

Conditions

Condition 1 – Approved use

Carry out the approved use generally in accordance with the approved plans, as referenced in the table below, except insofar as modified by any of the conditions of this approval.

Title	Prepared by	Drawing No. or Document Reference	Date
Site Plan	ACS Engineers	ACS-250016-GEN-02 (Revision 1)	09/06/2025
Dwelling Site Layout	ACS Engineers	ACS-250016-GEN-03 (Revision 1)	09/06/2025
Cross Section Layout	ACS Engineers	ACS-250016-GEN-04 (Revision 1)	09/06/2025
Proposed Earthen Pads Cross Sections	ACS Engineers	ACS-250016-GEN-05 (Revision 1)	09/06/2025
Shed Set Out	Santrev Pty Ltd	D 02	04/03/2016
Shed Elevations	Santrev Pty Ltd	D 04	04/03/2016
Landscape Plan	ACS Engineers	ACS-DWG-190001-SITE (revision B)	09/04/2021
Site Based Management Plan	Cardno (Qld) Pty Ltd		12/04/2016
Figure 23: Designed acoustic barrier, Acoustic Report, Proposed Poultry Farm 151 Bromelton House Road, Bromelton 2015353 R09	acousticworks	2015353 R09	12/04/2016

Timing – to be maintained.

Condition 2 – Auditing

Prepare and submit an audit report to the Coordinator-General within 30 business days of the end of the relevant audit period. The audit report must be prepared by an independent suitably qualified expert to determine whether the conditions of this approval have been complied with.

The audit period will:

- begin at commencement of construction of the use
- end once the use of sheds 1-4 has commenced
- recommence at the commencement of construction of sheds 5-8 and
- end once the use of sheds 5-8 has commenced and an audit report has been submitted to the Coordinator-General confirming all conditions to allow for the use to commence have been satisfactorily complied with.

An audit report must contain detail consistent with the information provided in **Attachment 1**.

Timing – as indicated.

Condition 3 – Number of birds

The use is for the farming of up to 416,500 birds to be accommodated at any one time, in no more than eight (8) separate sheds. Each shed is to hold no more than 52,062 birds at any one time.

Timing – to be maintained.

Condition 4 – Complaints register

The proponent must maintain a register of all complaints, including the date of the complaint and remediation measures, at all times. The register must be made available to the Coordinator-General, if requested. All complaints received relating to the use shall be responded to within 48 hours of the complaint and be recorded. The record must include details of the complainant, reasons for the complaint, investigations undertaken, conclusions formed and actions taken, including the time taken for actions and the response provided to the complainant. This information must be provided to the Coordinator-General with the audit report required by Condition 2.

Timing – as indicated

Condition 5 – Inspection by the Coordinator-General

Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development or use.

Timing – to be maintained.

Condition 6 – Site maintenance

The use is to be maintained in an orderly state at all times.

Timing – to be maintained.

Condition 7 – Works expense

All works, services, facilities and/or public utility alterations associated with the use, whether carried out by Scenic Rim Regional Council or otherwise, shall be at the proponent's expense unless otherwise specified.

Timing – to be maintained.

Condition 8 – Floor levels

The proponent must ensure all floor levels of all building structures associated with the use are constructed at or above the Defined Flood Level (1% Annual Exceedance Probability) and the habitable floor levels associated with the use are constructed at a minimum of 500mm above the Defined Flood Level (1% Annual Exceedance Probability). The proponent is to provide the Coordinator-General with a Surveyor's Certificate confirming the Australian Height Datum level of all building structures associated with each stage of the use.

Timing – prior to the commencement of use.

Condition 9 – Filling and excavation below the Defined Flood Level

No imported filling or removal of material is permitted in the area below the Defined Flood Level that will create an adverse impact on any property upstream or downstream.

Timing – to be maintained.

Condition 10 – Storage of hazardous material

No hazardous material is to be stored below the Defined Flood Level.

Timing – to be maintained.

Condition 11 – Infrastructure contribution

Pay to Scenic Rim Regional Council the assessed amount of \$115,570.00 (plus indexation in accordance with the ABS PPI Construction Index – Queensland Roads and Bridges (on a three (3) year moving average)) as an infrastructure contribution.

Timing – prior to commencement of the use.

Condition 12 – Vehicle loading/unloading

All 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 between the hours of 6:00am and 9:00pm and be within the boundary of the subject site.

Where vehicle loading is required for the pick-up of birds to meet processing requirements this activity is permitted to be conducted outside the hours of 6:00am and 9:00pm and be within the boundary behind the acoustic barrier.

Timing – to be maintained.

Condition 13 - Landscaping along eastern and northern elevations

A landscaping buffer is to be planted generally in accordance with Landscaping Plan ACS-DWG-19001-SITE (revision B) and is to extend along the full length of the northern elevation of the poultry sheds. The acoustic barrier (i.e. earthen bund) along the eastern elevation of the poultry sheds is to be planted with a runner producing grass mixture for batter protection

Timing – prior to commencement of the use.

Condition 14 - Maintenance of landscaping buffer and vegetation

Maintain the landscape buffer and vegetation generally in accordance with Landscaping Plan ACS-DWG-19001-SITE (revision B) and any failing trees or shrubs are to be replaced.

Timing – to be maintained.

Condition 15 – Spent litter

No spent litter removed from the sheds is to be stored, stockpiled, composted, re-used or otherwise kept on-site.

Timing – to be maintained.

Condition 16 - Drainage from the use

Drainage from the use shall not adversely impact upon properties adjacent to the subject site. No ponding, concentration or redirection of stormwater shall occur onto adjoining land.

Timing – to be maintained.

