

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
Site Layout Plan	Groundwork Plus	740.DRG.459, Rev 3	17/08/2023
Approved vs Proposed Extraction Boundary	Groundwork Plus	740.DRG.458, Rev 1	30/03/2023
Materials Storage Structures	Groundwork Plus	740.DRG.490	20/07/2023
Stormwater Management Plan	Groundwork Plus	740.800.001	12/07/2023
Figure 1 – Stormwater and ESC Plan	Groundwork Plus	740.DRG.484, Rev 1	06/07/2023
Environmental Management Plan	Groundwork Plus	740_610_018	July 2023
Bromelton North Quarry – Noise Impact Assessment	Assured Environmental	14565, R1	09/12/2022
Bromelton North Quarry – Air Quality Assessment	Assured Environmental	14565, R2	09/12/2022
Neilsens Quarry – North Bromelton – Traffic and Pavement Impact Assessment Report	Traffic and Transport Plus	20230113_10551_T PIA	January 2023

Condition 2 - commencement and end of the use		Timing
2.1	<p>Notify the Coordinator-General in writing of the date of commencement of the use.</p> <p>Note: Commencement of use means when extraction exceeds 400,000 tonnes per annum or when extraction commences in the Proposed Quarry Footprint outside of the Approved Long-term Footprint (in accordance with the 'Approved vs Proposed Extraction Boundary' prepared by Groundwork Plus, document no. 740.DRG.458 rev 1, dated 30/03/2023 in Condition 1.1 Table 1), whichever occurs first.</p>	<i>Within 10 business days of commencement of use.</i>
2.2	Notify the Coordinator-General in writing of the date of the end of the use following surrender of the Environmental Authority under the <i>Environmental Protection act 1994</i> .	<i>Within 30 business days of the end of the use.</i>

Condition 3 - auditing		Timing
3.1	<p>Prepare and submit to the Coordinator-General the following:</p> <p>(a) an audit report within 30 business days after commencement of use</p> <p>(b) should the quarry cease to operate, a final audit report within 12 months of the quarry's cease to operations.</p> <p>The audit reports must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with.</p>	<i>As indicated</i>

	An audit report is to contain detail consistent with the information provided in Enclosure 1.	
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Condition 4 - inspection		Timing
4.1	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 5 – complaints		Timing
5.1	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>
	Prepare and provide a response to the complainant within 48 hours of receipt of the complaint. Provide an up to date copy of the register to the Coordinator-General with each audit report under Condition 3 – Auditing.	<i>As indicated</i>
	Provide an up to date copy of the register if requested by the Coordinator-General.	<i>As indicated</i>

Condition 6 – maximum extraction rate		Timing
6.1	A maximum quantity of 800,000 tonnes of quarry material may be extracted from the site and hauled by road per annum.	<i>As indicated</i>
6.2	Notify the Coordinator-General, Department of Transport and Main Roads and Scenic Rim Regional Council in writing of the date of commencement of transportation of quarry material exceeding 400,000 tonnes per annum by road. <i>Note: Submit to the Department of Transport and Main Road – South Coast Region on southcoast@tmr.qld.gov.au and quote reference TMR23-038533</i>	<i>As indicated</i>

Condition 7 – hours of operation		Timing
7.1	Limit the hours of operation of the use to between: (a) 6:00am to 6:00pm Monday to Friday and 7:00am to 5:00pm Saturday for extraction and processing activities. (b) the trio crusher must not operate between 6:00am to 7:00am unless a barrier is installed in accordance with Bromelton North Quarry – Noise Impact Assessment, prepared by Assured Environmental, dated 9/12/2022, listed in Condition 1.1, Table 1; and (c) 9:00am to 5:00pm Monday to Friday for blasting, except in an emergency.	<i>At all times</i>

