

Conditions: SDA approval for a material change of use of premises for special industry (50MW hydrogen production facility), substation and major electricity infrastructure
AP2023/015 – Lots 1, 2, 3, and 7 on SP245955 and Lot 6 on SP243936

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
Project Allotments	Vena Energy	EHP.002 – Version 1.1	10 October 2025
Site General Arrangement	UGL	17695-VENA-GA-000-013 – Revision A	20 August 2024
Hydrogen Plant General Arrangement	UGL	17695-SITE-GA-1002-01 – Revision I	09 May 2025
Plant Piping General Arrangement	UGL	17695-PIPE-GA-1001 – Revision B	12 May 2025
Lot 1 – Hydrogen Plant Slab and Footing Plan	UGL	17695-CIVIL-DRG-1001 – Revision B	13 May 2025
Lot 1 Stormwater Plan	UGL	17695-CIVIL-DRG-1001 – Sheet 03 – Revision B	14 May 2025
Pavement and Stormwater Details	UGL	17695-CIVIL-DRG-1001 – Sheet 04 – Revision C	12 May 2025
Lot 1 – Hydrogen Plant Pavement Plan	UGL	17695-CIVIL-DRG-1001- Sheet 05 – Revision B	08 May 2025
Hydrogen Plant Stormwater Plan Lot 2 & 3 275/33KV Substation	UGL	17695-CIVIL-DRG-1001- Sheet 08 – Revision B	14 May 2025
Administration Building and Control Room Layout	UGL	17695-BLD-DRG-1001 – Sheet 01 – Revision C	15 May 2025
Building Workshop Layout	UGL	17695-BLD-DRG-1001 – Sheet 02 – Revision C	15 May 2025
Fire Hydrants and Piping General Arrangement	UGL	17695-FIRE-GA-1001 – Sheet 01 – Revision C	07 May 2025
Fire Hose Reels and Piping General Arrangement	UGL	17695-FIRE-GA-1001 – Sheet 02 – Revision B	08 May 2025
Hydrogen – Gas Detection General Arrangement	UGL	17965-FIRE-GA-1002 – Sheet 01 – Revision B	12 May 2025
Hydrogen – Flame Detection General Arrangement	UGL	17695-FIRE-GA-1002 – Sheet 02 – Revision B	12 May 2025
Hydrogen – Leak Detection – General Arrangement	UGL	17695-FIRE-GA-1002 – Sheet 03 – Revision B	12 May 2025

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Fire Detection System – General Arrangement	UGL	17695-FIRE-GA-1002 – Sheet 04 – Revision B	13 May 2025
Proposed Electrical Transmission Connection	Vena Energy	EHP.001 – Revision 1.3	14 October 2025
Quantitative Risk Assessment	Planager	01-B690 – Revision 0	20 May 2025
Process Safety Specification	UGL	17695-PROC-RPT-1003 – Revision D	28 March 2024
Stormwater Management Plan	UGL	17695-CIVIL-RPT-1001 – Revision B	10 September 2025

Condition 2 - commencement of development		Timing
2.1	Notify the Coordinator-General in writing of the date of commencement of site works. <i>Note: Site works means works undertaken for site preparations, including earthworks, erosion and sediment control, temporary fencing, drainage, vegetation clearing or grubbing.</i>	<i>Within 10 business days of commencement of site works</i>
2.2	Notify the Coordinator-General in writing of the date of commencement of the use. <i>Note: 'Use' means the operational phase.</i>	<i>Within 10 business days of commencement of use</i>
2.3	Notify the Coordinator-General in writing of the date of commencement of decommissioning activities. <i>Note: Decommissioning activities means works undertaken to 'make good' the land once:</i> <i>the use is no longer operational or</i> <i>if site works or construction have commenced, are ceased and the use does not commence</i>	<i>Within 10 business days of commencement of decommissioning activities.</i>

