

Our Ref: Z22306
Your Ref: DA/755/2012



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2 April 2024

The Chief Executive Officer
Gladstone Regional Council
PO Box 29
GLADSTONE QLD 4680

Via Email: info@gladstone.qld.gov.au

Dear Sir/Madam,

**REQUEST TO EXTEND CURRENCY PERIOD
PURSUANT TO SECTION 86 (1) OF THE *PLANNING ACT 2016*
MATERIAL CHANGE OF USE (MCU) FOR WORKERS' ACCOMMODATION (1,408 ROOMS)
& ERA #63 (SEWAGE TREATMENT)
101 CALLIOPE RIVER ROAD, WEST STOWE
AND 7 & 45 CALLIOPE RIVER ROAD, RIVER RANCH
(LOTS 4, 5 & 6 CTN 1898)**

We act on behalf of our client, Homeground Gladstone Pty Ltd ('the Applicant'), regarding a Development Approval for the abovementioned land. This Development Approval is for a Development Permit for a Material Change of Use (MCU) for a Workers' Accommodation (1,408 Rooms) and ERA #63 for Sewage Treatment.

This application seeks an extension to the Currency Period of the existing development permit pursuant to Section 86(1) of the *Planning Act 2016* (the Act). In accordance with the requirements of Section 86 (2 and 2A) of the Act please find enclosed:

- Copy of existing development approval documents (**Attachment 1**);
- Homeground Occupancy Forecast (**Attachment 2**); and
- CQ-H2 Project Letter (**Attachment 3**).

1. RELEVANT BACKGROUND

On 3 July 2014, Gladstone Regional Council issued a Development Approval, via a Negotiated Decision Notice, for a MCU for a Workers Accommodation (Council Ref: DA/755/2012) over the premises. The approval was granted under the *Sustainable Planning Act 2009* (now repealed). This approval was Appealed and a subsequent Court Order issued for the development on the 5 November 2015.



In accordance with Section 341 of the *Sustainable Planning Act 2009*, the currency period (formally relevant period) for the original Development Approval was four years from the date the approval took effect. Without consideration to whether the Applicant appeal period was waived, the currency period was set to expire on 15 November 2019.

However, it is noted that a related approval for Operational Works (OPW) was lodged on 30 June 2017, within two years from the issue of Court Order for the development and approved on 2 May 2018. This related approval gave the ability to roll forward the currency period for the current MCU approval as per section 341 (4) of the *Sustainable Planning Act 2009* (now repealed) and the transitional provisions under section 299(1) and section 342(4) of the current *Planning Act 2016*. These roll forward provisions brought the new lapse date up to 2 May 2022.

We further note that the Planning Minister, on three separate occasions, granted automatic extensions to existing effective development approvals under the COVID-19 Applicable Event provisions as follows:

- › Ministerial Extension No.1 (8 July 2020) – automatic extension of six months to the Currency Period of all development approvals valid between 21 July and 21 October 2020.
- › Ministerial Extension No.2 (1 September 2021) – automatic extension of six months to the Currency Period of all development approvals valid between 1 September and 30 September 2021.
- › Ministerial Extension No.3 (29 April 2022) – automatic extension of 12 months to the Currency Period of all development approvals valid between 29 April and 24 June 2022.

Given the roll forward provisions permitted by the related OPW approval, the approval is able to benefit from the abovementioned ministerial extensions. The effect of the ministerial extensions to the subject approval (Council Ref: DA/755/2012) is as follows:

- Ministerial Extension No.1 (8 July 2020) – extension to Currency Period until 2 November 2022.
- Ministerial Extension No.2 (1 September 2021) – extension to Currency Period until 2 May 2023.
- Ministerial Extension No.3 (29 April 2022) – extension to Currency Period until 2 May 2024.

In summary, the ministerial extension provided for cumulative extension of two years to the currency period. The currency period is now set to expire on **2 May 2024**.

