

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 Plan	pd designs	Job No. 2615, Sheet C1 of 5.	April 2023
Plan	pd designs	Job No. 2615, Sheet C2 of 5.	April 2023
Elevations	pd designs	Job No. 2615, Sheet C3 of 5.	April 2023
Existing Contours	pd designs	Job No. 2615, Sheet C4 of 5.	April 2023
Medium Rigid Swept Path	pd designs	Job No. 2615, Sheet C5 of 5.	April 2023

Condition 2 - commencement of the use		Timing
2.1	Notify the Coordinator-General in writing of the date of commencement of site works and the commencement of use.	<i>Within 30 days of commencement of the relevant stage</i>

Condition 3 – ‘As constructed’ plans		Timing
3.1	<p>Prepare and submit to the Coordinator-General, ‘As constructed’ plans certified by RPEQ or other independent suitably qualified person.</p> <p>The plans must show that the development has been constructed generally in accordance with the plans referenced in Table 1 of Condition 1.</p> <p>Plans must be submitted in electronic pdf.</p>	<i>Prior to commencement of use</i>

Condition 4 - auditing		Timing
4.1	<p>Prepare and submit audit reports to the Coordinator-General within 30 business days after commencement of site works and within 30 business days after commencement of development.</p> <p>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>An audit report will contain detail consistent with the information provided in Enclosure 1.</p>	<i>As indicated</i>

Condition 5 - inspection		Timing
5.1	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 6 - hours of operation		Timing
6.1	Limit the hours of operation of the development to between the hours of 7:00AM and 5:30PM, Monday to Saturday.	<i>Ongoing</i>
6.2	Site access and operation outside of the approved hours of operation is permitted for emergency works to offsite facilities when in accordance with the relevant acoustic quality objectives of the Environmental Protection (Noise) Policy 2019.	<i>Ongoing</i>

Condition 7 - infrastructure contributions or infrastructure agreement		Timing
7.1	Enter into an infrastructure agreement or other arrangement with Cairns Regional Council.	<i>Prior to commencement of the use</i>

Condition 8 – waste management		Timing
8.1	Reuse, recycle or lawfully dispose of all waste (other than treated wastewater released to land) generated by the development.	<i>At all times</i>
8.2	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>
8.3	The refuse bin enclosure must be in accordance with Cairns Regional Council's requirements and designed to accommodate bulk bins.	<i>At all times</i>

Condition 9 – complaints		Timing
9.1	<p>Record all complaints received relating to the development in a register that includes, as a minimum:</p> <ul style="list-style-type: none"> (a) date and time when complaint was received (b) complainant's details including name and contact information (c) reasons for the complaint (d) investigations undertaken and conclusions formed (e) actions taken to resolve this complaint, including the time taken to implement these actions (f) include a notation in the register as to the satisfaction (or dissatisfaction) of the complainant with the outcome. <p>Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.</p> <p>Provide an up to date copy of the register if requested by the Coordinator-General.</p>	<p><i>At all times</i></p> <p><i>As indicated</i></p> <p><i>As indicated</i></p>
9.2	<p>In the event a complaint is received in relation to noise, odour or air contamination, the developer/operator must engage a suitably qualified consultant to undertake an assessment addressing the noise, odour or air quality emanating from the site for this use in accordance with the provision of the <i>Environmental Protection Act 1994</i>.</p> <p>The assessment must be accompanied by a report, inclusive of supporting calculations and site investigations. The report must provide recommendations of noise, odour or air attenuation measures.</p>	<i>As indicated</i>

	The developer/operator must provide a copy of the report to Cairns Regional Council and the Coordinator-General and implement the recommendations within 3-months of supplying the report.	
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Condition 10 – services and utilities		Timing
10.1	Obtain the necessary approvals for all required services and utilities (power, potable water, sewer, gas, wastewater, communications etc) for both construction and operation.	<i>Prior to commencement of site works</i>
10.2	Provide and maintain to the relevant standards all services and utilities (power, potable water, sewer, gas, wastewater, communications etc) necessary to the development.	<i>At all times</i>
10.3	The development must be serviced by a single internal water connection made clear of any buildings or structures and undertaken in accordance with the FNQROC Development Manual.	<i>Prior to the commencement of use</i>
10.4	The development must ensure the lawful and safe discharge of sewage into the Cairns Regional Council sewage network. Sewage connection must be constructed and maintained in accordance with the FNQROC Development manual and in accordance with the <i>Plumbing and Drainage Act 2018</i> . <i>Advice Note: The proposed development is approximately 1km from the nearest Council sewage connection point located on Crossland Road.</i>	<i>Prior to the commencement of the use</i>
10.5	Trade waste discharge to sewer must meet the requirements of Cairns Regional Council's Trade Waste Plan. Detailed Hydraulic Plans must be provided that demonstrates that the facility complies with Cairns Regional Council's Trade Waste Plan. The hydraulic plans must be approved by Cairns Regional Council prior to the issue of a Development Permit for Building Work. All measures for pre-treatment in accordance with the approved plans must be installed prior to Commencement of Use.	<i>As stated</i>

