

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.	<i>To be maintained at all times</i>

Table 1 – approved plans and documents

Title	Prepared By	Document No	Date
Alpha HPA - HPA First Project Overall Site Plan General Arrangement	PRUDENTIA Engineering	MC23050-000-Z-GAR-00015 REV Bb	18/09/2024
Alpha HPA – HPA First Project Site General Arrangement – Stage 1 – Precursor Production Plant	PRUDENTIA Process consulting	MC1868-G-030 Rev: E	19/10/2021
Precursor Production Facility – General Site Wide – Stage 1 – Landscaping Plan – General Details	PRUDENTIA Process consulting	MC21023-1810-C-DRG-020 Rev: B	19/10/2021
Alpha HPA – HPA First Project – Overall Site Plan – Landscaping Details	PRUDENTIA Engineering	MC23050-000-Z-GAR-00004 Rev: 1	02/08/2024
Air Quality Impact Assessment – HPA Processing Plant	AECOM Australia Pty Ltd	Ref: 60617664 Rev: 1A	29/05/2024
Plume Rise Assessment – HPA Processing Plant	AECOM Australia Pty Ltd	Ref: 60617664 Rev: 1C	09/05/2024
Preliminary Operational Noise Impact Assessment – HPA Processing Plant	AECOM Australia Pty Ltd	Ref: 60617664 Rev: D	29/05/2024
Site Water Management Plan Update – Gladstone High Purity Alumina Site	AECOM Australia Pty Ltd	Ref: 60617664 Rev: A	04/07/2024
Site Based Management Plan – HPA Processing Plant	AECOM Australia Pty Ltd	Ref: 60617664 Rev: D	19/10/2021
Alpha HPA Project, Yarwun Traffic Impact Assessment	Access Traffic Consulting	APL0121-002 Rev: C	19/10/2021
Ecological Assessment Report – HPA Processing Plant	AECOM Australia Pty Ltd	Ref: 60617664 Rev: A	02/10/2020

Condition 2 – commencement of the development		Timing
2.1	Notify the Coordinator-General in writing of the date of commencement of construction and commencement of the use for stage 1 and stage 2.	<i>Within 30 days of commencement of each stage</i>

Condition 3 – ‘As constructed’ plans		Timing
3.1	Prepare and submit to the Coordinator-General, ‘As constructed’ plans certified by RPEQ or other independent suitably qualified person. The plans must show that the development has been constructed generally in accordance with the plans referenced in Table 1 of Condition 1.	<i>Within 30 business days of the commencement of the use of each stage</i>

	Plans must be submitted in electronic pdf and shape files.	
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Condition 4 – staged development		Timing
4.1	The development is to occur in accordance with the sequence of staging indicated in the approved plans and documents and commencement dates outlined in Condition 2.	<i>As indicated</i>
4.2	Stage 2 of the development must commence within 4 years of the commencement of the use of stage 1.	<i>As indicated</i>

Condition 5 – auditing		Timing
5.1	<p>Prepare and submit audit reports to the Coordinator-General. 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>Audit reports are required within 30 business days of the following:</p> <ul style="list-style-type: none"> (a) commencement of construction for stage 1 (b) commencement of the use for stage 1 (c) commencement of construction for stage 2 (d) commencement of the use for stage 2 confirming all conditions of this approval have been complied with. <p>An audit report will contain detail consistent with the information provided in Enclosure 1.</p>	<i>As indicated</i>

Condition 6 – inspection		Timing
6.1	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 7 – waste management		Timing
7.1	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>
7.2	<p>Waste storage area/s must be:</p> <ul style="list-style-type: none"> (a) sufficient in size to house all waste collection containers including recycling waste containers (b) suitably enclosed and imperviously paved, with a hose cock and hose fitted in close proximity to the enclosure to ensure the area can be easily and effectively cleaned. 	<i>Prior to commencement of use of each stage and ongoing</i>
7.3	Open storage areas shall be adequately screened so as not to detract from the visual amenity of the area.	<i>Prior to commencement of use of each stage and ongoing</i>

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 <i>Australian Standard AS1940 - Storage and Handling of Flammable and Combustible Liquids</i> .	<i>At all times</i>
8.2	All containers must be secured to prevent movement during a flood event.	<i>At all times</i>