7.2	No operations (including blasting) are to occur on a Sunday or public holiday.	<i>As indicated</i>
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Condition 8 – Haulage route		Timing
8.1	Haulage of material from the subject site and return trips to the subject site are restricted to Sandy Creek Road north of the subject site and the connecting State-controlled road network. Local deliveries to premises off Sandy Creek Road south of the subject site may be permitted where written agreement has been obtained from Scenic Rim Regional Council.	<i>At all times</i>

Condition 9 – Pavement impacts to Sandy Creek Road		Timing
9.1	<p>Pay an annual monetary contribution to Scenic Rim Regional Council towards the ongoing maintenance of Sandy Creek Road in accordance with the following calculation:</p> <p>Contributions = Consumption of pavement (g) + Administration Fee (h) + Maintenance Fee (i), where g = \$0.1511957 per actual measured equivalent standard axle (ESA) loadings h = \$0.02 per tonne (first 25,000 tonnes) + \$0.003 per tonne thereafter i = \$0.0636121 per actual measured ESA loadings</p> <p>The contributions shall be increased or decreased annually by the RICF factor*</p> <p><small>*Road and bridge construction Queensland index source from the Australian Bureau of Statistics.</small></p>	<i>Upon commencement of use and as indicated</i>

Condition 10 – Department of Transport and Main Road monetary contributions and record keeping		Timing																		
10.1	<p>Pay an annual monetary contribution to the Department of Transport and Main Roads (South Coast), towards protecting or maintaining the safety or efficiency of the State-controlled road network.</p> <p>This monetary contribution shall be based on the weighbridge data for the total material transported from the site by road, and:</p> <p>(a) shall be in accordance with the below table:</p> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th>Amount extracted per year (Tonnes)</th> <th>Contribution (Cents/Tonne)</th> </tr> </thead> <tbody> <tr><td>1 to 100,000</td><td>0.00</td></tr> <tr><td>100,001 to 200,000</td><td>3.23</td></tr> <tr><td>200,001 to 300,000</td><td>3.23</td></tr> <tr><td>300,001 to 400,000</td><td>4.12</td></tr> <tr><td>400,001 to 500,000</td><td>8.60</td></tr> <tr><td>500,001 to 600,000</td><td>13.97</td></tr> <tr><td>600,001 to 700,000</td><td>13.97</td></tr> <tr><td>700,001 to 800,000</td><td>13.97</td></tr> </tbody> </table> <p>(b) this monetary contribution has been calculated following the assessment contained in the Neilsens Quarry – North</p>	Amount extracted per year (Tonnes)	Contribution (Cents/Tonne)	1 to 100,000	0.00	100,001 to 200,000	3.23	200,001 to 300,000	3.23	300,001 to 400,000	4.12	400,001 to 500,000	8.60	500,001 to 600,000	13.97	600,001 to 700,000	13.97	700,001 to 800,000	13.97	<i>Upon commencement of use and on an annual basis</i>
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	<p>Bromelton – Traffic and Pavement Impact Assessment Report by Traffic and Transport Plus, dated January 2023, Ref.20230113_10551_TPIA; and</p> <p>(c) shall be indexed based on the Road and Bridge Construction Index, Queensland – Class 3101, published quarterly by the Australian Bureau of Statistics (ABS Cat No. 6427, Series ID A2333727L) to the date of payment.</p>	
10.2	<p>The applicant must nominate an annual date when they will provide the Department of Transport and Main Roads with a payment relating to the Pavement Impact Assessment contributions for the quarry. The first payment needs to be made within 12 months of the commencement of SDA approval taking effect and paid on the nominated date every twelve months thereafter.</p>	<i>As indicated</i>
10.3	<p>Maintain accurate records and books of account which record which the quantity of material extracted from the subject site and transported by road.</p> <p>Records must be:</p> <p>(a) available to be produced on request by the Coordinator-General, Scenic Rim Regional Council or the Department of Transport and Main Roads and</p> <p>(b) must be kept for a period of no less than five years.</p>	<i>As indicated and at all times</i>

