

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
East End Pipeline Replacement Project – Land Subject to Landowners Request – Lot 25 on SP115226	Gladstone Area Water Board	000-G-MAP-3314, Version 2	10/10/2025
East End Pipeline Replacement Project – Land Subject to Landowners Request – Lot 22 on SP115225	Gladstone Area Water Board	000-G-MAP-3315, Version 2	10/10/2025
East End Pipeline Replacement Project – Land Subject to Landowners Request – Lot 13 on RP620157	Gladstone Area Water Board	000-G-MAP-3316, Version 2	10/10/2025
East End Pipeline Replacement Project – Land Subject to Landowners Request – Lot 91 on SP122250	Gladstone Area Water Board	000-G-MAP-3317, Version 2	10/10/2025
East End Pipeline Replacement Project – Land Subject to Landowners Request – Gladstone Mount Larcom Road	Gladstone Area Water Board	000-G-MAP-3318, Version 2	10/10/2025
East End Pipeline – Treated Water Alt Alignment Plan and Longitudinal Section	W3 Plus Consulting	P2024_12-PL-010-007, Revision E	16/07/2025
East End Pipeline – Treated Water Alt Alignment Plan and Longitudinal Section	W3 Plus Consulting	P2024_12-PL-010-008, Revision D	16/07/2025
East End Pipeline – Treated Water Alt Alignment Plan and Longitudinal Section	W3 Plus Consulting	P2024_12-PL-010-009, Revision E	16/07/2025
East End Pipeline – Treated Water Alt Alignment Plan and Longitudinal Section	W3 Plus Consulting	P2024_12-PL-010-010, Revision D	16/07/2025
Bushfire Management and Mitigation Management Plan	Gladstone Area Water Board	Version 1	November 2025
Gladstone – Fitzroy Pipeline Project – Environmental Impact Statement	Gladstone Area Water Board	Chapter 6 – Terrestrial Flora	Undated

Condition 2 - commencement of the development		Timing
2.1	Notify the Coordinator-General in writing of the date of commencement of site works for: (a) the relocated water pipeline (b) the removal of the existing pipeline <i>Note: 'Site works' applies to any site preparation works</i>	<i>Within 30 days of commencement of site works for each stage</i>
2.2	Notify the Coordinator-General in writing of the date of: (a) commencement of the use of the relocated water pipeline	<i>Within 30 days of:</i>

	(b) completion of reinstatement works for the removal of the existing pipeline <i>Note: 'Use' applies to the operation of the pipeline, not commissioning</i>	(a) commencement of the use of the relocated water pipeline (b) completion of reinstatement works for the removal of the existing pipeline
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Condition 3 - auditing		Timing
3.1	Prepare and submit audit reports to the Coordinator-General within 30 business days after: <ul style="list-style-type: none"> (a) commencement of site works for the relocation of the water pipeline (b) every six months during works for the relocation of the water pipeline (c) commencement of reinstatement works for the removal of the existing pipeline (d) every six months during reinstatement works for the removal of the existing pipeline (e) completion of reinstatement works for the removal of the existing pipeline (f) once all conditions of this approval have been complied with. <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>	As indicated

Condition 4 - inspection		Timing
4.1	Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development. <i>Note: Where practicable, at least twenty-four (24) hours notice will be provided.</i>	At all times

Condition 5 – complaints		Timing
5.1	Record all complaints received relating to the development in a register that includes, as a minimum: <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. 	At all times
5.2	Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.	As indicated
5.3	Provide an up to date copy of the register if requested by the Coordinator-General.	As indicated

Condition 6 – repair of damage		Timing
6.1	Repair any property or infrastructure damage (e.g. property fencing, 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 use.	<i>From commencement of construction and ongoing</i>
6.2	In the event of any property or infrastructure damage and repair because of approved works, the proponent must consult with the landowner and affected party to agree on repair works. Upon completion of agreed repair works, obtain written notice from the landowner and affected party expressing satisfaction with the repair and provide a copy of the written notice to the Coordinator-General.	<i>Within 5 business days of receipt of a written notice from the affected party</i>

Condition 7 – temporary works		Timing
7.1	All temporary works for the construction of the relocated water pipeline and reinstatement of the existing pipeline, as listed below, are not to remain longer than 12 months from the commencement of use of the relocated water pipeline: (a) laydown areas (b) temporary construction access tracks (c) other temporary infrastructure not required for operation.	<i>As indicated</i>

Condition 8 – ‘As constructed’ plans		Timing
8.1	Prepare and submit to the Coordinator-General, ‘As constructed’ plans certified by a Registered Professional Engineer of Queensland or other independent suitably qualified person, within 30 days of commencement of the use of the relocated water pipeline. The plans must show that the development has been constructed generally in accordance with the plans referenced in Table 1 of Condition 1. Plans must be submitted in electronic pdf and shape files.	<i>As indicated</i>