	Assessment' prepared by Access Traffic Consulting dated 19/10/2021 in Table 1.	
11.2	Ensure adequate and safe access for firefighting/other emergency vehicles and for safe evacuation, in accordance with any relevant guidelines and Australian Standards.	<i>At all times</i>
11.3	<p>A 9 metre wide at the kerb and 6 metre wide internal Type B2 Commercial Driveway is to be constructed for Stage 1 as shown on plan 'Alpha HPA - HPA First Project Site General Arrangement – Stage 1 – Precursor Production Plant' prepared by PRUDENTIA Process consulting dated 19/10/2021 in Table 1.</p> <p>The Type B2 Commercials Driveway is to be constructed in accordance with Gladstone Regional Council's Standard Drawing Urban Commercial/Industrial Driveway (CMDG-R-042A).</p> <p><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></p>	<i>Prior to the commencement of the use of stage 1</i>
11.4	<p>A 9 metre wide at the kerb and 6 metre wide internal Type B2 Commercial Driveway is to be constructed for Stage 2 as shown on plan 'Alpha HPA – HPA First Project Overall Site Plan General Arrangement prepared by PRUDENTIA Engineering dated 18/09/2024 in Table 1.</p> <p>The Type B2 Commercials Driveway is to be constructed in accordance with Gladstone Regional Council's Standard Drawing Urban Commercial/Industrial Driveway (CMDG-R-042A).</p> <p><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></p>	<i>Prior to the commencement of the use of stage 2</i>
11.5	Manholes located on the driveways are to be covered with Class D Covers to <i>Australian Standard AS3996 – Access, Covers and Grates Requirements</i> , and are to be maintained at finished surface levels and remain accessible at all times.	<i>Prior to the commencement of the use of each stage and to be maintained</i>
11.6	<p>Any damage to the driveway crossing and kerb and channel shall be repaired at the owner's expense and to Gladstone Regional Council's Standard Drawing Urban Commercial/Industrial Driveway.</p> <p><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></p>	<i>Prior to the commencement of the use of each stage</i>
11.7	Grassed footpath areas disturbed by the development are to be top dressed and turfed following completion of construction of each stage.	<i>Prior to the commencement of the use of each stage</i>

Condition 12 – vehicle parking		Timing
12.1	All parking is to occur on site unless otherwise agreed to in writing by the Office of the Coordinator General.	<i>At all times</i>
12.2	Design and construct vehicle access, parking, internal roadways and manoeuvring for vehicles on site in accordance with <i>Australian Standard AS2890.1: 2004 Parking facilities: Part 1</i> and <i>Australian Standard AS2890.2:2002: Part 2</i> to include the following: (a) parking on site for a minimum of 40 cars for stage 1, including designated disabled car parking spaces, and for the loading and unloading of vehicles within the site (b) parking on site for a minimum of 70 cars for the overall development (stage 1 and 2), including designated disabled car parking spaces, and for the loading and unloading of vehicles within the site (c) manoeuvring on site for heavy vehicles and for the loading and unloading of the vehicles.	<i>Prior to commencement of the use of each stage and to be maintained</i>
12.3	Parking spaces and all vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with the Engineering Design Planning Scheme Policy under the Our Place Our Plan Gladstone Regional Council Planning Scheme and <i>Australian Standard AS2890 – Parking facilities</i> , unless otherwise shown on the approved plans referenced in Condition 1.1.	<i>Prior to commencement of the use of each stage and to be maintained</i>

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

Condition 14 – pipe-rack		Timing
14.1	Design and construct the ammonia and nitric acid pipeline in the overhead pipe to include the following requirements: (a) The design and location of the structure must comply with Gladstone Regional Council’s Building over or Adjacent to Council Infrastructure Policy. (b) The structure must be suitably engineered taking into account Gladstone Regional Council’s existing infrastructure and technical requirements outlined in the Department of Transport and Main Roads design criteria for Bridges and other structures. (c) The structure must provide a minimum traffic envelope of 10 metre x 10 metre within the Reid Road reserve to accommodate oversize and overmass vehicle movements.	<i>Prior to commencement of the use of stage 2 and to be maintained</i>
14.2	Construction and maintenance of the ammonia and nitric acid pipeline and pipe-rack must be in accordance with <i>Australian Standard/New Zealand Standard AS/NZS2022:2003: Anhydrous ammonia - Storage and handling</i> .	<i>At all times</i>
14.3	Install bridge warning device (e.g. jingle bars) on each side of the pipe-rack along Reid Road.	<i>Prior to commencement of the use for stage 2 and to be maintained</i>