Condition 11 – water quality		Timing
11.1	<p>Prepare and submit a detailed Water Quality Monitoring Program (WQMP) to the Coordinator-General. The WQMP must outline regular (monthly) testing within detention basins, at discharge points and in downstream receiving waters for the following water quality parameters:</p> <p>(a) total suspended solids;</p> <p>(b) pH;</p> <p>(c) electrical conductivity;</p> <p>(d) dissolved oxygen; and</p> <p>(e) turbidity.</p>	<i>Prior to commencement of use and to be maintained</i>
11.2	<p>Prepare and submit to the Coordinator-General the following information certified by a suitably qualified wastewater consultant:</p> <p>(a) the approval date from local government and the installation date of the on-site wastewater facilities servicing the amenities block, including a copy of plumbing approval (if available);</p> <p>(b) a site plan showing the location, treatment standard, model and capacity of the existing wastewater treatment system</p> <p>(c) confirmation that the wastewater treatment system is functioning efficiently and is of adequate capacity for the 15 staff and any visitors using the facilities;</p> <p>(d) the effluent disposal method, as well as a site plan showing the size and location of the effluent disposal area</p> <p>(e) confirmation of the adequacy of the sizing of the effluent disposal area for the 15 staff and any visitors using the facilities;</p>	<i>Prior to commencement of use</i>

	<p>(f) confirmation that the wastewater treatment system and effluent disposal area have been inspected, serviced and maintained regularly (at least annually);</p> <p>(g) state whether any signs of vehicular movements or failure are present over the effluent disposal area and whether any repairs, upgrades or replacement of facilities is recommended;</p> <p>(h) identify physical measures (i.e. fencing or other exclusionary structures) preventing heavy / other vehicular movements over the effluent disposal area.</p>	
11.3	Any upgrades to or replacement of the treatment or disposal facilities must comply with the Seqwater Development Guidelines for Water Quality Management in Drinking Water Catchments 2017 and the Seqwater Land Use Risk Tool (for the assessment of on-site wastewater facilities).	<i>As indicated</i>
11.4	De-sludging of sedimentation ponds must be carried out when the storage capacity of the ponds is reduced to 70% (i.e. 30% loss).	<i>As indicated</i>

Condition 12 – waste management		Timing
12.1	Reuse, recycle or lawfully dispose of all waste (other than treated waste-water released to land) generated by the development.	<i>At all times</i>
12.2	Solid waste is to be stored on site in vermin-proof facilities until it is transferred to a licensed refuse facility.	<i>At all times</i>

Condition 13 – hazardous materials		Timing
13.1	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 AS1940— <i>Storage and Handling of Flammable and Combustible Liquids</i> .	<i>At all times</i>
13.2	All containers must be secured to prevent movement during a flood event.	<i>At all times</i>

Condition 14 – services and utilities		Timing
14.1	Provide and maintain to the relevant standards all services and utilities (power, potable water, sewer, gas, wastewater, communications etc) necessary to the use.	<i>At all times</i>

Condition 15 – fencing		Timing
15.1	Maintain adequate fencing necessary for the safe operation of the quarry.	<i>At all times</i>
15.2	Maintain adequate signage to warn the public of operations and safety hazards.	<i>At all times</i>

Condition 16 - vehicle parking, manoeuvring areas and internal roadway		Timing
16.1	All parking is to occur on site.	<i>At all times</i>
16.2	Design and construct vehicle access, parking, internal roads and manoeuvring for vehicles on site in accordance with Scenic Rim Regional Council's <i>Design and Construction Manual</i> (June 2015 Rev B).	<i>Prior to commencement of use and to be maintained</i>
16.3	The access road from Sandy Creek Road to the weighbridge is to be a minimum 7 metre wide two coat bitumen sealed flexible (granular) pavement with 1 metre wide shoulders.	<i>Prior to commencement of use and to be maintained</i>
16.4	Ensure all internal roads are: (a) constructed to facilitate two-way vehicle movements from the access point off Sandy Creek Road (b) designed and constructed to a bottom course gravel minimum standard (c) trafficable in all weather conditions and maintained in good condition for its lifetime.	<i>Prior to commencement of use and to be maintained</i>
16.5	Provide adequate and safe access for firefighting/other emergency vehicles and for safe evacuation.	<i>At all times.</i>

