

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
Site Plan	Primero	AUSS0025-0000-GN-DSW-0001, Rev E 1	18/03/2024
Plan – Sheet 1 of 3	Primero	AUSS0025-0000-GN-DSW-0002, Rev A 1	18/03/2024
Plan – Sheet 2 of 3	Primero	AUSS0025-0000-GN-DSW-0003, Rev A 1	18/03/2024
Stormwater Management Plan – Gladstone Test Train	Primero	46301-PLN-CI-001	19/06/2023

Condition 2 – commencement of development		Timing
2.1	<p>Notify the Coordinator-General in writing of the date of commencement of site works for Stage 2A and Stage 2B.</p> <p><i>Note: Site works means works undertaken for site preparations, including earthworks, erosion and sediment control, temporary fencing, drainage, vegetation clearing or grubbing.</i></p>	<i>Within 10 days of commencement of site works of each stage</i>
2.2	Notify the Coordinator-General in writing of the date of the commencement of the use for Stage 2A and Stage 2B.	<i>Within 10 days of commencement of use of each stage</i>

Condition 3 - staged development		Timing
3.1	The development is to occur in accordance with the sequence of staging indicated in the approved plans and documents referenced in Condition 1 Table 1. Stage 2B may be constructed concurrently with Stage 2A but cannot commence use before Stage 2A or operate without Stage 2A.	<i>As indicated</i>
3.2	The components of Stage 2A are considered to be all areas not marked 'Stage 2B' and/or or marked in blue in the approved plans and documents references in Condition 1 Table 1.	<i>As indicated</i>
3.3	<p>Submit an updated site plan/s that identifies all components of Stage 2A and 2B, and includes:</p> <ul style="list-style-type: none"> (a) perimeter fencing location (b) internal vehicular movements for all stages, including internal movement (c) pedestrian and vehicle access points to Stage 1 (Gladstone electrolyser facility) (d) carparks associated with the administration building (e) location of security gates. 	<i>Prior to commencement of construction for Stage 2B</i>

3.4	The combined total of hydrogen produced for Stage 2A and Stage 2B shall not exceed 6,500 tonnes per annum.	<i>At all times</i>
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	Condition 4 – ‘As constructed’ plans	Timing
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4.1	<p>Prepare and submit to the Coordinator-General, ‘As constructed’ plans for each stage 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 Condition 1 Table 1.</p> <p>Plans must be submitted in electronic pdf and shape files.</p>	<i>Within 30 days of commencement of use of each stage.</i>
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	Condition 5 – auditing	Timing
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5.1	<p>Prepare and submit audit reports to the Coordinator-General:</p> <ul style="list-style-type: none"> (a) within 30 business days after commencement of site works for each stage (b) every six months during construction of each stage (c) within 30 business days after commencement of the use for each stage (d) once all conditions of this approval have been complied with. <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>	<i>As indicated</i>
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	Condition 6 – inspection	Timing
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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>
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	Condition 7 – complaints	Timing
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7.1	<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. 	<i>At all times</i>
7.2	Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.	<i>As indicated</i>
7.3	Provide an up to date copy of the register if requested by the Coordinator-General.	<i>As indicated</i>

Condition 8 – construction management plan		Timing
8.1	<p>Prepare and submit to the Coordinator-General a construction management plan for Stage 2A (by a suitably qualified person in accordance with current best practice) that includes the following:</p> <ul style="list-style-type: none"> (a) 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 International Erosion Control Association (IECA) – Best Practice Erosion and Sediment Control and Capricorn Municipal Development Guidelines that addresses/includes: <ul style="list-style-type: none"> i. a detailed description of the control measures and treatments to be used during construction (b) a stormwater management and water quality plan that addresses/includes: <ul style="list-style-type: none"> i. the 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 ii. a detailed description of the control measures to be used during construction to manage water quality related issues (c) management of waste, including the types of waste/by-products likely to be produced during construction (d) management of weeds before, during and after construction (e) management of construction traffic, including details on construction parking, access and laydown areas etc (f) management of noise, vibration and dust generated from the site during and outside construction work hours (g) management of contaminated soils (if required) including removal, treatment and replacement (h) site remediation plans (i) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions (j) a timetable and process for review of the construction management plan to assess its effectiveness and to implement amendments as required. 	<i>Prior to commencement of site works for Stage 2A</i>
8.2	<p>Prepare and submit to the Coordinator-General a construction management plan for Stage 2B (by a suitably qualified person in accordance with current best practice) that includes the items listed in condition 8.1 (a) - (j)</p>	<i>Prior to commencement of site works for Stage 2B.</i>
8.3	<p>Undertake all works generally in accordance with the construction management plans which must be current and available on site at all times during site works and the construction periods.</p>	<i>As indicated</i>

