

Our ref: OUT25/5907

11 November 2025

Mr Mark Carter
Manager – Development and Stakeholders
Vena Energy Services (Australia) Pty Ltd
mark.carter@venaenergy.com

Dear Mr Carter

AP2023/015 – SDA application for a material change of use (MCU) of premises for special industry (50MW hydrogen production facility), substation and major electricity infrastructure in the Gladstone State Development Area (SDA)

Reference is made to your SDA application for an MCU for special industry (50MW hydrogen production facility), substation and major electricity infrastructure in the Gladstone SDA.

As stated in the referral notice of 14 October 2024, the SDA application was referred to the following referral entities:

- Gladstone Regional Council
- Department of Transport and Main Roads
- Department of Environment, Science and Innovation
- Office of Industrial Relations (Major Hazards Facilities Unit)
- Resources Safety and Health Queensland
- Gladstone Area Water Board
- Powerlink (third party)
- EDQ (third party)

Please find enclosed a coordinated request for additional information required by referral entities in order to properly assess your SDA application.

In accordance with Schedule 2, Section 2.2 of the Gladstone SDA Development Scheme (May 2022), you have until 12 February 2026 to provide a response to the information request (noting that the response may be provided sooner) to the Office of the Coordinator-General. The application will lapse if you do not provide, to the satisfaction of the Coordinator-General, the requested information by the required date.

Once the Coordinator-General has received your response any additional information will be provided to the referral entities for their assessment. On completion of the referral stage, you will be notified of the next stage in the development assessment process.

If you require any further information, please contact Ms Maddison Granzin, Senior Planner, Office of the Coordinator-General on (07) 3452 7562, or at maddison.granzin@coordinatorgeneral.qld.gov.au, who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steff Poetzsch', written in a cursive style.

Steffen Poetzsch
A/Assistant Coordinator-General
Industry and Infrastructure Development
(as delegate of the Coordinator-General)

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The proponent is required to provide the Coordinator-General with a response to the information requested below.

The requested additional information seeks to clarify inadequacies in the application material provided and the impacts of the proposed development.

Responding comprehensively to this request is required to assist in streamlining the assessment process.

No.	Issue	Information Requested
State-controlled Roads		
1	Construction traffic	The Traffic Impact Assessment, prepared by L+R Engineers, Managers and Scientists, reference no. B25169TR001, Revision A, dated 14 October 2025 (TIA) assumes 80 workers during the construction phase, with 40 inbound and 40 outbound trips during peak hours. This assumption of evenly split traffic is considered unreasonable, as there is no logical basis for 40 outbound trips in the morning peak and 40 inbound trips in the afternoon peak from a construction site. The peak hour trip generation should be revised to reflect a more realistic and relevant distribution. Proponent requested to: Provide a reasonable split of construction traffic between inbound and outbound movements, including justification for the proposed distribution.
2	Road intersection layout	The projected 2027 peak hour right-turn and through traffic volumes at the Gladstone Mount Larcom Road / Aldoga Road intersection require CHR(s) turn treatment, as per the Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings. However, the TIA does not include a turn warrant assessment or propose any intersection upgrades. Proponent requested to: Provide detailed information to confirm the suitability of the current layout of the Gladstone Mount Larcom Road / Aldoga Road intersection for the proposed development. This should include but not limited to:

		(a) A turn warrant assessment in line with the Austroads Guide to Traffic Management Part 6: Intersections, Interchanges and Crossings to verify the adequacy of the existing turn treatment (b) Identification of any geometric constraints and details of necessary upgrade works (c) Confirmation of the required upgrade works through a detailed swept path analysis, following the Austroads Design Vehicles and Turning Path Templates Guide 2013.
3	Traffic Impact Assessment	The TIA does not appear to account for traffic generation from recently approved developments in the area. Section 2.5.2 of the Gladstone State Development Area Development Scheme (May 2022) requires that increased traffic arising from the development is able to be accommodated within the existing road network, or works are undertaken to minimise adverse impacts on existing and future uses and road networks. Proponent requested to: Provide an updated TIA, including traffic volumes and impacts from recently approved developments within the traffic catchment of the Gladstone Mount Larcom Road / Aldoga Road intersection. Note: State Development Area Decision Notices can be found at http://www.statedevelopment.qld.gov.au/coordinator-general/state-development-areas/decision-notice
4	SIDRA Model	Within the TIA, incorrect speed limits appear to have been modelled in the SIDRA analysis, particularly for Gladstone-Mount Larcom Road. Proponent requested to: (a) Provide a revised SIDRA model and associated outputs in the TIA to reflect the correct speed limits (b) Provide the updated electronic SIDRA model file.