Condition 3 – limits of use		Timing
3.1	The combined total of hydrogen produced shall not exceed 6,500 tonnes per annum.	<i>At all times</i>

Condition 4 – 'As constructed' plans		Timing
4.1	Prepare and submit to the Coordinator-General, 'As constructed' plans certified by an 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 and the conditions of this approval. Plans must be submitted in electronic pdf and shape files.	<i>Prior to commencement of use</i>

Condition 5 - auditing		Timing
5.1	Prepare and submit audit reports to the Coordinator-General: (a) within 30 business days after commencement of site works (b) every six months during construction (c) within 30 business days after commencement of the use (d) once all conditions of this approval have been complied with.	<i>As indicated</i>

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	Audit reports must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with. Audit reports will contain detail consistent with the information provided in Enclosure 1.	
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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>Note: Where practicable, at least forty eight (48) hours notice will be provided.</i>	<i>At all times</i>

Condition 7 – complaints		Timing
7.1	Record all complaints received relating to the development in a register that includes, as a minimum: (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	Acknowledge receipt to the complainant within 48 hours of receipt of the complaint and prepare and provide a response to the complainant within 10 business days.	<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 – grant easements		Timing
8.1	Create and register an easement in favour of Powerlink with the Queensland Land Titles Office. The easement is to be a minimum 60 metres wide as indicated by the Proposed Transmission Easement Area on the plan titled 'Proposed Electrical Transmission Connection', prepared by Vena Energy, drawing number EHP.001 – Revision 1.3, dated 14/10/2025 in Table 1 of Condition 1. The easement must be consistent with Powerlink's standard easement terms and conditions as provided in Enclosure 2.	<i>Prior to commencement of site works</i>

Condition 9 – services and utilities		Timing
9.1	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>
9.2	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>

Condition 10 - construction management plan		Timing
10.1	Prepare and submit to the Coordinator-General a construction management plan (by a suitably qualified person in accordance with current best practise) that includes the following: (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: 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: 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</i>
10.2	Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during site works and the construction period.	<i>At all times during construction</i>

Condition 11 – site-based operational management plan		Timing
11.1	Prepare, and submit to the Coordinator-General, a site-based operational management plan (by a suitably qualified person in accordance with current best practise) for the operational phase of the development that includes the following: (a) management of noise, vibration and dust (b) management and control of weeds (c) management of traffic around and through the site during and outside of operational hours of work (d) management of waste, including: i. the types of waste/by-products likely to be produced during operation	<i>Prior to commencement of site works</i>

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	ii. the storage and volumes of concentrated brine and/or sludge iii. the proposed disposal method and any approval requirements (e) detail on the implementation of operational requirements set out in Conditions 12, 13, 14, 15, 16, 17.4 and 18. (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 site-based management plan to assess its effectiveness and to implement amendments as required.	
11.2	Undertake all works generally in accordance with the site-based management plan which must be current and available on site at all times.	<i>At all times</i>

Condition 12 – hazardous materials		Timing
12.1	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>
12.2	All containers must be secured to prevent movement during a flood event.	<i>At all times</i>
12.3	Prepare, and submit to the Coordinator-General, a Fire Management Plan (FMP) prepared by a suitably qualified person and in consultation with the Queensland Fire Department and in accordance with AS ISO 31000:2018 – Risk management, which has regard to the storage of hazardous materials on site during the operational phase. The FMP must include the following: (a) potential natural and man-made fire hazards (b) details on the storage and management of compressed hydrogen gas (c) strategies for the mitigation of fire and the protection of life and property (d) response procedures in the event of a fire (e) evacuation procedures in the event of a fire (f) details of relevant resources required on site for the implementation of the FMP	<i>Prior to commencement of use</i>
12.4	Undertake all works generally in accordance with the fire management plan which must be current and available on site at all times	<i>Ongoing</i>

