constructions	Drawing No. 06-21, Sheet No. 1	18 December 2006
Proposed Dwelling for Mr. M. Tilley at Boonah Road, Beaudesert	Franklin Constructions	Drawing No. 06-21, Sheet No. 3	18 December 2006
Proposed Dwelling for Mr. M. Tilley at Boonah Road, Beaudesert	Franklin Constructions	Drawing No. 06-21, Sheet No. 4	18 December 2006
General Notes	ACS Engineers	Drawing No. ACS-210014-PAD-03 – Rev. B	25 March 2021
Tilley Rd Concept Plan BAR & BAL Option	Ryacon Engineers Pty Ltd	Drawing No. 140501-03 Revision P1	February 2015
Bulk Earthworks Layout Plan	Urban Engineering Solutions	C0284-DA-BE-100 – Rev B	2 August 2023

Bromelton SDA – SDA approval  
 Conditions: Material change of use for Intensive Animal Industry (poultry farm), Dwelling House  
 and Caretakers Accommodation  
 APC2022/005 - 75 Tilley Rd and 2215 Beaudesert-Boonah Rd, Bromelton

Bulk Earthworks Section	Urban Engineering Solutions	C0284-DA-BE-200– Rev B	2 August 2023
Erosion and Sediment Control Notes and Typical Details	Urban Engineering Solutions	C0284-OW-EC-001 – Rev B	2 August 2023
Erosion and Sediment Control Layout Plan	Urban Engineering Solutions	C0284-OW-EC-100 – Rev B	2 August 2023
Roadworks Layout Plan	Urban Engineering Solutions	C0284-DA-RW-100 – Rev B	2 August 2023
Roadworks Vehicle Turn Paths	Urban Engineering Solutions	C0284-DA-RW-700 – Rev B	2 August 2023
Stormwater Cut-Off Drain Layout Plan	Urban Engineering Solutions	C0284-DA-SD-100 – Rev B	2 August 2023
Stormwater Major Swale Plan and Longitudinal Section	Urban Engineering Solutions	C0284-DA-SD-200 – Rev B	2 August 2023
Stormwater Major Swale Cross Sections Sheet 1 Of 3	Urban Engineering Solutions	C0284-OW-SD-210 – Rev B	2 August 2023
Stormwater Major Swale Cross Sections Sheet 2 Of 3	Urban Engineering Solutions	C0284-OW-SD-211 – Rev B	2 August 2023
Stormwater Major Swale Cross Sections Sheet 3 Of 3	Urban Engineering Solutions	C0284-OW-SD-212 – Rev B	2 August 2023
Stormwater Detention Basin Details Plan	Urban Engineering Solutions	C0284-OW-SD-400 – Rev B	2 August 2023
Stormwater Detention Basin Sections	Urban Engineering Solutions	C0284-OW-SD-410– Rev B	2 August 2023
Site Based Management Plan for Allans Creek Poultry Farm (Tilley Road, Bromelton)	Allans Creek Pty Ltd		30 August 2023
Stormwater Management Plan	MPN Consulting Pty Ltd	No. 9559 Issue C	7 September 2023

<b>Condition 2 – commencement of the development</b>		<b>Timing</b>
2.1	Notify the Coordinator-General in writing of the date of commencement of construction of: (a) the development (b) the new poultry shed development.	<i>Within 10 business days of commencement of construction</i>

Bromelton SDA – SDA approval  
 Conditions: Material change of use for Intensive Animal Industry (poultry farm), Dwelling House  
 and Caretakers Accommodation  
 APC2022/005 - 75 Tilley Rd and 2215 Beaudesert-Boonah Rd, Bromelton

<b>Condition 3 – auditing</b>		<b>Timing</b>
3.1	<p>Prepare and submit audit reports to the Coordinator-General within 30 business days of the following:</p> <ul style="list-style-type: none"> <li>(a) commencement of site works</li> <li>(b) commencement of development.</li> <li>(c) commencement of site works for new poultry shed development</li> <li>(d) commencement of the use of the new poultry shed development.</li> </ul> <p>The audit report must be prepared by an independent suitably qualified expert to determine whether the conditions of this approval have been complied with.</p> <p>Each audit report must include the information requested in <b>Enclosure 1</b>.</p>	<i>As indicated</i>