2. JUSTIFICATION FOR PROPOSED EXTENSION

2.1 Demand for the Facility

As Council are most likely aware, the Homeground facility is the last remaining Workers' Accommodation/Non-Resident Workforce Accommodation facility left in the Gladstone Region, following the closure of the Calliope, Stowe Road Facility and decommissioning of the Curtis Island LNG Worker's Accommodation. As a result, it is the sole dedicated facility meeting the Workers' Accommodation needs of the Gladstone Region and the broader Central Queensland area.



Whilst it is noted that Homeground has been through a period of reduced occupancy, there are a number of projects within the GSDA pipeline that will require accommodation for temporary workers in the short to medium term, including the following:

EXISTING	CONFIRMED	PROPOSED
Queensland Alumina Limited	Fitzroy to Gladstone	Rio Tinto Sumitomo Hydrogen Plant
Rio Tinto Yarwun	Hydrogen Park	Stanwell CQH2
Boyne Smelters	Fortescue Future Industries	H2-Hub
APLNG	Aldoga Solar	Mitsubishi Cement Australia
GLNG		Alpha HPA - Stage 2
QGC		Pacific Solar Hydrogen Project
Orica		Rodds Bay Solar
Cement Australia		Upper Calliope Solar
Gladstone Power Station NRG		Raglan Solar Park
Gladstone Ports Corporation		Mt Hopeful Wind Farm
Alpha HPA		Sunshine Hydro
		Toowoomba to Gladstone Inland

There is the potential for these projects to generate occupancy requirements on par with the LNG construction boom and given the previous extent of facilities are no longer operating to accommodate the overflow of demand, it is anticipated that the Southern Precinct of the Homeground Facility may need to be brought online to cater for this need.

Evidence of this demand is provided in **Attachment 2**, which outlines the historical and forecast occupancy rates servicing the regular maintenance and shutdown operations for existing industrial projects. In addition to this, the CQ-H2 Project has identified an ongoing demand for 1,500 accommodation units to service the accommodation requirements for their non-local workforce. Evidence of this is provided in **Attachment 3**. Based on industrial relation requirements, it is noted that these 1,500 accommodation units must be provided in the same facility, and at the same standard to ensure consistency and fairness in accommodation rights.

In light of the forecast occupancy rates associated with the regular maintenance and shutdown operations for existing industrial operations, and the identified demand for CQ-H2 Project, the current Homeground Facility is not large enough to accommodate the demand. As a result, it is essential that the currency of DA/755/2012 be extended to allow for this service to be provided.