Condition 13 – emergency management plan		Timing
13.1	Prepare, and submit to the Coordinator-General, an Emergency Management Plan (EMP) by a suitably qualified person, to ensure the safety and well-being of all occupants of the facility during the operational phase. The EMP must be prepared in consultation with the Queensland Police Service, Queensland Fire Department, State Emergency Service and Queensland Ambulance Service. The EMP must include the following: (a) potential natural and man-made hazards and emergency events (b) strategies for the protection of life and property	<i>Prior to commencement of use</i>

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	(c) workforce numbers (including general breakdown of site access arrangements both construction and operational) (d) response procedures to incidents/events, including: injuries, medical evacuations, road accidents, spills, floods, cyclones (e) evacuation procedures (f) demonstration that resources required for the implementation of the EMP would be provided independent of resources allocated to Gladstone or other towns in the Gladstone Region.	
13.2	Plans and/or documents required by condition 13.1 are to be submitted as an electronic pdf file.	<i>Prior to commencement of use</i>
13.3	Implement and undertake the works, procedures and processes as required in the EMP.	<i>Ongoing</i>

Condition 14 – security fencing and gates		Timing
14.1	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 and to be maintained</i>
14.2	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 and to be maintained</i>
14.3	Install adequate signage to warn the public of operations and safety hazards.	<i>Prior to commencement of use and to be maintained</i>

Condition 15 – traffic management and access		Timing
15.1	Provide road works comprising a short Channelised Right turn (CHR) at the Gladstone Mount Larcom Road and Aldoga Drive intersection. The roadworks are to be designed and constructed in accordance with (a) <i>Austrroads Guide to Road Design Part 4A: Unsignalised and Signalised Intersections</i> (b) Department of Transport and Main Roads' Road Planning and Design Manual, 2nd Edition (c) Department of Transport and Main Roads' Policies and Technical Specifications (d) Department of Transport and Main Roads' Standard Drawings Roads.	<i>Prior to commencement of use</i>
15.2	During the operational phase, limit access to Lot 1 on SP245955 to the three (3) vehicular crossovers from Euroa Circuit shown on the plan titled "Site General Arrangement" prepared by UGL dated 20 August 2024 in Table 1 of Condition 1.	<i>As indicated</i>
15.3	During the operational phase, limit access to Lot 2 on SP245955 and Lot 3 on SP245955 to the one (1) vehicular crossover from Euroa Circuit to Lot 2 on SP245955 shown on the plan titled "Site General Arrangement" prepared by UGL dated 20 August 2024 in Table 1 of Condition 1.	<i>As indicated</i>
15.4	No new vehicular access permitted to Lot 6 on SP245936 and Lot 7 on SP245955 during the operational phase.	<i>As indicated</i>
15.5	Direct access is not permitted between Lot 6 on SP245936 and Gladstone Mount Larcom Road or any state-controlled road.	<i>At all times</i>

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15.6	The existing vehicular access located between Lot 6 on SP245936 and Gladstone Mount Larcom Road at approximately Chainage 20.342Km (Long: 151.087428, Lat -23.842853) must not be used.	<i>At all times</i>
15.7	Provide adequate and safe access for firefighting/other emergency vehicles and for safe evacuation.	<i>At all times</i>

Condition 16 - vehicle parking		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 vehicles on site 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 and to be maintained</i>

Condition 17 – stormwater		Timing
17.1	Implement the stormwater management plan titled 'Stormwater Management Plan', prepared by UGL, document number 17695-CIVIL-RPT-1001 – Revision B, dated 10 September 2025 in Table 1 of Condition 1	<i>At all times</i>
17.2	Prepare detailed engineering drawings, certified by RPEQ for the proposed stormwater treatment/ management devices designed in accordance with the Queensland Urban Drainage Manual and the Standard Drawings for Water Sensitive Urban Design.	<i>Prior to commencement of site works</i>
17.3	Install and maintain the stormwater treatment / management devices in accordance with the drawings required as part of Condition 17.1 and 17.2.	<i>At commencement of site works and to be maintained</i>
17.4	Connect the development to a lawful point of discharge, being Euroa Circuit for Lot 2 and Lot 3 on SP245955 and Lot 7 on SP245955 for Lot 1 on SP245955, in accordance with Gladstone Regional Council's current adopted standards.	<i>Prior to commencement of use</i>