<b>Condition 4 – inspection</b>		<b>Timing</b>
4.1	Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development or use.	<i>At all times</i>

<b>Condition 5 – site maintenance</b>		<b>Timing</b>
5.1	The site shall be maintained in an orderly state at all times	<i>At all times</i>

<b>Condition 6 – work expense</b>		<b>Timing</b>
6.1	All works, services, facilities and/or public utility alterations required by the use, whether carried out by the Scenic Rim Regional Council or otherwise, shall be at the proponent’s expense unless otherwise specified.	<i>At all times</i>

<b>Condition 7 – ‘As Constructed’ plans</b>		<b>Timing</b>
7.1	<p>Submit to the Coordinator-General ‘As Constructed’ plans certified by RPEQ or other independent suitably qualified person.</p> <p>Plans must be submitted to the Coordinator-General in both hard copy and electronic pdf.</p>	<i>Prior to commencement of the use and prior to the commencement of the use of new poultry shed development</i>

<b>Condition 8 – complaints</b>		<b>Timing</b>
8.1	<p>Record all complaints received relating to the development or use in a register that includes, as a minimum:</p> <ul style="list-style-type: none"> <li>(a) details of the complainant;</li> <li>(b) reasons for the complaint;</li> <li>(c) investigations undertaken and conclusions formed;</li> <li>(d) actions taken, including the time taken for actions;</li> <li>(e) response provided to the complainant and a notation as to the satisfaction or dissatisfaction of the complainant with the outcome.</li> </ul>	<i>At all times</i>

Bromelton SDA – SDA approval  
 Conditions: Material change of use for Intensive Animal Industry (poultry farm), Dwelling House  
 and Caretakers Accommodation  
 APC2022/005 - 75 Tilley Rd and 2215 Beaudesert-Boonah Rd, Bromelton

8.2	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 to the Coordinator-General with the audit report(s) required by Condition 4 or upon request by the Coordinator-General.	<i>As indicated</i>

<b>Condition 9 – record keeping</b>		<b>Timing</b>
9.1	All records and documents required to be kept by a condition of this approval must be kept for a period of at least five years and made available for examination by an authorised officer upon request.	<i>At all times</i>

<b>Condition 10 – number of birds</b>		<b>Timing</b>
10.1	The use is for the farming of up to 625,500 birds to be accommodated at any one time, in no more than twelve (12) separate sheds. Each shed is to hold no more than 52,125 birds at any one time.	<i>At all times</i>

<b>Condition 11 – shed operations</b>		<b>Timing</b>
11.1	The existing eight (8) poultry sheds identified as Existing Sheds 1-8 as shown in plan titled ‘ <i>Overall Site Layout Plan</i> ’ by Urban Engineering Solutions, referenced as C0284-DA-AA-110 dated 2 August 2023 may operate as either conventional or free range sheds, prior to the commencement of the use of the new poultry shed development.	<i>As indicated</i>
11.2	On commencement of the use of the new poultry shed development, all twelve (12) sheds are to be limited to conventional shed operations. No free range sheds are to operate onsite.	<i>As indicated</i>

<b>Condition 12 – services and utilities</b>		<b>Timing</b>
12.1	All services and utilities (power, potable water, sewer, gas, communications, etc) necessary to support the development are to be: (a) provided prior to the commencement of the use (b) provided prior to the commencement of the use of new poultry shed development; and (c) maintained at all times.	<i>As indicated</i>
12.2	Separation distances are to be maintained as follows: (a) separation clearance from development structures to the existing (and/or future) electricity wires is in accordance with the <i>Electrical Safety Regulations 2013</i> (b) No civil works are to occur within 5 metres of any part of an Energex Structure (e.g. tower base, pole or stay) without Energex approval (c) A minimum of 10m clearance must be maintained from Energex poles (d) Untrained persons must maintain a minimum of 3m clearance from the top of any machinery moving in the vicinity of 11kV conductors.	<i>At all times</i>

