

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. <u>Note: ‘electrolyser testing facility and balance of plant (BOP) development’ refers to construction, associated works and use of the electrolyser testing facility and BOP as identified on the plan titled “Site Works Plan” prepared by Elevation Architecture, document no. A-DA-01.02, Rev 17, dated 11/06/2024.</u>	<i>To be maintained at all times</i>

Table 1 – approved plans and documents

Title	Prepared By	Document No	Date
Site Plan	Elevation Architecture	A-DA-01.01, Rev 08 13	11/06/2024 12/2022
Site Works Plan	Elevation Architecture	A-DA-01.02, Rev 12 17	11/06/2024 12/2022
Floor Plan – Ground	Elevation Architecture	A-DA-03.01, Rev 12 17	11/06/2024 12/2022
<u>Floor Plan – Ground Testing Facility</u>	<u>Elevation Architecture</u>	<u>A-DA-03.01 Rev 04</u>	<u>5/06/2024</u>
<u>Roof Plan Testing Facility</u>	<u>Elevation Architecture</u>	<u>A-DA-04.01, Rev 04</u>	<u>5/06/2024</u>
<u>Elevations 1 Testing Facility</u>	<u>Elevation Architecture</u>	<u>A-DA-09.01, Rev 04</u>	<u>5/06/2024</u>
<u>Elevations 2 Testing Facility</u>	<u>Elevation Architecture</u>	<u>A-DA-09.02, Rev 04</u>	<u>5/06/2024</u>
<u>Sections Testing Facility</u>	<u>Elevation Architecture</u>	<u>A-DA-10.01, Rev 04</u>	<u>5/06/2024</u>
Elevations	Elevation Architecture	A-DA-09.01, Rev 08 09	11/12/2022 12/06/2024
Sections	Elevation Architecture	A-DA-10.01, Rev 08 09	11/12/2022 12/06/2024

Condition 2 – development building envelope		Timing
2.1	Construct the approved development within the ‘Site Development Boundary’ identified on the plan titled “Site Plan” prepared by Elevation Architecture (<u>Plan number A-DA-01.01, Rev 13) dated 11/06/2024</u> Plan number A-DA-01.01, Rev 08) dated 1/12/2022 in Table 1.	<i>To be maintained at all times</i>

Condition 3 – commencement of development		Timing
3.1	Notify the Coordinator-General in writing of the date of commencement of site works of: <u>(a) the development</u> <u>(b) the electrolyser testing facility and BOP.</u>	<i>Within 30 days of the commencement of site works</i>
3.2	Notify the Coordinator-General in writing of the date of the commencement of the use of: <u>(a) the development</u> <u>(b) the electrolyser testing facility and BOP.</u>	<i>Within 30 days of the commencement of the use</i>

Condition 4 – ‘As constructed’ plans		Timing
4.1	<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 and shape files.</p>	<p><i>Within 30 days of the commencement of the use <u>and within 30 days of the commencement of the use of electrolyser testing facility and BOP</u></i></p>
Condition 5 – auditing		Timing
5.1	<p>Prepare and submit audit reports to the Coordinator-General <u>within 30 business days after commencement of:</u></p> <p><u>(a) site works</u></p> <p><u>(b) the development</u></p> <p><u>(c) site works for the electrolyser testing facility and BOP</u></p> <p><u>(d) once all conditions of this approval have been complied with.</u></p> <p>÷</p> <p>(a) within 30 business days after commencement of site works;</p> <p>(b) within 30 business days after commencement of development; and</p> <p>(c) once all conditions of this approval have been complied with.</p> <p>Audit reports must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with.</p> <p>Audit reports will contain detail consistent with the information provided in Enclosure 1.</p>	<p><i>As indicated</i></p>
Condition 6 – inspection		Timing
6.1	<p>Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development.</p>	<p><i>At all times</i></p>
Condition 7 – waste management		Timing
7.1	<p>Submit to the Coordinator-General and Gladstone Regional Council a Waste Management Plan prepared in accordance with the ‘Waste Management Planning Scheme Policy’ of the Our Place Our Plan Gladstone Regional Council Planning Scheme.</p>	<p><i>Prior to the commencement of the use</i></p>
<u>7.2</u>	<p><u>Prepare and submit to the Coordinator-General and Gladstone Regional Council an updated Waste Management Plan for the development that includes the electrolyser testing facility and BOP in accordance with the ‘Waste Management Planning Scheme Policy’ of the Our Place Our Plan Gladstone Regional Council Planning Scheme.</u></p>	<p><i><u>Prior to the commencement of site works for the electrolyser testing facility and BOP</u></i></p>
<u>7.32</u>	<p>Reuse, recycle or lawfully dispose of all waste (other than</p>	<p><i>At all times</i></p>

	treated waste-water released to land) generated by the development. <i><u>Note: all wastewater produced during electrolyser testing will be contained and taken from the site.</u></i>	
7.43	Solid waste is to be stored on site in vermin-proof facilities until it is transferred to a licensed refuse facility.	At all times