Condition 17 – Vehicular access

Vehicular access to and from the use is to be via Bromelton House Road and constructed to incorporate a Rural Basic Right (BAR) and Rural Basic Left (BAL) turn treatment, in accordance with the Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections (Austroads) and Scenic Rim Regional Council Standard Drawing R-07 (where it doesn't conflict with the Austroads requirements) to cater for the largest vehicle anticipated to use the access during its design life.

The vehicular access shall be designed by a Registered Professional Engineer of Queensland and must include surface sealed with asphalt or concrete to gate set back.

Timing – prior to the commencement of use and to be maintained.

Condition 18 – Car parking and driveways

All parking areas, internal roadways and manoeuvring areas are to be designed and constructed in accordance with AS2890.1 – 2004 and AS2890.2 – 2002 and Scenic Rim Regional Council's Design and Construction manual. The internal driveway is to be constructed to a gravel standard. The completed works are to be certified by a Registered Professional Engineer of Queensland as having been constructed to a standard reasonable for commercial purposes.

Timing – to be maintained.

Condition 19 - Car parking

All car parking is to be on-site.

Timing – to be maintained.

Condition 20 – Water supply

Ensure the site has a reliable water supply, including potable water, capable of servicing the approved use.

Timing – to be maintained.

Condition 21 – Wastewater disposal

Provide an adequate wastewater disposal system capable of servicing the approved use. The wastewater disposal system is to conform with the provisions of the Queensland Plumbing and Wastewater (QPW) Code and AS1547-2000.

Timing – prior to commencement of the use and to be maintained.

Condition 22 – Electricity supply

Ensure the site has an electricity supply capable of servicing the approved use.

Timing – prior to commencement of the use and to be maintained.

Condition 23 – Light emissions

Light sources at the premises must be positioned and shielded to prevent light spillage outside the boundaries of the premises.

Timing – to be maintained.

Condition 24 – Stormwater

Submit to the Coordinator-General detailed engineering drawings, certified by a Registered Professional Engineer of Queensland (RPEQ) for the proposed stormwater treatment/management devices designed in accordance with the Queensland Urban Drainage Manual.

Install and maintain the stormwater/management devices in accordance with the drawings certified by the RPEQ required as part of this condition.

Timing – prior to commencement of the use and to be maintained.

Condition 25 - Sediment and Erosion Control Management Plan

Submit to the Coordinator-General an Erosion and Sediment Control Plan (ESCP) certified by a Registered Professional Engineer of Queensland or a Certified Professional in Erosion and Sediment Control, that is generally in accordance with the Soil Erosion and Sediment Control: Engineering Guidelines for Queensland Construction Sites, Institute of Engineers, Australia 1996.

Undertake all works generally in accordance with the certified ESCP which must be current and available on site at all times during the construction period.

Timing – prior to commencement of the use and to be maintained.

Condition 26 – Acoustic barrier

An acoustic barrier is to be constructed along the northern, eastern and southern boundaries of the poultry farm shed pad in accordance with Figure 23: Designed acoustic barrier, Acoustic Report, Proposed Poultry Farm 151 Bromelton House Road, Bromelton 2015353 R09. The height of the acoustic barrier is to be a minimum of 4m above the finished pad level of the poultry farm shed pad. The acoustic barrier is to be located at or above the Defined Flood Level (1% Annual Exceedance Probability).

Timing – prior to the commencement of the use and to be maintained.

Advice

Other approvals

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

Scenic Rim Regional Council

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

In relation to Condition 11 – Infrastructure contribution, the following information is provided:

High Impact Rural – Poultry Farm Charged at \$5.00 per m² of GFA
Infrastructure contribution = \$5.00 x 23,114m²
= \$115,570.00 (plus indexation in accordance with the
ABS PPI Construction Index – Queensland Roads and
Bridges (on a three (3) year moving average)

Department of Natural Resources and Mines

Any clearing of state regulated vegetation must not occur unless:

- a. a valid exemption identified under schedule 24 of the *Sustainable Planning Regulation 2009* could be applied or
- b. approval is obtained from the chief executive administering the *Sustainable Planning Act 2009* for a development permit for operational works – vegetation clearing.

All fire breaks, fire management lines and setbacks necessary to remove or reduce the imminent risk of serious personal injury or damage to infrastructure posed by vegetation must occur within the Category X area displayed on PMAV 2014/008852 and must not result in the clearing of state regulated vegetation.

This proposal and any associated development must not impact or conflict with the stated required outcome or conditions of restoration notice CIRaM 05852 – 2014 (2014/009261).

Suggested species for the landscape buffer include *Syzygium australe*, *Lophostemon confertus*, *Waterhousia floribunda*, *Alphitonia excelsa*

Energex

The proponent is reminded of its obligations under easement dealing 601668529 and general duties of care under the *Electrical Safety Regulation 2013*. It is requested the proponent contact Energex to discuss any works in or around the easement.

Attachment 1

The following information will be required in an audit report:

- Details of the development approval, including 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) (the auditor) responsible for preparing the audit report, including the auditor's:
 - name, position, company and contact details
 - qualifications and experience
 - declaration of any conflict of interest/ relationship to the proponent
- Details of any external suitably qualified person(s) used to supplement reports/plans outside of the auditor's expertise.
- A compliance evaluation matrix including, but not limited to:
 - each condition of the development approval, its timing, the date on which the condition has been activated and that status of the condition at the end of the relevant audit period (pre-commencement, current, complete)
 - where a condition is current or complete, whether compliance has been achieved, how compliance has been achieved (description of works, tasks or actions undertaken) and how the evaluation of the compliance 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 any non-compliance identified in the previous audit period and a methodology specifying how compliance has been/ will be achieved and by when it will be achieved. This should include details of site remediation activities, corrective actions and revised practices (as relevant) undertaken.
- 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 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.