Bromelton SDA – SDA approval

Conditions: Material change of use for Intensive Animal Industry (poultry farm), Dwelling House and Caretakers Accommodation

APC2022/005 - 75 Tilley Rd and 2215 Beaudesert-Boonah Rd, Bromelton

	Note: Should it be necessary to transport equipment or extend any equipment, such that these clearances relating to 11kV conductors cannot be confidently maintained, the proponent/contractor is required to contact Energex to ascertain whether a Safety officer is required on-site. All operators of machinery are to be made aware of the presence of high voltage conductors.	
12.3	All works in the vicinity of electricity infrastructure must be undertaken in accordance with the <i>Electricity Entity Requirements: Working Near overhead and Underground Electric Lines, WP1323 Ver 2.</i>	<i>At all times</i>

<b>Condition 13 – traffic management and access</b>		<b>Timing</b>
13.1	<p>Construct a new intersection on Beaudesert-Boonah Road comprising an amended alignment of Tilley Road with Basic Right Turn/Basic Left Turn (BAR/BAL) which must be provided generally in accordance with Tilley Road Concept Plan BAR &amp; BAL Option, prepared by Ryacon Engineers Pty Ltd, Drawing No. 140501-03, Revision P1, and dated 02/15.</p> <p>The road works must be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>• Department of Transport and Main Roads' <i>Road Planning and Design Manual (2<sup>nd</sup> Edition)</i>;</li> <li>• Austroads Guide to Road Design Part 4 Intersection and Crossings; and</li> <li>• Department of Transport and Main Roads' <i>Road Drainage Manual (July 2015 Edition)</i></li> </ul> <p>The road works are subject to:</p> <ul style="list-style-type: none"> <li>• lighting requirements and sight distance requirements in accordance with the <i>Road Planning and Design Manual (2nd Edition)</i>; and</li> <li>• signage and pavement markings in accordance with the manual of Uniform traffic Control Devices.</li> </ul>	<i>Prior to commencement of the use</i>
13.2	<p>The existing Beaudesert-Boonah Road/Tilley Road intersection must be permanently closed and removed to the satisfaction of the Department of Transport and Main Roads.</p> <p>In particular, guide posts and the road verge between the pavement edge and the property boundary must be reinstated to match the existing verge profile and vegetation condition of the adjoining table drain.</p>	<i>Prior to commencement of the use</i>
13.3	<p>The existing Tilley Road is to be upgraded between its intersection with Beaudesert Boonah Road to the access to the site to a seal standard.</p> <p>These works are to be designed and constructed in accordance with the <i>Austroads "Guide to Road Design"</i> and Scenic Rim Regional Council Standards.</p>	<i>Prior to commencement of the use</i>

Bromelton SDA – SDA approval

Conditions: Material change of use for Intensive Animal Industry (poultry farm), Dwelling House and Caretakers Accommodation

APC2022/005 - 75 Tilley Rd and 2215 Beaudesert-Boonah Rd, Bromelton

	Any construction or upgrading of access to the site is to be reviewed by the Scenic Rim Regional Council upon completion to ensure compliance with the Scenic Rim Regional Council's standards or to the satisfaction of the Scenic Rim Regional Council.	
13.4	Ensure private access connections using Tilley Road are retained.	<i>At all times</i>
13.5	Provide adequate and safe access for firefighting and other emergency vehicles.	<i>At all times</i>
13.6	Provide a Pavement Impact Assessment that has been certified by a Registered Professional Engineer of Queensland (RPEQ). This assessment should confirm that the road pavement on Tilley Road is capable of accommodating the increased ESA and any anticipated vehicle needs for the proposed development for a 20-year design life in accordance with the Scenic Rim Planning Scheme Section 9.4.3 Infrastructure Design Codes and Council's Planning Scheme Policy 1 - Infrastructure Design. Note: In the event that the pavement assessment recommends a road upgrade, these works would become part of a future application under Subordinate Local Law 1.15 - "Carrying out works on a road or interfering with a road or its operation 2011".	<i>Prior to commencement of the use of new poultry shed development</i>