Condition 8 – hazardous materials		Timing
8.1	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> .	At all times

Condition 9 – complaints		Timing
9.1	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.	At all times
9.2	Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.	As indicated
9.3	Provide an up to date copy of the register if requested by the Coordinator-General.	As indicated

Condition 10 – services and utilities		Timing
10.1	Obtain the necessary approvals for all required services and utilities for both construction and operation.	Prior to commencement of site works
10.2	Provide and maintain to the relevant standards all services and utilities required for both construction and operation.	At all times

Condition 11 – fencing		Timing
11.1	Provide security fencing to manufacturing, plant and manoeuvring areas behind the frontage of the main building. At a minimum, security fencing is to be of a height of 1.8m and made from chain wire material.	Prior to commencement of the use and to be maintained

Condition 12 – vehicle parking and access		Timing
12.1	All parking is to occur on site.	At all times

12.2	Design and construct vehicle access, parking, internal roadways and manoeuvring for all vehicles associated with the development in accordance with: (a) AS2890.1:2004 <i>Parking facilities, Part 1: Off-street car parking</i> ; (b) AS2890.2:2018 <i>Parking facilities, Part 2: Off-street commercial vehicle facilities</i> ; and (c) the Capricorn Municipal Development Guidelines.	<i>Prior to commencement of the use and to be maintained</i>
12.3	Provide and maintain the electric entry gates on the Euroa Circuit access to reduce vehicle queuing on Euroa Circuit as shown on the plan titled "Floor Plan – Ground" prepared by Elevation Architecture <u>document no. A-DA-03.01, Rev 17, dated 11/06/2024 (Plan number A-DA-03.01, Rev 12) dated 1/12/2022</u> in Table 1.	<i>Prior to commencement of the use and to be maintained</i>
12.4	All driveways are to be constructed in accordance with the plan titled "Site Works Plan" prepared by Elevation Architecture <u>document no. A-DA-01.02, Rev 17, dated 11/06/2024 (Plan number A-DA-01.02, Rev 12) dated 1/12/2022</u> in Table 1 and Gladstone Regional Council's Standard Drawing Urban Commercial/Industrial Driveway (CMDG-R-042A). <i>Note: Gladstone Regional Council's standard drawing is located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at http://www.cmdg.com.au/index.html.</i>	<i>Prior to commencement of the use</i>
12.5	Direct access is not permitted between the subject site and Gladstone Mount Larcom Road.	<i>At all times</i>
12.6	Access to the development from Aldoga Drive must be via a fully formed and sealed road up to and including the full frontage of the 'Indicative Development Building Envelope & Vehicle Circulation'. <i>Note: Euroa Circuit will be upgraded from Aldoga Drive to the development, including the full frontage of the 'Indicative Development Building Envelope & Vehicle Circulation' to an Urban Industrial Collector standard or other standard approved by Gladstone Regional Council.</i>	<i>Prior to the commencement of the use and to be maintained</i>

Condition 13 – external details		Timing
13.1	Ensure external details of the building, facade treatment and external materials, colours and finishes are generally consistent with the plans titled "Elevations" prepared by Elevation Architecture <u>(Plan number A-DA-09.01, Rev 09) dated 12/06/2024 (Plan number A-DA-09.01, Rev 08) dated 1/12/2022</u> in Table 1. Finishes should be designed to reduce visual impact and negate excessive glare in accordance with current best practice.	<i>Prior to the commencement of the use and to be maintained</i>

Condition 14 – landscaping		Timing
14.1	Provide and maintain landscaping in the areas shown on the plan titled “Site Works Plan” prepared by Elevation Architecture <u>Plan number A-DA-01.02, Rev 17) dated 11/06/2024(Plan number A-DA-01.02, Rev 12) dated 1/12/2022</u> in Table 1. Landscaping is to be designed and provided in accordance with the Capricorn Municipal Development Guidelines. <i>Note: a landscaping plan will be required to be prepared for submission to Gladstone Regional Council as part of an operational works application.</i>	<i>Within six (6) months of the commencement of use and to be maintained</i>
14.2	All landscaping areas are to be constructed with an irrigation system that optimises water and energy efficiency and responds appropriately to local conditions by maintaining infiltration to subsurface soil.	<i>Within six (6) months of the commencement of use and to be maintained</i>

