

SDA approval – conditions

Condition 1 - approved plans and documents		Timing
1.1	Carry out the approved development generally in accordance with the approved plans and documents as referenced in Table 1 (including any amendments marked in red), except insofar as modified by any of the conditions of this approval.	To be maintained at all times

Table 1 – approved plans and documents

Title	Prepared By	Document No	Date
Alpha HPA – HPA First Project – MEDQ Site Temporary Laydown Facility	Prudentia Engineering	MC23050-XXXXX Rev P1	25/03/2025
Technical Memorandum – Laydown Area Ecology Investigation	CQG Consulting	20118 Rev 2	27/03/2025
Traffic Impact Assessment	Access Traffic Consulting	ALP0121-002 Rev C	19/10/2021

Condition 2 – temporary works and uses		Timing
2.1	All uses approved as part of this approval are to remain no longer than 36 months from the commencement of use or until 30 July 2029, whichever occurs first (approved term).	<i>As indicated</i>
2.2	Implement and undertake the works as required in the decommissioning and rehabilitation plan prepared in accordance with condition 9.1.	<i>Ongoing</i>

Condition 3 - commencement of the development		Timing
3.1	Notify the Coordinator-General in writing of the date of commencement of site works.	<i>Within 30 days of commencement of site works</i>
3.2	Notify the Coordinator-General in writing of the date of commencement of use.	<i>Within 30 days of commencement of use</i>

Condition 4 – ‘As constructed’ plans		Timing
4.1	<p>Prepare and submit to the Coordinator-General, ‘As constructed’ plans certified by Registered Professional Engineer of Queensland 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>	<i>Prior to commencement of use</i>

Condition 5 - auditing		Timing
5.1	<p>Prepare and submit audit reports to the Coordinator-General within 30 business days after commencement of site works and within 30 business days after commencement of use.</p> <p>The audit report must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with.</p> <p>An audit report will contain detail consistent with the information provided in Enclosure 1.</p>	<i>As indicated</i>

Condition 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 - hours of operation		Timing
7.1	Limit the hours of operation of the use to between the hours of 6am to 5pm.	<i>Ongoing</i>
7.2	Restrict the use of vehicles associated with loading, unloading and delivery activities to between the hours of 6am to 5pm.	<i>Ongoing</i>
7.3	Restrict waste collection activities to between the hours of 6am to 5pm.	<i>Ongoing</i>

Condition 8 – complaints		Timing
8.1	<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>
8.2	Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.	<i>As indicated</i>
8.3	Provide an up to date copy of the register to the Coordinator-General with each audit report required under Condition 5 – Auditing.	<i>As indicated</i>

Condition 9 – decommissioning and rehabilitation		Timing
9.1	<p>Submit to the satisfaction of the Coordinator-General a decommissioning and rehabilitation plan (prepared by a suitably qualified person in accordance with current best practise) that includes the following:</p> <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 shown on plans); (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; 	<i>Submit six (6) months prior to the commencement date of all decommissioning activities.</i>

	<p>(e) site clearance and remediation plans detailing the proposed works and timing to restore the site;</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 decommissioning plan to assess its effectiveness and to implement amendments as required.</p> <p><i>Note: decommissioning and rehabilitation plan should be prepared in consultation and collaboration with Economic Development Queensland and the Office of the Coordinator-General</i></p>	
9.2	Undertake all works generally in accordance with the decommissioning and rehabilitation plan which must be current and available on site at all times during the decommissioning period.	<i>At all times.</i>
9.3	Provide notification and photographic evidence to the Coordinator-General that the construction site has been decommissioned and the site rehabilitated.	<i>Within 30 business days of the completion of all decommissioning activities.</i>
9.4	At the expiry of the approved term in condition 2.1, the site must be decommissioned and the site rehabilitated within 12 months in accordance with the decommissioning and rehabilitation plan required in Condition 9.1.	<i>As indicated</i>

Condition 10 – services and utilities		Timing
10.1	Obtain the necessary approvals for all required services and utilities (power, potable water, sewer, gas, wastewater, communications etc) for both construction and operation.	<i>Prior to commencement of site works</i>
10.2	Provide and maintain to the relevant standards all services and utilities (power, potable water, sewer, gas, wastewater, communications etc) necessary to the development.	<i>At all times</i>
10.3	Provide portable onsite toilet and ablution facilities for the duration of the approval. <i>Note: Connection to Gladstone Regional Council's live sewerage network is not permitted.</i>	<i>Prior to commencement of use</i>