Condition 9 – operational management plan		Timing
9.1	<p>Prepare and submit to the Coordinator-General an operational management plan (by a suitably qualified person in accordance with current best practice) that includes the following:</p> <ul style="list-style-type: none"> (a) management of noise, vibration and dust (b) management and control of weeds 	<i>Prior to commencement of construction for Stage 2A</i>

	<ul style="list-style-type: none"> (c) management of traffic around and through the site during and outside of operational hours of work (d) management of waste, including the types of waste/by-products likely to be produced during operation (e) management of bushfire hazards and any other potential natural and man-made hazards and emergency events (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 operational management plan to assess its effectiveness and to implement amendments as required. 	
9.2	Prepare and submit to the Coordinator-General an operational management plan for Stage 2B (by a suitably qualified person in accordance with current best practice) that includes the items listed in condition 9.1 (a) - (i)	<i>Prior to commencement of construction for Stage 2B.</i>
9.3	Undertake the development generally in accordance with the operational management plans which must be current and available on site at all times.	<i>At all times during operation of each stage</i>

Condition 10 – wastewater management plan		Timing
10.1	<p>Submit to the Coordinator-General and the Department of Environment, Science and Innovation an updated wastewater management plan (prepared by a suitably qualified person in accordance with current best practise). The updated wastewater management must, at a minimum:</p> <ul style="list-style-type: none"> (a) demonstrate contaminants will not be released to any waters unless otherwise agreed to in writing by the Department of Environment, Science and Innovation or where alternative lawful arrangements are in place. <p><i>Note: Waters includes a river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water, natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater and any part thereof.</i></p>	<i>Prior to commencement of construction</i>
10.2	Undertake all works and operations generally in accordance with the approved wastewater management plan which must be current and available on site at all times.	<i>At all times</i>

Condition 11 – stormwater management and drainage		Timing
11.1	Implement the stormwater management plan titled “Stormwater Management Plan – Gladstone Test Train” (Doc no. 46301-PLN-CI-001) prepared by Primero dated 19 June 2023, including installing and maintaining the stormwater treatment/management devices.	<i>Prior to commencement of site works for Stage 2A and ongoing</i>
11.2	Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road. Any works on the land must not:	<i>At all times</i>

	(a) create any new discharge points for stormwater runoff onto the state-controlled road (b) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road (c) surcharge any existing culvert or drain on the state-controlled road (d) reduce the quality of stormwater discharge onto the state-controlled road.	
11.3	Drainage from the development 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>
11.4	Provide the discharge of stormwater drainage flows to a legal point of discharge.	<i>At all times</i>
11.5	Drainage works shall be designed and constructed in accordance with the Queensland Urban Drainage Manual.	<i>Prior to commencement of site works for each stage</i>

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

Condition 13 – hazardous materials		Timing
13.1	All flammable and combustible liquids (including hazardous waste materials) must be contained within an on-site containment system, controlled in a manner that prevents environmental harm and must be maintained in accordance with the current edition of <i>AS1940—Storage and Handling of Flammable and Combustible Liquids</i> .	<i>At all times</i>
13.2	All containers must be secured to prevent movement during a flood event.	<i>At all times</i>

Condition 14 – services and utilities		Timing
14.1	Obtain the necessary approvals for all required services and utilities for both construction and operation.	<i>Prior to commencement of site works for each stage</i>
14.2	Provide and maintain to the relevant standards all services and utilities required for both construction and operation.	<i>At all times</i>

Condition 15 – site safety		Timing
15.1	Occupied buildings must be located outside of dangerous dose to human health contours or must otherwise be protected from consequences. Building occupants must not be exposed to the risk of flying glass.	<i>At all times</i>

15.2	Fire pumps and associated systems must not be located in a consequence zone or must otherwise be protected from damage by fire or explosion. Fire pump systems must be safely accessible to emergency services personnel.	<i>At all times</i>
15.3	Site muster points must not be located in a consequence zone.	<i>At all times</i>
15.4	Install adequate signage to warn the public of operations and safety hazards.	<i>Prior to commencement of use of Stage 2A and to be maintained</i>