Condition 9 - construction environmental management plan		Timing
9.1	Prepare and submit to the Coordinator-General, a construction environmental management plan, prepared by a suitably qualified person. The plan must include the following additional information: (a) management of noise and dust generated from the site during and outside construction work hours (b) recommendations of the ecological assessment report titled ‘Gladstone – Fitzroy Pipeline Project – Environmental Impact Statement’, prepared by Gladstone Area Water Board, in Table 1 of Condition 1 (c) detail of all relevant approvals that are required for the project and a timeline of when the approvals will be obtained (d) a construction traffic management plan, including identification of access and egress locations (e) site remediation plans.	<i>Prior to commencement of site works for the relocated water pipeline</i>
9.2	Undertake all works generally in accordance with the construction environmental management plan, which must be current and available on site at all times during the construction period.	<i>At all times during site works and construction</i>

9.3	Any construction fill material to be utilised must be uncontaminated and reused from onsite or sourced from a licensed quarry.	<i>At all times</i>
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Condition 10 - decommissioning and rehabilitation management plan		Timing
10.1	<p>Prepare and submit to the Coordinator-General, a decommissioning and rehabilitation management plan for the removal of the existing water pipeline, prepared by a suitably qualified person.</p> <p>The plan must include the following additional information:</p> <ul style="list-style-type: none"> (a) site remediation plans (b) management of contaminated soils (if required) including removal, treatment and replacement (c) a timetable and process for review of the decommissioning plan to assess its effectiveness and to implement amendments as required. <p><i>Note: 'Use' applies to the operation of the pipeline, not commissioning</i></p>	<i>Prior to commencement of use of the relocated water pipeline</i>
10.2	Undertake all works generally in accordance with the decommissioning and rehabilitation management plan, which must be current and available on site at all times during the construction period.	<i>At all times during site works and removal of the existing pipeline</i>

Condition 11 - bushfire management plan		Timing
11.1	Implement and undertake works, procedures and processes in accordance with the bushfire management plan titled "Bushfire Management and Mitigation Management Plan" prepared by Gladstone Area Water Board, dated November 2025, in Table 1 of Condition 1, which must always be current and available on site during the site works, construction and use.	<i>Implementation prior to commencement of site works and to be maintained</i>

Advice

Other approvals

This approval relates solely to the material change of use for a utility installation 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.

The proponent is requested to notify the Coordinator-General when the full set of approvals has been received that would allow the relocation of the pipeline to proceed.

The proponent is to comply with all requirements of the applicable tenure documentation, including the removal of existing redundant infrastructure, provision of new infrastructure (below ground), land remediation where relevant, and the surrender of redundant easements.

The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks, construction, and operational phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm.

The proponent is to ensure biosecurity obligations are met by inspecting and slashings and/or spraying of pest species in the abandoned pipeline alignment, as necessary.

The proponent has stated that no vegetation clearing is required for the development. Should any vegetation clearing be required, separate approvals may be required.

The proponent has stated that any works within waterways that constitute waterway barrier works will be undertaken in accordance with the Accepted Development Requirements (ADR), and they will use trenchless drilling or tunnelling where the conditions do not suit the use of an open trench. Such construction methods generally avoid impacts on waterways and therefore do not result in waterway barrier works, and as such it does not appear works will require authorisation. Should construction methods be amended, and waterway barrier works be required, separate approvals may be required.

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.

Department of Transport and Main Roads

In accordance with section 255(1)(a) of the Queensland *Transport Infrastructure Act 1994*:

- A wayleave approval is required to be obtained from Aurizon Network for the proposed relocated treated water pipeline crossing under the North Coast Line rail corridor land (specifically, Lot 91 on Survey Plan 122250). The design and construction details for the proposed rail corridor crossing infrastructure must be submitted for technical review and approval from Aurizon Network prior to any works being undertaken.
- A road corridor permit is required to be obtained from the Department of Transport and Main Roads for works in the road corridor.

The proponent will need to ensure that the road crossings are compliant with the Non-Transport Utility Management and Design Manual, with crossings to be 90 degrees, and those crossings that are not 90 degrees will require approval.

Aurizon

In accordance with section 255(1)(a) of the Queensland *Transport Infrastructure Act 1994*, a wayleave approval is required to be obtained from Aurizon Network for the proposed relocated treated water pipeline crossing under the North Coast Line rail corridor land (specifically, Lot 91 on Survey Plan 122250). The design and construction details for the proposed rail corridor crossing infrastructure shall be submitted for technical review and approval from Aurizon Network prior to any works being undertaken.

Gladstone Ports Corporation

The relocated pipeline is to align as close as possible to the Fitzroy Gladstone Pipeline infrastructure to ensure that the land, the subject of this development application is not further constrained.

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.
- 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.