Condition 11 - vehicle parking and access		Timing
11.1	All parking is to occur on site.	<i>At all times</i>
11.2	Design and construct vehicle access, parking, internal roadways and manoeuvring for vehicles on site in accordance with AS2890.1: 2004 Parking facilities: Part 1 and AS2890.2:2002: Part 2.	<i>Prior to commencement of site works and to be maintained</i>
11.3	Any manholes located on the proposed driveway must be covered with Class D Covers to AS 3996 and are to be maintained at finished surface levels and remain accessible at all times.	<i>Prior to commencement of use</i>

Condition 12 – construction environmental management plan		Timing
12.1	Submit to the Coordinator-General a construction environmental management plan, prepared by a suitably qualified person in accordance with current best practise that incorporates Lot 1 on SP338512 and associated temporary construction area on site that addresses the following: (a) list all issues to be included, e.g. noise, dust, construction execution, traffic, flora and fauna management, soil and erosion control, contaminated land etc.; (b) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions; (c) a timetable and process for review of the construction environmental management plan to assess its effectiveness and to implement amendments as required.	<i>Prior to commencement of site works</i>
12.2	Undertake all works generally in accordance with construction environmental management plan which must be current and available on site at all times.	<i>At all times</i>

Condition 13 – stormwater drainage		Timing
13.1	Drainage from the development works/building shall not adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater shall occur on adjoining land. <i>Note: Operational Works approval will be required prior to commencement of construction from Gladstone Regional Council</i>	<i>At all times</i>
13.2	Provide the discharge of stormwater drainage flows to a legal point of discharge.	<i>At all times</i>
13.3	Drainage works shall be designed and constructed in accordance with the Queensland Urban Drainage Manual.	<i>Prior to commencement of use</i>

Condition 14 - repair of damage		Timing
14.1	At owner's expense, repair any damage to any property, including to the driveway crossing and kerb and channel that have been removed or damaged during any works carried out in association with the approved development. <i>Note: Any damage to the driveway crossing and kerb and channel must be repaired to Gladstone Regional Council's Standard Drawing Urban Commercial/Industrial Driveway, located within the Capricorn Municipal Development Guidelines – Drawings and Specifications at http://www.cmdg.com.au/</i>	<i>Prior to commencement of use and ongoing</i>
14.2	All grassed footpath areas disturbed by the development are to be top dressed and turfed following completion of construction activity.	<i>Prior to commencement of use and ongoing</i>

Condition 15 – lighting		Timing
15.1	Ensure outdoor lighting installed within the development minimises light spill in the adjacent properties and sensitive receptors in accordance with AS4282: Control of the obtrusive effects of outdoor lighting.	<i>To be maintained</i>
15.2	All 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	<i>Prior to commencement of use</i>

	downwards and not allow upward lighting to adversely affect the residential uses on this site and adjoining sites.	
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Condition 16 – vegetation management		Timing
16.1	Any vegetation clearing required to support the material change of use must be undertaken in a sequential manner to allow mobile fauna to disperse away from clearing areas. <i>Note: Ensure all other approvals required to permit any vegetation clearing are acquired prior to commencing clearing works.</i>	<i>Ongoing</i>
16.2	Any vegetation clearing required to support the material change of use is to be supervised by a suitably qualified ecologist to monitor compliance of vegetation clearing with the defined clearing extents.	<i>Ongoing</i>
16.3	Prior to any vegetation clearing, all demarcated habitat features must be checked for fauna by a fauna spotter-catcher and at-risk species relocated.	<i>Ongoing</i>

Condition 17 – waste management		Timing
17.1	Reuse, recycle or lawfully dispose of all waste (other than treated wastewater released to land) generated by the development.	<i>At all times</i>
17.2	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>
17.3	Prepare and implement a refuse management strategy which outlines the method and frequency of refuse collection for the development.	<i>Prior to commencement of use and ongoing</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 a warehouse (temporary construction area) 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.

Department of Environment, Tourism, Science and Innovation (DETSI)

Protected Plants and Animal Breeding places

The proponent should engage directly with DETSI to attain relevant approvals under the *Nature Conservation Act 1992*. Further information regarding the clearing of protected plants and tampering with animal breeding places can be found on the department's website here <https://www.qld.gov.au/environment/plants-animals/plants/protected-plants/clearing> and at <https://environment.desi.qld.gov.au/licences-permits/plants-animals/species-management-program>. Alternatively, a pre-lodgement meeting with an assessment officer can be requested by emailing: wildlife@des.qld.gov.au.

Contaminated land

Under the *Environmental Protection Act 1994* a soil disposal permit is required for the removal, and treatment or disposal of, contaminated soil from land that is recorded in the environmental management register (EMR) or contaminated land register (CLR). A soil disposal permit is not required for the treatment or management of contaminated soil on its site of origin.