<b>Condition 14 – vehicle parking</b>		<b>Timing</b>
14.1	All vehicle parking is to occur on site.	<i>At all times</i>
14.2	Design and construct vehicle access, parking, internal roadways and manoeuvring for vehicles on site in accordance with AS2890.1: 2004 and AS2890.2:2002 and Scenic Rim Regional Council's Design and Construction Manual.	<i>Prior to commencement of the use and to be maintained</i>
14.3	Loading and unloading of vehicles associated with the approved use, including the pick-up and/or delivery of birds, feed supplies, goods and materials, is to be conducted from within the boundary of the subject site.	<i>At all times</i>
14.4	All earthworks associated with the car-parking areas, access driveway(s) and the building works are to be undertaken in accordance with Scenic Rim Regional Council's Design and Construction Manual	<i>Prior to commencement of the use</i>
14.5	Adequate parking on site is to be provided to serve the approved use for day visitors to the site.	<i>Prior to commencement of the use and to be maintained</i>



Bromelton SDA – SDA approval  
 Conditions: Material change of use for Intensive Animal Industry (poultry farm), Dwelling House  
 and Caretakers Accommodation  
 APC2022/005 - 75 Tilley Rd and 2215 Beaudesert-Boonah Rd, Bromelton

	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 new poultry shed development</i>
--	---	---

<b>Condition 19 – stormwater</b>		<b>Timing</b>
19.1	Undertake all works in accordance with the stormwater management plan titled Stormwater Management Plan, prepared by MPN Consulting Pty Ltd, No. 9559, Issue C dated 7 September 2023.	<i>At all times</i>
19.2	Connect the development to a lawful point of discharge. All stormwater drainage should be designed and constructed in accordance with the Queensland Urban Drainage Manual	<i>Prior to commencement of use and prior to commencement of use of new poultry shed development</i>
19.3	Submit to the Coordinator-General RPEQ certification that the works have been constructed in accordance with the Queensland Urban Design Manual	<i>Prior to commencement of use and prior to commencement of use of new poultry shed development</i>
19.4	All stormwater management infrastructure/s are to be: (a) installed generally in accordance with: i. the Erosion and Sediment Control Layout Plan, prepared by Urban Engineering Solutions, drawing no. C0284-OW-EC-100, Revision B dated 2 August 2023 ii. the provisions of "Principles of Construction Site Erosion and Sediment Control" published by Catchments and Creeks iii. the "Best Practice Erosion and Sediment Control" published by International Erosion Control Association (IECA) Australasia Chapter, (b) implemented before construction commences (c) maintained until such time that vegetation cover is effective in preventing further soil erosion and/or soil/sediment transfer or result in water contamination.	<i>As indicated</i>
19.5	Drainage from the development works / building works shall not adversely impact upon adjacent properties and Council's infrastructure. No ponding, concentration or redirection of stormwater shall occur onto adjoining land.	<i>At all times</i>
19.6	Ensure development achieves the modelled pollutant load reductions outlined in the Stormwater Management Plan, prepared by MPN Consulting Pty Ltd, No. 9559, Issue C dated 7 September 2023, or, at a minimum, the load reductions specified in the <i>Seqwater Development Guidelines for Water Quality Management in Drinking Water Catchments 2017 Acceptable Outcome AO8.3</i> , for suspended solids (85%), total phosphorous (65%), total nitrogen (45%) and gross pollutants (95%).	<i>At all times</i>



Bromelton SDA – SDA approval  
 Conditions: Material change of use for Intensive Animal Industry (poultry farm), Dwelling House  
 and Caretakers Accommodation  
 APC2022/005 - 75 Tilley Rd and 2215 Beaudesert-Boonah Rd, Bromelton

<b>Condition 20 – water quality</b>		<b>Timing</b>
20.1	Prepare and submit to the Scenic Rim Regional Council and the Coordinator-General a water quality management plan detailing appropriate engineering solutions including vegetation swales, irrigations systems and bio-retention basin(s) designed for the hydraulic and nutrient loading of the range areas. The water quality management plan must include erosion control measures which are designed to minimise soil movement and to minimise silt loads entering drainage lines and watercourses as a result of the approved use and water quality monitoring regimes.	<i>Prior to commencement of use</i>
20.2	The approved water quality management plan is to be implemented and management measures are to be maintained.	<i>At all times</i>