Condition 15 – site-based management plan		Timing
15.1	Prepare a site-based management plan (by a suitably qualified person in accordance with current best practise) that includes the following: (a) management of noise and dust; (b) management of gatehouse carpark (i.e. carpark only for use by gatehouse staff, vehicles to move in forward motion only, vehicle movement limited to 10 km/h); (c) management of brigade access in accordance with QFES requirements (i.e. removable locked bollards to manage separation between light and heavy vehicle access); (d) management and control of all declared weeds and feral animals (e) management of any potential natural and man-made hazards and emergency events (i.e. bushfire, cyclone); (f) response procedures to incidents/events; (g) evacuation procedures; (h) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions; (i) a timetable and process for review of the site-based management plan to assess its effectiveness and to implement amendments as required.	<i>Prior to commencement of site works</i>
<u>15.2</u>	<u>Prepare and submit to the Coordinator-General an updated site-based management plan (by a suitably qualified person in accordance with current best practise) that includes the items stated in condition 15.1 for the electrolyser testing facility and BOP.</u>	<i><u>Prior to the commencement of use of electrolyser testing facility and BOP</u></i>
<u>15.3</u> <u>2</u>	Undertake all works generally in accordance with the site-based management plan which must be current and available on site at all times.	<i>At all times</i>

Condition 16 – construction management plan		Timing
16.1	Prepare a construction management plan (by a suitably qualified person in accordance with current best practise) that includes the following:	<i>Prior to commencement of site works</i>

	<ul style="list-style-type: none"> (a) details on construction parking, access and laydown areas etc. (b) management of noise and dust generated from the site during and outside construction work hours; (c) management of stormwater flows and quality around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; (d) management of contaminated soils (if required) including removal, treatment and replacement; (e) an erosion and sediment control plan certified by a RPEQ or a certified professional in erosion and sediment control, that is generally in accordance with the following guidelines: <ul style="list-style-type: none"> a. International Erosion Control Association (IECA) – Best Practice Erosion and Sediment Control b. Capricorn Municipal Development Guidelines (f) site remediation plans; (g) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions; (h) a timetable and process for review of the construction management plan to assess its effectiveness and to implement amendments as required. 	
<u>16.2</u>	<u>Prepare and submit to the Coordinator-General an updated construction management plan (by a suitably qualified person in accordance with current best practise) that includes the items stated in condition 16.1 for the electrolyser testing facility and BOP.</u>	<u>Prior to the commencement of site works for the electrolyser testing facility and BOP.</u>
<u>16.3</u> <u>2</u>	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</i>

Condition 17 – stormwater		Timing
17.1	<p>Submit to the Coordinator-General and Gladstone Regional Council a Site Based Stormwater Management Plan prepared in accordance with the <i>State Planning Policy – July 2017</i> and certified by a RPEQ experienced in this type of work. The Site Based Stormwater Management Plan must address both stormwater quantity and quality.</p> <p>The Site Based Stormwater Management Plan must demonstrate the development does not:</p> <ul style="list-style-type: none"> (a) reduce the quality of stormwater discharge onto the state-controlled road network; and (b) include any new discharge points for stormwater runoff onto the state-controlled road network. 	<i>Prior to commencement of use</i>
<u>17.2</u>	<u>Submit to the Coordinator-General and Gladstone Regional Council an updated Site Based Stormwater Management Plan (by a suitably qualified person in accordance with current best practise) that includes the items stated in conditions 17.1 for the electrolyser testing facility and BOP.</u>	<u>Prior to the commencement of use of electrolyser testing facility and BOP.</u>

17.2 <u>3</u>	Prepare detailed engineering drawings, certified by RPEQ for the proposed stormwater treatment/management devices designed in accordance with the Capricorn Municipal Development Guidelines.	<i>Prior to commencement of site works</i>
17.3 <u>4</u>	Install and maintain the stormwater treatment/management devices in accordance with the Site Based Stormwater Management Plan and drawings required as part of this condition.	<i>Prior to commencement of the use and to be maintained</i>
17.4 <u>5</u>	Drainage from the development works/building shall not adversely impact upon adjacent properties or state-controlled road network. No ponding, concentration or redirection of stormwater shall occur on adjoining land or state-controlled road network.	<i>At all times</i>
17.5 <u>6</u>	Provide the discharge of stormwater drainage flows to a legal point of discharge.	<i>At all times</i>
17.6 <u>7</u>	Drainage works shall be designed and constructed in accordance with the Queensland Urban Drainage Manual.	<i>Prior to the commencement of the use</i>

Condition 18 – repair of damage		Timing
18.1	Repair any damage to roads and service infrastructure and re-instate existing signage and pavement markings that have been removed or damaged during any works carried out in association with the approved development.	<i>Prior to commencement of the use and to be maintained</i>

Condition 19 – lighting		Timing
19.1	Ensure outdoor lighting installed within the development minimises light spill in the adjacent properties and sensitive receptors.	<i>To be maintained</i>
19.2	Lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect uses adjoining the site.	<i>Prior to commencement of the use and to be maintained</i>