Condition 15 – landscaping		Timing
15.1	Provide landscaping for stage 1 in accordance with plan 'Precursor Production Facility – General Site Wide – Stage 1 – Landscaping Plan – General Details' prepared by PRUDENTIA Process consulting dated 19/10/2021 in Table 1, unless otherwise agreed to in writing by the Office of the Coordinator General.	<i>Prior to commencement of the use of stage 1 and to be maintained until the commencement of construction of stage 2</i>
15.2	Provide landscaping in accordance with plan 'Alpha HPA – HPA First Project - Overall Site Plan - Landscaping Details' prepared by PRUDENTIA Engineering dated 02/08/2024 in Table 1, unless otherwise agreed to in writing by the Office of the Coordinator General.	<i>Prior to commencement of the use of stage 2 and to be maintained</i>
15.3	Maintain landscaping and replace any failed or failing trees or shrubs.	<i>At all times</i>
15.4	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>Prior to commencement of the use of each stage and to be maintained</i>

Condition 16 – fencing		Timing
16.1	Install a fence made from chain wire to a height of 1.8 metres around the perimeter of the site as shown on plan 'Alpha HPA – HPA First Project Site General Arrangement – Stage 1 – Precursor Production Plant' prepared by PRUDENTIA Process consulting dated 19/10/2021 in Table 1.	<i>Prior to commencement of use for stage 1 and to be maintained until the commencement of construction of stage 2</i>
16.2	Install a fence made from chain wire to a height of 1.8 metres around the perimeter of the site as shown on plan 'Alpha HPA – HPA First Project Overall Site Plan General Arrangement' prepared by PRUDENTIA Engineering dated 18/09/2024 in Table 1.	<i>Prior to commencement of use for stage 2 and to be maintained</i>

Condition 17 – noise		Timing
17.1	Undertake all works in accordance with the recommended noise treatments of the operational noise impact assessment titled 'Preliminary Operational Noise Impact Assessment – HPA Processing Plant' prepared by AECOM Australia Pty Ltd dated 29/05/2024 in Table 1.	<i>At all times</i>

Condition 18 – site-based management plan		Timing
18.1	Undertake all works in accordance with the site-based management plan titled 'Site Based Management Plan – HPA Processing Plant' prepared by AECOM Australia Pty Ltd dated 19/10/2021 in Table 1 which must be current and available on site at all times.	<i>At all times</i>

Condition 19 – construction management plan		Timing
19.1	Prepare a construction management plan (by a suitably qualified person in accordance with current best practice) that includes the following: (a) detail on construction parking, access and laydown areas etc.	<i>Prior to commencement of site works of stage 1</i>

<p>(b) management of noise and dust generated from the site during and outside construction work hours;</p> <p>(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;</p> <p>(d) management of contaminated soils (if required) including removal, treatment and replacement;</p> <p>(e) site remediation plans;</p> <p>(f) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions;</p> <p>(g) a timetable and process for review of the construction management plan to assess its effectiveness and to implement amendments as required.</p> <p>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.</p>	<p><i>At all times during construction for each stage</i></p>
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Condition 20 – stormwater management		Timing
20.1	Implement the stormwater management plan titled 'Site Water Management Plan Update – Gladstone High Purity Alumina Site' prepared by AECOM Australia Pty Ltd dated 04/07/2024 in Table 1.	<i>At all times</i>
20.2	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 Gladstone Regional Council's current adopted standards.	<i>Prior to commencement of the use of each stage</i>
20.3	Drainage from the development works/building shall not adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater not outlined in the approved stormwater management plan shall occur on adjoining land.	<i>At all times</i>
20.4	Drainage works shall be designed and constructed in accordance with the Queensland Urban Drainage Manual 2017.	<i>Prior to commencement of the use of each stage</i>