Condition 16 – vehicle parking and access		Timing
16.1	All parking is to occur on site.	<i>At all times</i>
16.2	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> (c) the Capricorn Municipal Development Guidelines.	<i>Prior to commencement of use of Stage 2A and to be maintained</i>
16.3	All driveways are to be constructed in accordance with the plan titled “Site Plan” prepared by Primero (Plan number AUSS0025-0000-GN-DSW-0001, Rev E) dated 25/05/2023 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 use of Stage 2A</i>
16.4	Direct access is not permitted between the subject site and Gladstone - Mount Larcom Road.	<i>At all times</i>
16.5	Provide adequate and safe access for firefighting/other emergency vehicles and for safe evacuation.	<i>At all times</i>

Condition 17 – external details		Timing
17.1	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 use of each stage and to be maintained</i>

Condition 18 – security fencing and gates		Timing
18.1	Provide security fencing on all perimeters of the development footprint. At a minimum, security fencing is to be of a height of 1.8m and made from chain wire material.	<i>Prior to commencement of use of Stage 2A and to be maintained</i>

18.2	Electronic gates are to be installed at all entry and exit points of the facility to ensure no unauthorised access to the site at any time.	<i>Prior to commencement of use of Stage 2A and to be maintained</i>
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Condition 19 – lighting		Timing
19.1	Ensure outdoor lighting installed within the development minimises light spill in the adjacent properties and sensitive receptors.	<i>At all times</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 use of each stage and to be maintained</i>

Condition 20 – repair of damage		Timing
20.1	Repair any damage to roads and service infrastructure and reinstate 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 use of each stage and to be maintained</i>

Condition 21 – decommissioning and rehabilitation		Timing
21.1	Prepare and submit to the Coordinator-General a decommissioning plan (by a suitably qualified person in accordance with current best practise) that includes the following: <ul style="list-style-type: none"> (a) plans showing full or partial decommissioning (b) plans showing “make safe” decommissioning to leave a structure/s in place for use by others (to be named) (c) timeframe required for decommissioning project including operating hours of work (d) management of noise and dust generated from the site during decommissioning work hours (e) site clearance and remediation plans detailing the proposed works and timing to restore the site (f) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions (g) a timetable and process for review of the decommissioning plan to assess its effectiveness and to implement amendments as required. 	<i>Submit six (6) months prior to the commencement date of all decommissioning activities.</i>
21.2	Undertake all works generally in accordance with the decommissioning plan which must be current and available on site at all times during the decommissioning period.	<i>At all times during decommissioning</i>
21.3	Provide notification and photographic evidence to the Coordinator-General that the site has been decommissioned and the site rehabilitated.	<i>Within 30 business days of the completion of all decommissioning activities.</i>

Advice

Currency period

This SDA approval is valid until the end of the currency period, four years after the date of approval, unless the approval states a different period. For the SDA approval to remain valid the proponent must have, before the end of the currency period:

- (if the development is reconfiguring a lot) provided the plan of subdivision to the Coordinator-General for approval in accordance with the relevant development scheme; or
- (for all other development) substantially started the development; or
- made an application to the Coordinator-General to extend the currency period.

Other approvals

This approval relates solely to the material change of use for special industry (hydrogen test train 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

Building works & Operational works

Prior to the commencement of Building Works on site, an Operational Works application is to be lodged with Gladstone Regional Council and approved demonstrating the upgrade to Euroa Circuit to Rural Collector Standards, with a design Speed of 60km/h and a minimum pavement design of 1E⁶ ESA. The Operational Works is to be on maintenance prior to the commencement of the use.

Office of Industrial Relations – Major Hazard Facilities (OIR)

Facilities storing greater than 5 tonnes of hydrogen on site may be considered a major hazard facility. If the site becomes a major hazard facility (MHF), it is important to note the MHF licence decisions may be contingent on compliance with the requirements set out in condition 15 – site safety, among other factors. You are advised to contact the OIR in relation to future MHF requirements.

Hydrogen safety regulations

The Hydrogen Safety Code of Practice August 2023 (the Code) provides safety requirements for supply of unodourised fuel gas and a consolidated framework on how to comply with safety requirements for hydrogen fuel gas under the Petroleum and Gas (Production and Safety) Act 2004. The Code can be found at:

https://www.rshq.qld.gov.au/data/assets/pdf_file/0003/1746453/Hydrogen-Safety-Code-of-Practice.pdf

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 and Infrastructure 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.