Condition 18 – waste management		Timing
18.1	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>
18.2	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>
18.3	Waste storage area/s must be: (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 and ongoing</i>

Condition 19 - repair of damage		Timing
19.1	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 and to be maintained</i>

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Condition 20 – external details		Timing
20.1	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>To be maintained</i>

Condition 21 – lighting		Timing
21.1	Ensure outdoor lighting installed within the development minimises light spill in the adjacent properties and sensitive receptors	<i>To be maintained</i>
21.2	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 and to be maintained</i>

Condition 22 – vegetation management		Timing
22.1	Vegetation clearing to be undertaken in a sequential manner to allow mobile fauna to disperse away from clearing areas.	<i>Ongoing</i>
22.2	Vegetation clearing operations are to be supervised by a suitably qualified ecologist to monitor compliance of vegetation clearing with the defined clearing extents.	<i>Ongoing</i>
22.3	Prior to clearing, all demarcated habitat features are to be checked for fauna by a fauna spotter-catcher and at-risk species to be relocated.	<i>Ongoing</i>

Condition 23 – decommissioning and rehabilitation		Timing
23.1	Prepare, and submit to the Coordinator-General six (6) months prior to the commencement date of all decommissioning activities, a decommissioning plan (by a suitably qualified person in accordance with current best practise) that includes the following: (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>As indicated</i>
23.2	Where decommissioning is required due to cessation of site works or construction and the use does not commence, prepare and submit to the Coordinator-General a decommissioning plan (by a suitably qualified person in accordance with current best practice) that includes the listed requirements (a) – (g) set out in condition 23.1	<i>Within 30 business days of notification as required in condition 2.3</i>
23.3	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>During all decommissioning activities</i>

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23.4	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>
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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, substation and major electricity infrastructure 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

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:

- Earthworks (including retaining walls);
- Road works (including signage and driveways);
- Stormwater Management (quantity, quality, flood and drainage control);

Please note that a Trade Waste Application may be required for this activity, depending on the water discharged and the proposed disposal method. Further consultation with Gladstone Regional Council is recommended to confirm specific requirements and ensure compliance with requirements.

Resources Safety and Health Queensland

The proposed facility in phase 1 of the project will likely be an Operating Plant under the *Petroleum and Gas (Production and Safety) Act 2004*, refer to section 670 (5) (d) of the *Petroleum and Gas (Production and Safety) Act 2004* and section 11 (3) (e) of the *Petroleum and Gas (Safety) Regulation 2018*.

The operator has the obligation to develop and adopt a Safety Management System (SMS) for each stage of the plant under section 674 of the Act. The operator also has obligations to submit various notifications under section 694A of the Act. Further details on notification requirements and relevant approved forms can be found at <https://www.business.qld.gov.au/industries/mining-energy-water/resources/petroleum-energy/reports-notices/safety-health>.

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 and an EA must

be obtained prior to commencing the activity. The clearing of any vegetation may also be required to be considered under the *Environmental Protection Act 1994*, so should not be undertaken until after the EA has been obtained. The EA will also be conditioned to address the operational requirements of the activity which may include limits on the release of contaminants to the receiving environment.

Department of Transport and Main Roads

The Department of Transport and Main Roads (TMR) requires a conceptual layout for upgrading the Gladstone Mount Larcom Road / Aldoga Road intersection. This upgrade must include provisions for a short Channelised Right Turn (CHR(s)) treatment, which is a traffic management design aimed at improving safety and efficiency for vehicles turning right at the intersection his requirement is tied to a Road Works application made pursuant under section 33 of the *Transport Infrastructure Act 1944*.

Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works on a state-controlled road. Please contact the Department of Transport and Main Roads' FitzroyDistrict@tmr.qld.gov.au to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the Department of Transport and Main Roads' as soon as possible to ensure that gaining approval does not delay construction.

Gladstone Area Water Board (GAWB)

The applicant is to negotiate a contract with GAWB to supply water to hydrogen production facility for:

- construction and commissioning
- production operations (hydrogen production, cooling etc)
- filling and maintenance of Fire Water supply tanks
- potable and sanitation supplies for site amenities

The Fitzroy to Gladstone pipeline (FGP) is a water security pipeline. The assets described by the applicant are trunk water supply assets, and no direct connections to these assets will be permitted. New infrastructure will be required to support the supply of raw water to Euroa Circuit. Any raw water infrastructure required to service the facility would be subject to an Infrastructure Connection Works agreement that would need to be established between GAWB and the relevant customer.

Powerlink

Powerlink and Vena Energy Services (Australia) Pty Ltd are currently negotiating a network connection (to the Larcom Creek Substation) for the proposed Euroa Hydrogen Project. This correspondence does not constitute approval for connection which remains the subject of ongoing technical assessment and commercial negotiations. The exact location of connecting infrastructure is also part of ongoing negotiations.

Subject to detailed design the proposed undercrossing of existing transmission lines including new power poles and connecting hardware may require a widening of Easement C:/SP338515. If required, the applicant is to undertake all necessary actions to facilitate the easement widening including preparation of easement documentation, survey plans, compensation and relevant approvals including but not limited to planning, environmental, cultural heritage and road crossings. The easement must be created and registered with the Queensland Land Titles Office at no cost to Powerlink and take effect prior to commencement of construction.

The applicant will be responsible for all environmental, cultural heritage, road crossing and planning approvals required to facilitate the construction of major electricity infrastructure from Easement C:/SP338515 to the line entry into the new Euroa Hydrogen Substation.

The applicant is to undertake all necessary actions to facilitate the creation of the 60.0m wide easement as shown on Drawing No.EHP.001 Version 1.3 dated 14/10/25 in favour of Powerlink. This includes preparation of easement documentation, survey plans, compensation and relevant approvals including but not limited to planning, environmental, cultural heritage and road crossings.

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 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 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, 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.

Enclosure 2

This is a true copy of the Freehold easement conditions contained in standard terms document no 709461576 registered with the Department of Natural Resources and Water Land Registry

DEFINITIONS

1. In this Easement:
 - 1.1 "Acts" means the *Electricity Act 1994*, *Electrical Safety Act 2002* and *Government Owned Corporations Act 1993* and any amendments to them or either of them or any Acts superseding those Acts.
 - 1.2 "Date of this Easement" means the execution date of the Easement by the Grantor.
 - 1.3 "Easement" means the rights granted by the Owner to QETC with respect to the Easement Land including but not limited to the terms and conditions contained in this Schedule.
 - 1.4 "Easement Land" means that portion of the Owner's land over which this Easement is granted.
 - 1.5 "Owner" means the Grantor together with its successors, successors in title and assigns. Where the term appears in Clauses 3, 4, 5, 6, and 8 it includes the servants, agents, employees, workmen and contractors of the Owner and other persons authorised by the Owner to use or enter upon the Easement Land.
 - 1.6 "QETC" means the Grantee, together with its successors and assigns and others authorised by it. Where the context permits, the term includes the servants, agents, employees, workmen, linesmen, contractors of QETC and other persons authorised by QETC to use or enter upon the Easement Land.
 - 1.7 "Electricity Works" means such works, apparatus, structures and things as QETC may in its absolute discretion consider appropriate as a means of conveying or transmitting electricity, telecommunications and other electromagnetic energy in all its forms, including conductors, cables, towers, aerials, poles, foundations, ground anchorages, supports and other associated or appurtenant works. The expression includes the Electricity Works existing on the Easement Land at the Date of this Easement or constructed on it after that date, and where the context permits it includes a reference to any part of the Electricity Works.
 - 1.8 "Structure" means any building, improvement, plant, equipment, fixture, fitting, pole, cable, wire, pipe, tower, apparatus or chattel or of any kind whether on, over, in, under, across or through the Easement Land and includes by way of example but is not limited to any dwelling (including any extension or overhang of eaves or guttering), swimming pool, shed, retaining or other wall and lighting.