Condition 21 – repair of damage		Timing
21.1	Repair any, roads, 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 of each stage</i>

Condition 22 – lighting		Timing
22.1	Ensure outdoor lighting installed within the development minimises light spill in the adjacent properties and sensitive receptors in accordance with <i>Australian Standard AS4282:1997 Control of obtrusive effects of outdoor lighting</i> .	<i>To be maintained</i>
22.2	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 of each stage</i>

Condition 23 – tank controls		Timing
23.1	Implement the requirements of section 9.6 of AS4326-2008 for all ammonium nitrate solution (ANS) tanks.	<i>Prior to commencement of use for stage 2</i>
23.2	For all ANS tanks fitted with agitators, install redundant low-level protection which shuts down the agitator at a level to prevent air entrapment.	<i>Prior to commencement of use for stage 2</i>
23.3	Install nitrogen oxide (NOx) sensors (with alarms) to the concentrated ANS tanks.	<i>Prior to commencement of use for stage 2</i>
23.4	Implement the requirements of section 8 of AS4326-2008 for all hydrogen peroxide tanks and in addition, install redundant temperature measurement in said tanks that are linked to control room alarms.	<i>Prior to commencement of use for stage 2</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:

- 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 special Industry (HPA processing facility) and linear infrastructure 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.

Gladstone Regional Council

Operational Works

A Development Permit for Operational Works must be obtained from Council prior to the commencement of construction. The Development Application for Operational Works is to include the following:

- (a) Earthworks (including retaining walls);
- (b) Road works (including signage and footpaths);
- (c) Stormwater Management (quantity, quality, flood and drainage control); and
- (d) Landscaping.

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 the use, all Operational Works conditioned by this approval must be accepted "on maintenance" by 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 for each stage, a pre-construction dilapidation inspection and report must be undertaken and approved by Council on the sealed sections of Reid Road and Quarry Road that will be impacted by the construction of the use.

Prior to arranging an 'on-maintenance' inspection as part of the Operational Works for each stage, a post construction dilapidation inspection and report must be undertaken and approved by Council on the sealed sections of Reid Road 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, the Applicant must 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 each Operational Works application, Council requests a copy of the following approved plans:

- (a) Revised Traffic Impact Assessment (including both construction and operation numbers for stage 1 and 2);
- (b) Revised Landscaping Plan (extent of stage 1 and 2)

- (c) Approved Stormwater Management Plan; and
- (d) Revised Construction Management Plan for stage 1 and 2.

Sewer infrastructure

As part of the Operational Works application for each stage, the Applicant is to provide the sewerage demand calculations for the proposed development to Council to allow for a preliminary assessment of the development's impact on Council's sewerage network.

Note: This is to check demands previously provided to Council by the Applicant

Prior to the commencement of the use, all sanitary drainage is to drain into a new 1050mm diameter privately owned maintenance hole within the development site, before connection to Council's sewerage infrastructure. The location and size of the sewer service is to be determined in consultation with Council.

Prior to the commencement of the use, connections to Council's gravity sewer network must be carried out under the supervision of Council. The cost of these works is to be borne by the Applicant.

Note: Gladstone Regional Council's Application for Sewer is found at <http://www.gladstone.qld.gov.au/forms>.

Building, Plumbing and Drainage Works

The Applicant is required to obtain a Development Permit and Building Final for Building Works for each stage, 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 for each stage, 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.

Prior to the commencement of the use of each stage, all plant and equipment (including air conditioners, exhaust fans and the like) are to be housed, screened and located so that these do not cause environmental nuisance or harm to residential uses in the surrounding area.

As part of Building Works, all outdoor lighting is to comply with *Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting*.

As part of Building Works, the location of the proposed buildings shall comply with Council Policy P-2015/36 Building over or Adjacent to Council Infrastructure.

Pipe-rack construction

In accordance with Owner's Consent for Construction of Pipe Rack over Reid Road, Yarwun dated 19 October 2020:

- Prior to the construction of any works within Gladstone Regional Council's road reserve, the Applicant shall obtain a Works on a Council Road Approval in conformity with Gladstone Regional Council's Subordinate Local Law No. 1.15.