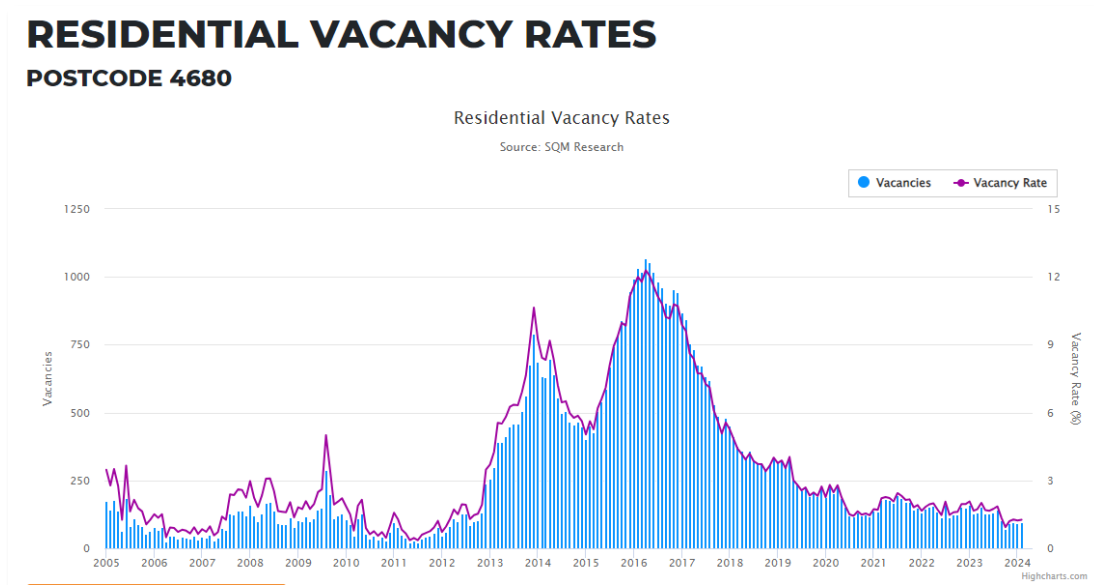
2.2 Co-Location of Facilities

Development of the Southern Precinct of Homeground allows for the co-location of Workers' Accommodation within the Gladstone Region, within direct proximity to the GSDA and major industrial projects. This minimises further impacts on rural land and retains urban land for more appropriately zoned land uses like permanent residential development and short-term accommodation.



2.3 Gladstone’s Permanent Housing & Accommodation Crisis

It is noted that the current vacancy rates for rental accommodation within the 4680 postcode were listed at 1.3% for February 2024, as shown below, which is less than half of a healthy vacancy rate of 3%. Should the overflow of temporary Workers’ Accommodation be required to be accommodated by the existing rental housing supply, these vacancy rates and strained rental market conditions will be further exasperated as the limited housing stock is taken up by Workers’ Accommodation. Not only would this result in increased rental costs for the broader community, but also a plethora of social issues similar to those seen during the former LNG boom.



The residential market is also strained from a purchase perspective, with a shortage of new land and new house builds causing a strain on the availability of existing housing stock across the region. This lack of new stock is due to extensive construction costs and timely delays, with some builders having a backlog of up to two years. Local Real Estate Agents have identified an average number of days for sale stock on the market to be a total of 51 days from when a listing is publicly available, to when it goes unconditional. This translates to 30 days when calculating the amount of time available to make an offer on property. The below table provides a rough comparison on market availability in current terms, versus former years:

Number of Days Housing Stock is on the Market <i>From listing to unconditional (including 21 days under contract)</i>			
2024	2023	2022	Pre-Covid
51	57	69	120

This shortage will remain until such time as the existing housing stock reaches an average market value of \$750,000 (approx.) to compete with the costs of bringing new land and housing construction online. On this basis, solely relying on the relocation of workers to the Region on a more permanent basis in lieu of temporary Workers’ Accommodation will further impact the residential market in terms of affordability and availability.



2.4 Assessment Timeframes

Lastly, we note that should the approval lapse, and a fresh application be required to be lodged to replace it during a period of peak demand, this process will take, at minimum, 6-8 months to re-establish. In terms of the current application, the assessment process took over 3 years to be finalised. This delay in obtaining approvals could detrimentally impact both the industrial sector by making projects unviable, and the housing sector with increased adverse social impacts.

In light of the impending demand for worker's accommodation in the short to medium term, the potential social issues associated with the loss of workers accommodation within the Gladstone Region, and the assessment timeframes to replace the existing approval, it is considered essential that Council support the preservation of the southern precinct of Homeground so that this part of the Homeground facility can be brought online if/when it is required. We therefore seek an extension to the currency period for DA/755/2012 for a further period of 10 years, up until 2 May 2034.

3. PLANNING SCHEME ASSESSMENT

The existing approval granted in 2017 was assessed under the now superseded Calliope Shire Planning Scheme 2007. An assessment of the approvals suitability in the context of the current Gladstone Regional Council Planning Scheme has been undertaken, including consideration against the Rural Zone Code and Planning Scheme Policy 6.9 – Non-Resident Workers' Accommodation, to demonstrate how the continuation of this approval remains compatible with the current Scheme.