Condition 11 – traffic management and access		Timing
11.1	Limit access to the site to the proposed crossover as shown on the Medium Rigid Swept Path plan, Job No. 2615, Sheet C5 of 5, dated April 2023.	<i>At all times</i>
11.2	Provide adequate and safe access for firefighting/other emergency vehicles and for safe evacuation.	<i>At all times</i>
11.3	Provide a compliant access crossover and driveway in accordance with FNQROC Development Manual Standard Drawings S1105 and S1110 to a Rural standard. Where the proposed access crossover and driveway cannot meet the requirements of the relevant drawings, detailed design drawings required as a result of the development are to be provided to Cairns Regional Council for endorsement. Once approved, all work must be carried out in accordance with the approved plan(s).	<i>Prior to works acceptance</i> <i>Prior to works acceptance</i> <i>At all times</i>
11.4	Any ramping to meet with floor/garage levels must occur within the property.	<i>Prior to commencement of use</i>

	A minimum grade change of 2.5% for vehicular access is permitted within the road reserve.	
11.5	Space must be provided on site for vehicles to turn around so that all vehicles, including service vehicles and the nominated design vehicle (Medium Rigid Truck), can enter and exit in a forward direction.	<i>At all times</i>
11.6	All parking, queuing, loading, servicing, unloading and vehicle manoeuvring areas associated with the approved use(s) must be undertaken on the land.	<i>At all times</i>
11.7	The driveway serving the parking area must include speed control measures at the entry and exit point(s) to the site.	<i>Prior to the commencement of use</i>
11.8	Any edge of a new driveway or extension (inclusive of access aprons) must be no closer than one (1) metre to any electrical infrastructure (light poll, power poll or electrical junction box).	<i>Prior to works acceptance</i>

Condition 12 - vehicle parking		Timing
12.1	All parking is to occur on site.	<i>At all times</i>
12.2	The car parking layout must be in accordance with the approved plans and must comply with the AS 2890.1:2004 Parking facilities – Off-street car parking and be constructed in accordance with Austroads and good engineering design. In addition, all parking, driveway and vehicular manoeuvring areas must be imperviously sealed, drained and line marked.	<i>Prior to works acceptance</i>

Condition 13 – external details		Timing
13.1	Construct and paint external details of buildings and structures to reduce visual impact and negate excessive glare in accordance with current best practise.	<i>To be maintained</i>

Condition 14 – landscaping		Timing
14.1	Provide a 2 metre landscaping buffer in accordance with the Site Plan, Job No. 2615, Sheet C1 of 5, prepared by pd designs, dated April 2023. The landscaping buffer is to be established along the Crossland Road and Russell Road frontages with suitable screening qualities, to reduce the potential for adverse amenity, privacy, noise and light impacts on the nearby dwelling houses.	<i>Prior to commencement of the development and to be maintained</i>

Condition 15 – site-based management plan		Timing
15.1	Prepare a site-based management plan (SBMP) by a suitably qualified person in accordance with current best practise that addresses construction and on-site operations, specifically erosion and sediment control, noise, dust, odour and refuse management. The SBMP must: <ul style="list-style-type: none"> a) identify the component and the impacts/risks associated with that component b) identify the measures and actions necessary to minimise the identified impact c) monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions 	<i>Prior to commencement of site works</i>

	<p>d) a timetable and process for review of the SBMP to assess its effectiveness and to implement amendments as required.</p> <p>Submit the SBMP to the Office of the Coordinator-General.</p> <p>Undertake all works generally in accordance with the SBMP which must be current and available on site at all times.</p>	<p><i>Prior to commencement of site works</i></p> <p><i>At all times</i></p>
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Condition 16 – flooding/drainage		Timing
16.1	<p>Undertake a Local Drainage Study of the land in accordance with the ‘Cairns South Development Area Baseline Hydraulic Modelling’ report, prepared by Aecom, dated 28 June 2023 to determine the drainage impacts on upstream and downstream properties and the mitigation measures required to minimise such impacts. The study must address the following:</p> <ul style="list-style-type: none"> a) demonstrate that stormwater discharge has a no nuisance effect or ponding nuisances on neighbouring properties (in particular, Lot 1 on SP265147 and Lot 2 SP265147) b) all internal and external contributing catchment boundaries c) the extent of the 1% AEP flood hazard event in relation to the land both pre and post development d) primary and secondary flow paths for the 5, 20, 50 and 100 year ARI flood events e) identify any requirements for drainage easements f) information on the proposed works and any impacts proposed at the drainage outlet from the proposed development g) point of discharge. 	<p><i>Prior to the issue of a Development Permit for Operational Work</i></p>
16.2	<p>All habitable floor levels of the development must be located a minimum of 300mm above the 1% AEP flood hazard event post development identified in condition 16.1 above.</p>	<p><i>At all times</i></p>