<b>Condition 21 – earthworks operation</b>		<b>Timing</b>
21.1	All earthworks and allotment filling are to be undertaken in accordance with Scenic Rim Regional Council's Earthworks, Construction and Water Quality Code of the Scenic Rim Regional Councils Planning Scheme 2020. Any filling is to be undertaken in accordance with Level 1 Inspection & Testing - AS3798 "Guidelines for Earthworks on commercial and residential developments". The completed works will be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice to a standard reasonable for commercial purposes.	<i>As indicated</i>

<b>Condition 22 – repair of damage</b>		<b>Timing</b>
22.1	Repair any property fencing, roads, access driveways and re-instate existing signage and markings that has been removed or damaged during any works carried out in association with the approved use.	<i>Prior to commencement of use and ongoing</i>

<b>Condition 23 – lighting</b>		<b>Timing</b>
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>

<b>Condition 24 – odour and air contaminants</b>		<b>Timing</b>
24.1	No incineration or open burning shall be carried out on-site in connection with the activity (unless expressly directed to do so by the State or Federal Government following a disease event or mass mortality).	<i>At all times</i>
24.2	Where regulated waste is removed from the premises (including carcasses), records must be kept of the following: (a) The date, quantity and type of waste removed;	<i>At all times</i>

	<p>(b) The name of the waste transporter and/or disposal operator that removed the waste; and</p> <p>(c) The intended treatment/disposal destination of the waste.</p>	
24.3	<p>Odour testing must be carried out on a majority of the sheds at peak load for four batches (at least one batch in summer and at least one batch in winter) for the first twelve months of operation.</p> <p>If an average of the test results in any batch exceeds a maximum K factor of 2.2 within the first twelve months:</p> <ul style="list-style-type: none"> <li>• The Scenic Rim Regional Council and the Coordinator-General are required to be notified of the result in writing within three business days after the result is obtained; and</li> <li>• Submit to the Scenic Rim Regional Council and the Coordinator-General within 10 business days a written report detailing:                     <ul style="list-style-type: none"> <li>○ The investigations that have been carried out in relation to the exceedance;</li> <li>○ The identified cause of the exceedance; and</li> <li>○ The remedial steps that will be taken to address the cause of the exceedance, including timing of those steps.</li> </ul> </li> </ul> <p>For any batch where the average K factor does not exceed a maximum K factor of 2.2, the Scenic Rim Regional Council is required to be notified of the result in writing within five business days after the result is obtained.</p> <p>If, for one or more batches within the first twelve months of operation, the average K factor exceeds a maximum K factor of 2.2, on-site odour testing must be carried out for testing all poultry sheds at peak load for each batch for the second 12 months of operation. In this case the reporting requirements applicable to the first 12 months continue to apply.</p> <p>If none of the batches within the first 12 months of operation exceed a maximum K factor of 2.2, on-site odour testing must be carried out for testing of all poultry sheds at peak load for one batch during the second 12 months of operation. The reporting requirements applicable to the first 12 months continue to apply.</p>	<p><i>Within the first 12 months of operation</i></p>
24.4	<p>A weather station must be located in close proximity at each farm shed group and maintained for the life of the approved use.</p> <p>Weather station readings are to be made available to authorised officers upon request.</p>	<p><i>Prior to commencement of use</i></p>

Bromelton SDA – SDA approval

Conditions: Material change of use for Intensive Animal Industry (poultry farm), Dwelling House  
and Caretakers Accommodation  
APC2022/005 - 75 Tilley Rd and 2215 Beaudesert-Boonah Rd, Bromelton

<b>Condition 25 – vegetation buffer</b>		<b>Timing</b>
25.1	The vegetation buffer is required to contain only native plant varieties. All landscaping buffers are to be maintained and any failing trees or shrubs are to be replaced.	<i>At all times</i>