3.1 Rural Zone Code

Performance Outcome	Acceptable Outcome
<p>PO20 <i>Development:</i></p> <ol style="list-style-type: none"> 1. <i>is of a scale and intensity that minimises impact on rural character, environmental quality and amenity with regard to:</i> <ol style="list-style-type: none"> a. <i>visual and built form impacts</i> b. <i>traffic generation</i> c. <i>light and noise impacts</i> d. <i>minimising earthworks and alterations to the land.</i> 2. <i>provides infrastructure necessary for adequate water supply, effluent disposal and other services and facilities to support on site residents</i> 3. <i>manages social impacts associated with the development, including the demand for social and emergency services.</i> <p><i>Note—Refer to the Non-resident workers accommodation planning scheme policy for further guidance in responding to this performance outcome.</i></p>	<p><i>No acceptable outcome is nominated.</i></p>



Comment

The existing approval addresses the provision of infrastructure necessary to support the development to ensure that compliance with Item 2 can be achieved. Utilisation of the development will also manage the demand for social services in a similar manner to the existing Homeground Facility, which currently provides a number of services for existing visitors.

In terms of the compliance with Item 1, we note that the size of the facility is larger than generally anticipated by a Rural Workers' Accommodation facility in the Rural Zone. However, the developments' co-location with the existing Homeground Facility ensures that the development will not have an adverse impact on rural character. This is due to the fact that the character of immediately surrounding area has already been irrevocably altered by the existing Facility. Development of Homeground's Southern Precinct is essentially an extension of an existing facility, that currently fits within the broader rural landscape without adverse conflict or consequence.

It is further noted that the site is located along Calliope River Road, which is a major Connector Road between two State Controlled Corridors, servicing the Gladstone State Development Area. As a result, any traffic generated by the proposed development is adequately catered for by the existing road infrastructure. On this basis, it is considered that the proposed development can appropriately comply with PO20 of the Rural Zone Code.

To undertake a further assessment against the Code it is noted that Overall Outcome 11 of the Rural Zone Code outlines a number of requirements. These are addressed below:

OVERALL OUTCOME	COMMENT
<i>11. Non-resident workforce accommodation:</i>	
<i>1. is only located in this zone where it is demonstrated it cannot be located in an urban area</i>	<p>Given the proposed development is owned by Homeground, the approval exists over the subject site and the development needs to be located adjoining the existing facility to ensure viability, co-utilisation of services/facilities/staff and provide direct proximity to the GSDA and Bruce Highway for servicing of the broader industrial development in the CQ Region, it is considered that the development cannot be reasonably located in an urban area.</p> <p>The cost of urban land, and utilisation of this land for more appropriate supply of much needed permanent residential development in proximity to services are also further reasons why this development cannot be located within an urban area.</p>
<i>2. does not adversely impact on surrounding rural character or activities</i>	<p>As outlined above, the development's co-location with the existing Homeground Facility ensures that the development will not have an adverse impact on rural character. This is due to the fact that the character of immediately surrounding area has already been irrevocably altered by the existing Facility. Development of Homeground's Southern Precinct is essentially an extension of an existing facility, that currently fits within the broader rural landscape without adverse conflict or consequence.</p>



OVERALL OUTCOME	COMMENT
3. <i>does not create a demand for urban services and infrastructure that cannot be provided on-site by that development</i>	The approval adequately covers off the provision of infrastructure.
4. <i>is temporary to service the short term needs of resource or infrastructure development projects, and</i>	The approval contains decommissioning conditions to ensure that the facility can be removed from site when no longer required.
5. <i>does not sterilise the land for future rural activities.</i>	The approval contains decommissioning conditions to ensure that the facility can be removed from site when no longer required.