QETC'S RIGHTS

2. The Owner grants this Easement in perpetuity to permit QETC the right to:
 - 2.1 convey and transmit electricity, telecommunications and other electromagnetic energy in all its forms on, from, over, under and through the Easement Land by Electricity Works;
 - 2.2 enter upon and traverse the Easement Land, with vehicles, plant and equipment, if necessary, to exercise its rights under this Easement;
 - 2.3 construct Electricity Works on, over, under or through the Easement Land;
 - 2.4 inspect, maintain, repair or replace the Electricity Works;
 - 2.5 clear and remove from the Easement Land of trees, undergrowth or vegetation or any obstruction including soil in the manner and by the means QETC considers appropriate;

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- 2.6 construct and maintain on the Easement Land such tracks, roads, gates, fences and other structures and works as QETC considers necessary;
- 2.7 use so much of the Owner's land adjoining the Easement Land as is reasonably required to exercise its rights under this Easement;
- 2.8 enter upon and traverse the Easement Land for the purposes of preventing or rectifying any infringement by the Owner of QETC's rights under this Easement; and

in granting these rights the Owner acknowledges that QETC may in connection with its use and enjoyment of this Easement, exercise such of its rights, powers, discretion and functions under the Acts, or any other Act or at law as it sees fit.

QETC'S OBLIGATIONS TO THE OWNER

- 3. QETC will, in exercising its rights pursuant to this Easement:
 - 3.1 cause as little inconvenience to the Owner as possible; and
 - 3.2 act reasonably.

QETC WILL COMPLY WITH SAFETY LAWS

- 4. 4.1 QETC will comply with all laws regarding the use of this Easement and the safety of persons upon the Easement Land.
 - 4.2 QETC will not be liable for:
 - 4.2.1 the negligent acts or omissions of the Owner; or
 - 4.2.2 the acts or omissions of the Owner that are a breach of this Easement or of the law
- and the Owner indemnifies QETC against any loss damage or cost made against or incurred by QETC as a result of or arising out of the Owner's negligent acts or omissions, breach of this Easement or of the law.

THINGS THE OWNER MUST NOT DO

- 5. The Owner must not:
 - 5.1 interfere with, damage or place at risk the Electricity Works or plant, equipment, tools or material of QETC on or near the Easement Land;
 - 5.2 interfere with or obstruct QETC in the exercise or enjoyment of its rights and powers under this Easement; or
 - 5.3 grow sugarcane within ten (10) metres of any tower, base or pole upon the Easement Land.

THINGS THE OWNER MAY ONLY DO IF QETC CONSENTS

- 6. The Owner must not, or consent to allow another party to, after the Date of this Easement, without first obtaining the written consent of QETC:
 - 6.1 erect or place any Structure or make any additions or alterations to any Structure on the Easement Land;
 - 6.2 erect any fence that is higher than 3 metres on the Easement Land;
 - 6.3 place fill or other substance or carry out any works or do anything whatsoever on the Easement Land which would in any way reduce the clearance from ground level of the

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conductors or transmission lines below the minimum statutory clearance required from time to time for the voltage class of the transmission line on the Easement Land;