Condition 20 – venting		Timing
<u>20.1</u>	<u>Hydrogen vent systems must be designed to not expose people to greater than 5% lower explosive limit (LEL) and ignition sources must be excluded from any areas that could exceed 5% LEL. Where gas detectors are used, they should be set to 5% LEL.</u>	<u>At all times</u>
<u>20.2</u>	<u>Hydrogen vent systems must be designed to prevent ignition.</u>	<u>At all times</u>
<u>20.3</u>	<u>Electrolyser testing facility and BOP must be designed to prevent accumulation of a flammable atmosphere in accordance with section 51 of the Work Health and Safety Regulations 2011 and this should include controls such as inert gas purging and oxygen sensors as necessary to protect people and equipment.</u>	<u>At all times</u>

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 medium impact industry (electrolyser manufacturing facility) within the Gladstone 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.

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.

Gladstone Regional Council

Operational works

A Development Permit for Operational Works will be required from Gladstone Regional Council prior to the commencement of construction. The Development Application for Operational Works should include the following:

- a) Earthworks (including retaining walls);
- b) Road works (including signage and driveways);
- c) Stormwater Management (quantity, quality, flood and drainage control);
- d) Street lighting, electrical and telecommunications; and
- e) Landscaping, environmental protection and associated works.

Development Applications for Operational Works shall be designed and constructed in accordance with Australian Standards, the Engineering Design Planning Scheme Policy under the Our Place Our Plan Gladstone Regional Council Planning Scheme or any other applicable standards at the time of lodgement. Prior to the commencement of use, all Operational Works conditions by this approval must be accepted “on maintenance” by Gladstone Regional Council.

Advisory Note: The Capricorn Municipal Development Guidelines within the Engineering Design Planning Scheme Policy is the current document for preparing any Development Application for Operational Works which is found at <http://www.cmdg.com.au/index.html>.

As part of a Development Application for Operational Works, a pre-construction dilapidation inspection and report to be undertaken and approved on the sealed sections of Aldoga Road and Euroa Circuit that will be impacted by the construction of the use.

Prior to arranging an “on maintenance” inspection as part of the Operational Works, a post construction dilapidation inspection and report is requested by Gladstone Regional Council on the sealed sections of Aldoga Road and Euroa Circuit that will be impacted by the construction of

the use. Where the condition of any of the aforementioned roads has decreased during construction, prior to commencing the use, Gladstone Regional Council will request the Applicant reinstate the road(s) to the condition of the road(s) as identified in the pre-construction dilapidation report.

Advisory Note: The road is to be maintained to Council's appropriate road level of service at all times during construction.

As part of the lodgement material for the Operational Works application, Gladstone Regional Council requests a copy of the following approved plans:

- a) Revised Traffic Impact Assessment (including both construction and operation numbers);
- b) Landscaping Plan (including the proposed screening vegetation to Gladstone-Mount Larcom Road);
- c) Stormwater Management Plan;
- d) Construction Management Plan; and
- e) Operations Management Plan.

Building, Plumbing and Drainage Works

The Applicant is required to obtain a Development Permit and Building Final for Building Works in accordance with the *Planning Act 2016*. Construction is to comply with the *Building Act 1975*, the National Construction Code and the requirements of other relevant authorities.

The Applicant is required to obtain a Development Permit for Plumbing and Drainage Works and Plumbing and Drainage Final in accordance with the *Planning Act 2016*. Construction is to comply with the *Plumbing and Drainage Act 2018* and the requirements of other relevant authorities. As part of this application, the Applicant will need to include the Equivalent Person ratio to determine if other permits are required.

As part of the Operational Works application, the Applicant is required to demonstrate that there is sufficient water capacity and pressure from the proposed extended Gladstone Area Water Board network and/or adequate onsite water endorsed by a suitably qualified professional.

Transportation Service

As part of the lodgement material for the Operational Works Development Application, the Applicant will be required to demonstrate how the proposed accesses comply with the Capricorn Municipal Development guidelines.

Advisory note: Gladstone Regional Council's preference is to reduce the number of access from the subject site to maintain the safety and function of Euroa Circuit.

Weed and pest management

Prior to the commencement of the use, the Applicant must submit a Property Pest Management Plan for approval by Council. The Plan is to detail what restricted matter under the *Biosecurity Act 2014* (Qld) the Plan relates to; the location of restricted matter on the site; and what actions will be undertaken to manage the restricted matter before, during and after the development activity. The Plan must be drafted by a suitably qualified person who has a minimum of five years of experience in invasive species management. Upon approval of the Pest Management Plan, the Applicant must undertake all recommended actions.

Advisory note: Gladstone Regional Council's Biosecurity and Environmental Health division can provide support in the development of the Property Pest Management Plan and are contactable on (07) 4970 0700.

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 Gladstone State Development Area 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.
- 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.