3.2 Planning Scheme Policy 6.9 – Non-Resident Workers’ Accommodation

LOCATION	
<ul style="list-style-type: none"> • The land is physically suitable for the development having regard to matters including flooding, tidal surge, bushfire risk, steep land, drainage, contamination and biodiversity and scenic values. • The scale of the development proposed is compatible with existing development in the locality and with the expected outcomes of the particular zone code. • Development avoids locations that adjoin incompatible uses where the impacts from noise, dust or light emissions cannot be mitigated. • Development does not adversely impact on the amenity of existing residential uses. • The land is capable of being provided with acceptable levels of infrastructure, community services and facilities. • Developments are located within a reasonable distance of workplaces. • Developments in urban or urban fringe locations are able to be fully integrated with existing communities. • In the case of development proposed in rural areas, the development is not located on Class A or Class B agricultural land. 	<p>Whilst not in an urban or urban fringe location, the subject site forms part of the existing Homeground Workers’ Accommodation facility and is therefore consistent with existing development in the locality. The site is also suitability located to ensure that the Workers’ Accommodation avoids impacts on residential amenity or colocation with incompatible uses.</p> <p>The site:</p> <ul style="list-style-type: none"> • Is well located to provide access to the Bruce Highway and the Gladstone State Development Area for ease of access for temporary workers; • Is not located on Class A or Class B agricultural land; and • Is not subject to any overlays that cannot be overcome through minor mitigation measures.
SITE AREA	
<ul style="list-style-type: none"> • The site area is to be sufficient for the development to be compatible with the scale and nature of its locality, the scale of facilities to be provided and its landscape setting. • As a guideline, in urban or urban fringe locations, a minimum lot size of 2Ha and a maximum bed density of 1 room per 50m² of site area is considered appropriate. 	<p>The site area is more than sufficient to accommodate the Worker’s Accommodation and subsequent recreation facilities.</p>



INFRASTRUCTURE AND SERVICES	
<ul style="list-style-type: none"> • Development demonstrates that either the development can be connected to Council's reticulated water supply or a drinking water quality management plan in accordance with the Water Supply (Safety and Reliability) Act 2008 is provided and complied with for the life of the development • In areas not connected to Council's reticulated supply, a sufficient size lake, dam water tank or swimming pool is provided for firefighting purposes in accordance with the QFRS guidelines. • Development demonstrates that either the development can be connected to Council's reticulated sewerage supply or that an adequate alternative waste water treatment plant conforming to the Queensland Plumbing and Wastewater Code will be available to the site and that the disposal of waste water will have no measurable adverse environmental impacts on adjoining land. • Existing emergency services will be available to the site within acceptable response times or on-site provision is made available for those services. • A specific fire safety plan is prepared, including training of fire wardens, periodic testing and monitoring of fire safety equipment and periodic drills. • Provision is made for the removal of waste in accordance with PSP for Waste management. • Waste storage areas are appropriately located and screened to be unobtrusive within and external to the site. 	<p>Whilst located in a rural area, the approved development has adequately demonstrated how it can be serviced with a practical water supply and the ongoing treatment of sewage for the life of the development. On this basis it is considered that the development can be appropriately serviced in line with the Planning Scheme Policy.</p>
CONNECTIVITY	
<ul style="list-style-type: none"> • Development does not have direct access to a State controlled road or local residential streets. • Council may require a traffic study identifying traffic generation, likely traffic routes, existing road and intersection capacity, impacts on existing road network, traffic safety and traffic noise to be submitted. • Developments make provision for the transportation of workers to workplaces, Gladstone airport, and where not provided on-site, to retail, health, entertainment, and recreational services that are in excess of 400m from the development site. 	<p>The development does not have direct access to a State controlled road or local residential street. The existing Homeground Facility provides the opportunity for occupants to be transported in the Gladstone City for recreational purposes, and this service will also be intended for the Southern Precinct of the development.</p>
BUILT FORM	
<ul style="list-style-type: none"> • Buildings and structures should not exceed 8.5m. • Building materials and finishes should be of a high standard and complement the surrounding environment. • The use of reflective building materials is avoided. • Buildings are setback a minimum of 10m from a side or rear boundary and 6m from a street boundary. In highly exposed sites or in rural areas, larger setbacks should be provided to enable a scale of landscaping sufficient to screen the development. 	<p>The existing Homeground Facility presents an appealing built form character to Calliope River Road, and also provides a high-quality standard of accommodation to the Gladstone Region. This brand would remain unchanged as part of the Southern Precinct of the development and is considered to remain</p>