Condition 17 – vegetation buffer		Timing
17.1	A 10 metre wide vegetation buffer must be provided to: (a) consist of two rows of native trees planted along the northern boundary of the site generally in accordance with the Site Layout Plan (Revision 3), prepared by Groundwork Plus, dated 17 August 2023 (listed in Condition 1.1, Table 1) (b) incorporate at least 50% local species (c) be low maintenance.	<i>Within 30 business days of the commencement of use and to be maintained</i>

Condition 18 – rehabilitation		Timing
18.1	Undertake progressive rehabilitation generally in accordance with section 4.7 (Rehabilitation Management Plan) of the Environmental Management Plan, prepared by Groundwork Plus, 740_610_018r3, dated December 2022, listed in Condition 1.1, Table 1.	<i>At all times</i>
18.2	Implement and undertake the works as required in the rehabilitation management plan.	<i>Ongoing</i>

Condition 19 – erosion and sediment control plan		Timing
19.1	Prepare and submit to the Coordinator-General an amended Erosion and Sediment Control plan "Figure 1: Stormwater and ESC Plan" prepared by Groundwork Plus, dated 6/7/2023 (740.DRG.484, Revision 1) to clearly show where and how the diversion of clean water runoff will be achieved.	<i>Prior to commencement of use</i>

19.2	Undertake all works generally in accordance with the erosion and sediment control plan which must be current and available on site at all times during the construction period.	<i>As indicated</i>
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Condition 20 – stormwater and stormwater drainage		Timing
20.1	Implement the stormwater management plan titled “Stormwater Management Plan” prepared by Groundwork Plus, drawing number 740.800.001 dated 12/7/2023 in Condition 1.1, Table 1.	<i>At all times</i>
20.2	An impervious concrete surface with appropriate bunding must be provided over the floor area of the workshop and refuelling area.	<i>Prior to commencement of use</i>
20.3	Drainage from the development works shall not adversely impact upon adjacent properties.	<i>At all times</i>
20.4	Connect the development to a lawful point of discharge with ‘no-worsening’ to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability in accordance with Scenic Rim Regional Council’s current adopted standards.	<i>Prior to commencement of use</i>

Condition 21 – noise and air quality		Timing
21.1	Implement the mitigation measures in the “Bromelton North Quarry – Noise Impact Assessment” prepared by Assured Environmental dated 9/12/2022 and “Bromelton North Quarry – Air Quality Assessment” prepared by Assured Environmental dated 9/12/2022 listed in Condition 1.1, Table 1.	<i>At all times</i>

Condition 22 – environmental management plan		Timing
22.1	Implement the management strategies and monitoring in the “Environmental Management Plan” prepared by Groundwork Plus dated July 2023 listed in Condition 1.1, Table 1.	<i>At all times</i>

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

Condition 24 - repair of damage		Timing
24.1	Repair any property fencing, roads, service infrastructure etc and re-instate existing signage and pavement markings that have been removed or damaged during any works carried out in association with the approved use.	<i>Prior to commencement of use and ongoing</i>

Condition 25 – lighting		Timing
25.1	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 26 – vegetation management		Timing
26.1	Vegetation clearing will be undertaken in a sequential manner to allow mobile fauna to disperse away from clearing areas.	<i>Ongoing</i>
26.2	Vegetation clearing operations are to be supervised by a suitably qualified ecologist to monitor compliance of vegetation clearing with the defined clearing extents.	<i>Ongoing</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 extractive industry 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

A Geothermal Exploration Permit EPG 2036 partly overlaps the western section of approved final extraction footprint (Figure 4 – Approved Stage 4 development plan). Prior to construction discussions are recommended with the tenement holder whose details are provided below.