Stormwater infrastructure

Stormwater runoff must be piped from roofed areas and discharged to a kerb and channel drainage system in a Gladstone Regional Council controlled road, or an approved inter allotment stormwater drainage system, in accordance with Queensland Urban Drainage Manual 2017.

Infrastructure Contributions or Infrastructure Agreement

Infrastructure contributions, infrastructure agreement other arrangement with may be entered into with Gladstone Regional Council.

Trade Waste

Any proposed distribution of trade waste via Council's Trade Waste facility would need to comply with the relevant Management Plan and be subject to an agreement between both Council and the Applicant. This agreement may be subject further permits such as an Environmental Relevant Activity.

Prior to the commencement of the use, the proponent shall either construct a privately-owned trade waste pipe or upgrade the existing trade water infrastructure within the Reid Road Reserve to an approved Council Trade Waste Facility.

Major Hazard Facility Unit

Under section 542 of the Work Health and Safety (WHS) Regulation, the proponent is to contact the MHF Unit to commence the MHF determination process as soon as practicable.

The proponent is to provide a complete list of hazardous chemicals and their quantities handled or stored at the facility to the MFU unit. After which further advice will be provided about the major hazard facility requirements.

Department of Environment, Tourism, Science and Innovation

An environmental authority (EA) is required to conduct environmentally relevant activities pursuant to the *Environmental Protection Act 1994* and subordinate legislation. The following environmentally relevant activities (ERAs) have been identified by Alpha HPA Limited as potentially relevant in your SDA application material as ERA 7 (4)(a) - Chemical Manufacturing, ERA 7 (6)(d) - Chemical Storage and ERA 33 - Crushing, milling, grinding or screening.

Applying for an Environmental Authority

When you are satisfied that you have the relevant supporting information to apply for an EA, you may make an application for an EA directly to the Department of Environment, Tourism, Science and Innovation (the department). You will be required to provide evidence that you have made an application for the relevant land use approval to conduct the ERAs on the site with the EA application to the department (e.g. an acknowledgement notice for the application, or an approved development permit).

As the proposed ERAs do not have relevant eligibility criteria and standard conditions, you will need to make a site-specific application for an EA. This application will be assessed in full, and conditions will be applied to your EA based on the potential environmental risk.

Supporting information for your environmental authority application must include all information listed under s125 of the *Environmental Protection Act 1994* (available at <https://www.legislation.qld.gov.au/>). Guidance on the required technical information to provide in the application in support of the proposed activities can be found at <https://www.business.qld.gov.au/running-business/environment/licences-permits/applying/technical>.

While conditions imposed upon an EA may be site specific, the department has a guideline available containing conditions that are regularly applied to EAs for prescribed environmentally relevant activities – the common conditions. This guideline also provides information on how to comply with these conditions, and helps to set the Department of Environment and Science's expectations for environmental management. You may wish to view these to form an idea of the type of conditions that are likely to be applied. The common conditions guideline is available online at <https://www.ehp.qld.gov.au/assets/documents/regulation/pr-co-common-conditions-prescribed-eras.pdf>.

Model conditions, which are a set of conditions specific to your proposed activity which may be applied to your prospective EA, are also available. Model conditions for your activity may be accessed through the Queensland Government's Business and Industry Portal, at <https://www.business.qld.gov.au/running-business/environment/licences-permits/applying/conditions>.

Pre-lodgement

Please note, pre-lodgement meetings are a service made available by the department to determine the feasibility of the proposed project or in order to seek direction and advice on whether a proposed application will meet the legislative application requirements. This service can improve the quality of applications and may reduce delays and un-anticipated problems associated with applications. It is noted that various pre-lodgement engagement has been held in regard to this proposal, however the department would be happy to undertake further discussion in regard to the application. It is recommended you provide a draft application for review prior to formal lodgement. The department may seek further advice from our technical specialists in order to advice on whether your application will meet the legislative application requirements. For further information or how to make a pre-lodgement service application please use the following link: <https://environment.des.qld.gov.au/licences-permits/development-application-process>.

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 Science (2019) *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 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, and Planning website at www.statedevelopment.qld.gov.au/coordinator-general/state-development-areas/development-schemes-applications-and-requests or by contacting the Office of the Coordinator-General on 1800 001 048 or via sdainfo@coordinatorgeneral.qld.gov.au.