- 6.4 cause or allow, except in the case of force majeure, the inundation of those parts of the Easement Land where any Electricity Works are erected or located or are proposed to be erected or located;
- 6.5 lay any metal conduit or pipe within five (5) metres of the base of any tower, pole, foundation, ground anchorage or other means of support on the Easement Land;
- 6.6 do any act or thing which jeopardises the foundations, ground anchorages, supports, the towers or poles, including (without limitation) excavate or remove any soil, sand or gravel within a distance of twenty (20) metres from the base of any tower, pole, foundation, ground anchorage or support on the Easement Land;
- 6.7 grow sugar cane on the Easement Land except:
 - 6.7.1 where the Owner is a holder of a valid cane supply contract under the *Sugar Industry Act 1999* as at the Date of this Easement; and
 - 6.7.1 the Owner grows sugar cane in accordance with clause 5.3 above;
- 6.8 plant or grow upon the Easement Land trees whose size or height would in any way interfere with the statutory clearance that may exist from time to time; or
- 6.9 reside in or permit anyone to reside in or occupy any Structure, caravan, or other accommodation (including temporary accommodation) which may be located on the Easement Land,

and QETC will not unreasonably withhold its consent but in granting any consent may impose reasonable conditions.

OWNER MAY USE EASEMENT

7. The Owner may use the Easement Land for any lawful purpose not inconsistent with the terms of this Easement and the rights granted to QETC.

THINGS QETC MAY DO IF THE OWNER IS IN BREACH

8. 8.1 In the event of any breach by the Owner of the terms of Clauses 5 or 6 or both, QETC may in its absolute discretion give notice to the Owner to rectify the breach which may include the demolition or removal of all, or any part of, a Structure; and
- 8.2 If after 30 days, the Owner has not rectified the breach, then QETC may rectify the breach which may include:
 - 8.2.1 the demolition and/or removal of a Structure or any part thereof effected upon the Easement Land; or
 - 8.2.2 mitigation or remedial work to restore the safety of the Works

without liability to the Owner for reinstatement, restitution, damages, compensation or otherwise.
- 8.3 Notwithstanding anything contained in Clauses 8.1 or 8.2, in the case of an emergency, QETC may enter the Easement Land to remedy a defect, eliminate an actual or potential danger or remove a Structure or any part thereof that is affecting, or may affect, the safety of Electricity Works or continuity of supply without giving notice.
- 8.4 If QETC acts under clause 8.3, it must give the notice, if not already given, mentioned in clause 8.1 as soon as practicable,

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- 8.5 Any costs incurred by QETC in relation to either Clauses 8.2 or 8.3, or both, may be recovered from the Owner.

INDEMNITY

9. QETC indemnifies the Owner against all actions, suits, proceedings, demands, costs, losses, damages and expenses arising out of or in respect of any act or omission of QETC in the use or attempted use of the Easement Land by QETC, except where such actions, suits, proceedings, claims, demands, costs, losses, damages or expenses arise as a result of any negligent act or omission of the Owner, breach of this Easement or of the law.

PUBLIC RISK

10. QETC will effect and keep current a public risk insurance policy in respect of this Easement and the use by QETC of the Easement Land for an amount which QETC considers appropriate to the public liability risk involved but in any event not less than FIFTY MILLION DOLLARS (\$50,000,000.00).

QETC WILL PAY COSTS

11. In addition to the consideration payable under this Easement, QETC will pay:
- 11.1 the costs of the preparation, execution and registration on the relevant property title of this Easement;
 - 11.2 the Owner's reasonable legal and (if applicable) valuation costs;
 - 11.3 the cost of obtaining any consent or approval to this Easement or survey plan from any mortgagee or other party having an interest in the land affected by this Easement or by any authority having jurisdiction in respect of the Easement Land or survey; and
 - 11.4 the stamp duty and registration fees payable with respect to this Easement.

JOINT AND SEVERAL COVENANTS

12. Where there is more than one Owner, the covenants and agreements in this Easement are made by them jointly and severally.

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