Gladstone Regional Council advice

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 Work is to include the following:

1. Earthworks (including retaining walls), and
2. Stormwater management (quantity, quality, flood and drainage control).

Development applications for Operational Works should 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 and all 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 Gladstone Regional Council.

The Operational Works application for stormwater management must include a Site Based Stormwater Management Plan that addresses both stormwater quality and quantity and be in accordance with the Engineering Design Planning Scheme Policy under the 'Our Place Our Plan' Gladstone Regional Council Planning Scheme and the State Planning Policy – July 2017. The

Site Based Stormwater Management Plan must be certified by a Registered Professional Engineer of Queensland experienced in this type of work.

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.cmdq.com.au/>

Building, Plumbing and Drainage Works

A development permit and building final for Building Works will be required 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.

Works on a Council Road

Prior to any construction works within Gladstone Regional Council's road reserve, a Works on a Council Road approval will be required in accordance with Gladstone Regional Council's Subordinate Local Law No. 1.15.

Department of Primary Industries advice

The proponent's submitted report proposes that the watercourse lacks features that define a waterway, and previous earthworks and drainage works have diverted water away from this flow path. Based on the available evidence, the feature mapped as a watercourse on Lot 1 on SP338512 is unlikely to provide fish passage and does not meet the definition of a waterway under the *Fisheries Act 1994*. Connectivity to tidal land and waters is instead provided via the amber waterway or the table drain adjacent to the bund south of the sewage treatment plant.

As the mapped feature does not meet the criteria for a waterway, referral for assessment against State Code 18 of the State Development Assessment Provisions will not be required for the proposed works.

Cultural heritage – duty of care

Where items of archaeological importance are identified during construction of the project, the proponent must comply with its duty of care under the *Aboriginal Cultural Heritage Act 2003* and the Department of Environment and Heritage Protection 2014 guideline: archaeological investigations. All work must cease and the relevant State agency must be notified. Work can resume only after State agency clearance is obtained.

Enclosure 1

The following information will be required in an audit report:

- Details of the development approval, including the SDA approval number, the date of approval and a summary of the audit reporting requirements. This should include a schedule of the dates by which audit reporting is to be provided to the Coordinator-General.
- Details of the independent, suitably qualified person(s) (see Schedule 1 in the Gladstone SDA Development Scheme) (the auditor) responsible for preparing the audit report, including the auditor(s):
 - name, position, company and contact details
 - qualifications and experience
 - proof that the auditor is an independent third party unaffiliated with the proponent.
- Details of any external suitably qualified person(s) used to supplement reports/plans outside of the auditor's expertise.
- Details of any compliance reporting which has previously been provided to the Coordinator-General for the purpose of complying with Schedule 3 of the Gladstone SDA Development Scheme.
- An audit evaluation matrix including but not limited to:
 - each condition of the SDA approval, and the status of the condition at the end of the relevant audit period
 - where a condition is current or complete, (to be activated, activated, complete), whether compliance has been achieved (compliant, non-compliant or not applicable), how compliance has been achieved (description of works, tasks or actions undertaken) and how the evaluation of the audit has been undertaken
 - a full description of the relevant standards, practices etc. against which works have been assessed together with evidence (reports, site photographs, certification documentation) to support the evaluation of the works against the compliance standards
 - the title, date, location and holder of any documentation referred to in the compliance evaluation matrix but not provided with the audit to allow the Coordinator-General to call upon these documents as required
 - details of any non-compliances identified by any party during the current audit period and a methodology specifying how compliance has been/will be achieved and by when it will be achieved, and
 - details of previous audit reports (if relevant) with an update on any non-compliance, corrective actions and revised practices (as relevant) undertaken and the current status of any corrective actions.
- Additional evidence to support the compliance evaluation, including the date and locations of any site inspection/s conducted during the preparation of the audit report and details of any employees of the proponent interviewed for the audit.
- The auditor's declaration whereby the auditor:

- certifies the conditions contained in the SDA approval have been satisfactorily complied with, subject to any qualifications which the author has outlined in the audit report
 - certifies that to the best of the auditor's knowledge, all information provided in the audit report is true, correct and complete, and
 - acknowledges it is an offence under section 157O of the *State Development and Public Works Organisation Act 1971*, to give the Coordinator-General a document containing information the auditor knows is false or misleading in any material particular.
- Any further attachments the auditor considers relevant to the audit report.

An audit report guideline has been prepared to provide guidance to proponents and auditors in compiling audit reports. The guideline is available on the Department of State Development, Infrastructure 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 Services Division on 1800 001 048 or via sdainfo@coordinatorgeneral.qld.gov.au.