Authorised holder representative (AHR)

STEPANOFF, Adam
208 Herries Street Toowoomba QLD 4350
Phone: 0477762057
Mobile: 0477762057
Email: adam@refinegroup.com.au

Department of Transport and Main Roads

The assessment undertaken by the applicant demonstrates that the development proposes the use of B-double vehicles along the State-controlled road network. Numerous roads in proximity to the development are not designated multicomination vehicle routes. A B-double permit is required for travel on a road outside of the approved multi-combination network.

Should the applicant wish to apply for a B-double permit, or alternatively pursue designation of a road as a multi-combination route, further information is available at:

<http://www.tmr.qld.gov.au/business-industry/Heavy-vehicles/Multi-combinationvehicles.aspx>

Approved routes for the operation of multi-combination vehicles are selected to minimise risk to other road users and property whilst facilitating efficient freight movement.

The applicant is encouraged to revisit the Pavement Impact Assessment at 10 years of its operation to ensure it accurately reflects the assumptions made about the traffic distribution, the state-controlled road network as well as the operational practices of the quarry.

Seqwater

A revised Environmental Authority (EA) for all Environmentally Relevant Activities proposed on the site must be applied for and obtained prior to commencement of the use.

Note: Seqwater supports the new EA containing prescribed release limits which meet or exceed the Water Quality Objectives for drinking water outlined in the Environmental Protection (Water and Wetland Biodiversity) Policy 2019 Schedule 1 for the Logan River basin.

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 SDA Development Scheme) (the auditor) responsible for preparing the audit report, including the auditor(s):
 - name, position, company and contact details
 - qualifications and experience
 - proof that the auditor is an independent third party unaffiliated with the proponent.
- Details of any external suitably qualified person(s) used to supplement reports/plans outside of the auditor's expertise.
- Details of any compliance reporting which has previously been provided to the Coordinator-General for the purpose of complying with Schedule 3 of the Bromelton SDA Development Scheme.
- An audit evaluation matrix including but not limited to:
 - each condition of the SDA approval, and the status of the condition at the end of the relevant audit period
 - where a condition is current or complete, (to be activated, activated, complete), whether compliance has been achieved (compliant, non-compliant or not applicable), how compliance has been achieved (description of works, tasks or actions undertaken) and how the evaluation of the audit has been undertaken
 - a full description of the relevant standards, practices etc. against which works have been assessed together with evidence (reports, site photographs, certification documentation) to support the evaluation of the works against the compliance standards
 - the title, date, location and holder of any documentation referred to in the compliance evaluation matrix but not provided with the audit to allow the Coordinator-General to call upon these documents as required
 - details of any non-compliances identified by any party during the current audit period and a methodology specifying how compliance has been/will be achieved and by when it will be achieved, and
 - details of previous audit reports (if relevant) with an update on any non-compliance, corrective actions and revised practices (as relevant) undertaken and the current status of any corrective actions.
- Additional evidence to support the compliance evaluation, including the date and locations of any site inspection/s conducted during the preparation of the audit report and details of any employees of the proponent interviewed for the audit.
- The auditor's declaration whereby the auditor:

- certifies the conditions contained in the SDA approval have been satisfactorily complied with, subject to any qualifications which the author has outlined in the audit report
 - certifies that to the best of the auditor's knowledge, all information provided in the audit report is true, correct and complete, and
 - acknowledges it is an offence under section 157O of the *State Development and Public Works Organisation Act 1971*, to give the Coordinator-General a document containing information the auditor knows is false or misleading in any material particular.
- Any further attachments the auditor considers relevant to the audit report.

An audit report guideline has been prepared to provide guidance to proponents and auditors in compiling audit reports. The guideline is available on the Department of State Development, Infrastructure, Local Government and Planning website at <https://www.statedevelopment.qld.gov.au/coordinator-general/state-development-areas/development-schemes-applications-and-requests> or by contacting the Planning and Services Division on 1800 001 048 or via sdainfo@coordinatorgeneral.qld.gov.au.