Condition 17 – stormwater		Timing
17.1	<p>Prepare stormwater drainage system, including detailed engineering drawings, certified by RPEQ for the proposed stormwater treatment/ management devices (internal and external to the land) designed in accordance with section D4 of the FNQROC Development Manual standards.</p> <p>Install and maintain the stormwater treatment/ management devices in accordance with the drawings required as part of this condition.</p>	<p><i>Prior to commencement of site works</i></p> <p><i>At commencement of site works and to be maintained</i></p>
17.2	<p>Connect the development to a lawful point of discharge with ‘no-worsening’ to upstream or downstream properties for storm events up to 1% AEP.</p>	<p><i>Prior to commencement of development</i></p>
17.3	<p>Stormwater discharge must have no nuisance effect or ponding nuisances on downstream or upstream properties.</p> <p>If a disparity exists between pre and post alteration flows, measures are to be implemented in order to have a no worsening effect.</p>	<p><i>At all times</i></p>

17.4	Drainage works shall be designed and constructed in accordance with the 'Cairns South Development Area Baseline Hydraulic Modelling' report, prepared by Aecom, dated 28 June 2023 and the Queensland Urban Drainage Manual.	<i>Prior to the commencement of the development</i>
17.5	Detailed design drawings of all stormwater infrastructure required as a result of the development are to be provided to Cairns Regional Council for endorsement. Once approved, all work must be carried out in accordance with the approved plan(s).	<i>Prior to the issue of a development permit for Operational Work</i> <i>At all times</i>
17.6	Existing drainage areas along Crossland Road must be left in their current state, unless otherwise approved. <i>Advice Note: The proposed development must ensure stormwater discharge has a no nuisance effect or ponding nuisances on the existing crossover drainage, table drain and 1200x600 RCBC along Crossland Road. If a disparity exists between pre and post alteration flows, measures are to be implemented in order to have a no worsening effect.</i>	<i>At all times</i>

Condition 18 - repair of damage		Timing
18.1	Repair any property fencing, roads, service infrastructure, Cairns Regional Council infrastructure and re-instate existing signage and pavement markings that have been removed, altered or damaged during any works carried out in association with the approved development at the cost of the proponent.	<i>Prior to commencement of development and ongoing</i>

Condition 19 – lighting		Timing
19.1	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 20 - other		Timing
20.1	All machinery, materials and vehicles associated with the approved use must be wholly located within the subject site.	<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.

FNQROC Development Manual

Access to FNQROC Manual, Local Laws, CairnsPlan 2016 and other referenced planning scheme policies are located on Council's website - www.cairns.qld.gov.au.

Infrastructure Changes Notice

A charge levied for the supply of trunk infrastructure may be payable to Cairns Regional Council in accordance with Council's Infrastructure Charges Resolution No. 2 of 2021 and the Infrastructure Charges Notice.

The current charge rate should equal:

- \$54.80 for each square metre of gross floor area
- \$10.95 for each square metre impervious to stormwater.

The amount in the Infrastructure Charges Notice is subject to index adjustments and may differ at the time of payment. Prior to payment being made, please contact Cairns Regional Council's Development Assessment Team for confirmation of the charge amount and time of payment.

Dial Before You Dig

Undertake a 'Dial Before You Dig' search and all information is to be verified and services located on site. Council accepts no responsibility for damaged assets as a result of these works. All damaged Council infrastructure is to be returned/replaced to an as-new state before works acceptance is issued.

Cyclone Watch Site Management

All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first cyclone watch and that relevant emergency telephone contacts are provided to Council Officers, prior to commencement of works.

Other approvals

This approval relates solely to the material change of use for a low impact industry use within the Cairns South 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.

Building Work

This approval does not approve the undertaking of building work. A development Permit for Building Work under the *Building Act 1975* must be obtained in order for construction to commence.

Plumbing and Drainage

This approval does not approve the construction of any plumbing or drainage work. A compliance Permit for Plumbing and Drainage Work under the *Planning and Drainage Act 2018* must be obtained in order for construction to commence.

Operational Work

The owner/developer should familiarise themselves with thresholds for operational work, e.g., non-complaint vehicle crossovers and excavation/filing in excess of 50m² triggers the need for operational work approval.

Future Compliance

This approval does not negate the requirement for compliance of any future use with CairnsPlan 2016 or any future in force planning schemes, all other relevant Local Laws and other statutory requirements.

Removal of Protected Vegetation

This development approval does not approve or authorise the removal of vegetation that is otherwise protected under separate State or Federal legislation, including under the following:

a. *Environment Protection and Biodiversity Conservation Act 1999* (Cth)

b. *Nature Conservation Act 1999* (Qld)

c. *Vegetation Management Act 1999* (Qld).

For further information see:

<https://www.qld.gov.au/environment/land/management/vegetation/damage>

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 Cairns South 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 Cairns South 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.