<b>Condition 26 – Allan Creek buffer</b>		<b>Timing</b>
26.1	<p>Maintain the separation distances to Allan Creek as follows:</p> <p>(a) 100m for all new poultry sheds (Proposed Sheds 9, 10, 11 and 12 as shown in plan titled ‘Overall Site Layout’ by Urban Engineering Solutions, referenced as C0284-DA-AA-11 dated 2 August 2023).</p> <p>(b) 50m for formalised stormwater conveyance swales or generally in accordance with Stormwater Management Plan, prepared by MPN Consulting Pty Ltd, No. 9559, Issue C dated 7 September 2023 for the parts of the proposed stormwater swale located to north of the four additional poultry; and</p> <p>(c) 50m for building pads and all major earthworks associated with the development</p>	<i>At all times</i>

## Advice

### Currency period

This SDA approval is valid until the end of the currency period, four years after the date of approval, unless the approval states a different period. For the SDA approval to remain valid the proponent must have, before the end of the currency period:

- (if the development is reconfiguring a lot) provided the plan of subdivision to the Coordinator-General for approval in accordance with the relevant development scheme; or
- (for all other development) substantially started the development; or
- made an application to the Coordinator-General to extend the currency period.

### Other approvals

This approval relates solely to the material change of use for an Intensive Animal Industry (poultry farm), Dwelling House and Caretakers 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.

### Department of Resources

It is noted that an application for a Geothermal Exploration Permit EPG 2036 (*Geothermal Energy Act 2010*) occurs over the subject lots 50 SP179833, 7 RP32768 and 41 WD3423. The below details are provided to the proponent to enable them to liaise with the authorised holder representative to discuss the application and any potential impacts on the tenure holders' ability to carry out their activities:

**WITHIN ENERGY PTY LTD**  
C/ - STEPANOFF, Adam  
208 Herries Street Toowoomba QLD 4350  
Email: adam@refinegroup.com.au

The overland flow dams and groundwater bores are both unregulated in the *Water Resource (Logan Basin) Plan 2007* area. Also, the pipeline works proposed across Allan Creek can be undertaken in accordance with the Riverine protection permit exemption requirements document. ([https://www.dnrm.qld.gov.au/?a=109113:policy\\_registry/riverine-protection-permit-exemption-requirements.pdf](https://www.dnrm.qld.gov.au/?a=109113:policy_registry/riverine-protection-permit-exemption-requirements.pdf))

The Department of Resources does not administer the Water Act 2000. Any water advice should be sought from the Department of Regional Development Manufacturing and Water.

### Department of Agriculture and Fisheries (Livestock unit)

Department of Agriculture and Fisheries (DAF) recommends the proponent apply to DAF to amend their Environmental Authority (EA) to reflect the new development proposal.

### **Department of Agriculture and Fisheries (Fisheries unit)**

Temporary waterway barrier works required to facilitate the works are to be constructed in accordance with the *Accepted development requirements for operational work that is constructing or raising waterway barrier works* or in accordance with a relevant development approval under the *Planning Act 2016*.

This fisheries development (as defined by the *Fisheries Act 1994*) constitutes a place that is required to be open for inspection by an inspector at all times, pursuant to section 145 of the *Fisheries Act 1994*.

In-stream works are to be completed as quickly as possible, but must be avoided during times of elevated flows when the onsite dam is spilling.

The waterway beds and banks temporarily disturbed by the development works (to facilitate the basin outlet pipe installation) are to be promptly restored to pre-development profiles and stabilised with suitable, native vegetation, so that as a minimum:

- Stability and profiles of the bed and banks are re-instated to natural stream profiles and stability
- The waterway bed is retained with natural substrate or reconstructed with substrate comparable to the natural substrate size and consistency
- Site conditions allow the rapid re-establishment of native vegetation and cover or native species are replanted to re-establish the natural plant community

Provisions are made to minimise the risk of fish kills arising from the works e.g. through entrapment of fish upstream or between works.

At a minimum, this must include:

- Fish salvage activities carried out by a suitably qualified person prior to filling in the dam to remove any fish from within the footprint of the new poultry sheds and access hardstand. Fish salvage must be carried out in accordance with the Fisheries Queensland Guidelines for Fish Salvage (available at [www.daf.qld.gov.au](http://www.daf.qld.gov.au)) or under a General Fisheries Permit issued under the *Fisheries Act 1994*.
- Translocation of any salvaged native fish to the adjoining Allan Creek.

If fish have been trapped by the works, fish salvage activities are to occur in accordance with the Fisheries Queensland Guidelines for Fish Salvage (available at [www.daf.qld.gov.au](http://www.daf.qld.gov.au)) and implemented immediately.

### **Scenic Rim Regional Council**

Scenic Rim Regional Council (SRRC) had identified a number of approvals/permits that will be required by the project. SRRC recommends the proponent contact council to discuss.

A Building Works approval is required for all building works associated with the proposed development, prior to undertaking any building work on the subject property.

A Plumbing and Drainage approval is required for all /any plumbing and drainage works associated with the proposed development, prior to undertaking any plumbing and drainage works on the subject property.

Drainage works are to be in accordance with the Queensland Urban Drainage Manual (QUDM), line-marking and all necessary traffic signage are to be in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) as and where required. Detailed design is required to be submitted as part of an Operational Works application with Scenic Rim Regional Council.

Detailed design and calculations for the upgrade of the existing Tilley Road are to be lodged with the application for Operational Works with Scenic Rim Regional Council

### **Work in State-controlled road reserve (WSCRR)**

Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works, including road access works, on a State-controlled road or interfere with a State-controlled road or its operation. This may include access to a Council road that is within the State-controlled road reserve, or where road access works to a Council road interferes with a State-controlled road or its operations.

No works are to commence within the State-controlled road reserve until approval of the plan/s showing the proposed works and traffic control permit is issued by the Department of Transport and Main Roads accordingly with Section 33 of the *Transport Infrastructure Act 1994*.

The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). This approval may be subject to conditions related to the works construction process.

Please contact the department (South Coast Region) at [SouthCoast@tmr.qld.gov.au](mailto:SouthCoast@tmr.qld.gov.au) or on (07) 5563 6600 to make an application for works in the State-controlled road reserve (WSCRR).

### **Overdimensional Road Loads**

Under the *Transport Infrastructure (Rail) Regulation 2006* permission from the railway manager is required to take overdimensional road loads across railway infrastructure (e.g. rail level crossings and rail bridges).

The applicant should contact Nicole Spear of Australian Rail Track Corporation at [NSpear@ARTC.com.au](mailto:NSpear@ARTC.com.au) or on (02) 4941 9620 in relation to this matter.

### Infrastructure charges

Scenic Rim Regional Council infrastructure charges will be payable for the development. An Infrastructure Charges notice will be issued by Council upon receipt of Building works approval.

As of February 2017, Council advised the calculation of the charges as detailed in the table below.

Infrastructure contributions			
Proposed Use Category	Charge Category Rate Payable	Timing	Statement of Reason
High Impact Rural (Poultry Farm)	\$17.57 per m2 = 27,619.2m2 x \$17.57 = \$485,269.34	The infrastructure charges to be paid prior to the commencement of the use	The infrastructure charge payable has been calculated in accordance with Council's Fair Values Charges Resolution (version no. 5) July 2016.
Residential (Caretaker's Residence)	\$ per 2 bedroom dwelling = \$9,300.00	The infrastructure charges to be paid prior to the commencement of the use	The infrastructure charge payable has been calculated in accordance with Council's Fair Values Charges Resolution (version no. 5) July 2016.

### Energex further advice

The developer will be required to make a separate standard application for a supply upgrade to service the proposed development.

### Queensland Urban Utilities

If at a later date connection to Queensland Urban Utilities network infrastructure is requested, an application for water approval will be required. Assessment of an application for water approval would be undertaken in accordance with the Water NetServ Plan, which is published on the Queensland Urban Utilities website. Applicable fees and charges are also detailed in the Water NetServ Plan.

### 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.

## 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.
- 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 Development Scheme.
- A 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 website at [www.dsd.qld.gov.au/sda](http://www.dsd.qld.gov.au/sda) or by contacting the SDA Division on 1800 001 048 or via [sdainfo@coordinatorgeneral.qld.gov.au](mailto:sdainfo@coordinatorgeneral.qld.gov.au).