<ul style="list-style-type: none">• The development should provide a positive visual contribution to the street or rural road it fronts.• Non-residential buildings such as reception buildings should be located towards the street frontage to provide legibility.• Where non-residential facilities are open to the public they should be located to permit direct access from the street.• Large car parking areas are fully screened by buildings or landscaping and should be located to avoid noise and light impacts to surrounding developments.• Security lighting should not adversely impact on adjoining premises.• Security fencing should be transparent and provided in association with landscaping.• The amenity of residents is protected by locating accommodation units away from potentially intrusive adjoining uses.	<p>compliant with the current built form requirements of the Scheme.</p>
VEHICLE, PEDESTRIAN AND CYCLE MOVEMENT	
<ul style="list-style-type: none">• Sufficient on-site car parking is provided to cater for expected demand. As a guideline a minimum of 0.75 car spaces per bed should be provided.• Where use of non-resident facilities is proposed, additional car parking is provided are the rates specified for those use types.• A car washing facility should be provided.• Car and bus parking areas, access roads and pick up/set down points are designed to minimise noise and lighting impacts to adjoining premises and to accommodation areas.• The internal layout makes provision for queuing for check-in, check out adjacent to reception areas.• Internal roads and cycle ways are sealed and drained and conform to the dimensions specified in Table 1.• The visual impact of car parking and other hard standing areas is minimised through appropriate landscaping.• Make provision for pedestrian and cycle movement around the site and to and from the site.• Access for fire fighting vehicles is provided to within 50m of all buildings.	<p>A total of 494 car parking spaces are provided across the development, in addition to a dedicated bus (x 4) and taxi parking area and separate service vehicle parking entrance. Whilst this falls short of the 0.75 spaces per bed, the approved 1 space per 3 beds is considered to be sufficient. This is due to the fact that the majority of non-resident workers are flown in on a FIFO arrangement a transported to and from the airport or work site via bus.</p> <p>The approved development is considered to remain compliant with all other vehicle, pedestrian and cycle movement requirements.</p>
ON-SITE AMENITY	
<ul style="list-style-type: none">• Identify the expected characteristics of workers.• A separate bed is provided for each worker, hot bedding is avoided.• Double bunks are not advisable for fire safety reasons.• All rooms are provided with an ensuite bathroom and lockable door.• All accommodation room windows are provided with black out blinds or devices.• Accommodation rooms are constructed minimize the intrusion of noise.	<p>The existing Homeground Facility is rated as a 4-star accommodation provider, and the development of the Southern Precinct would seek to retain this level of comfort for non-resident workers utilising the facility. Each worker is provided a private room, with a dedicated bedroom and private shower facilities. No hot bedding is utilised.</p>



<ul style="list-style-type: none"> • Air conditioning is provided to all buildings. • Except where it can be demonstrated that a need exists in the wider community, on-site facilities are of a type and scale consistent with the needs of the occupants only. • Where on-site facilities such as a convenience store or cafe serve a wider community, those facilities are located to provide convenient street access. • Development has access to, or, in the case of developments in rural localities, provides dining, rooms, passive and active recreational facilities, laundry facilities, first aid facilities and internet connection facilities sufficient to meet the day to day needs of the occupants. • Developments are designed to incorporate CPTED principles. • Opposing accommodation room entries are separated by a 1.2m wide concrete pathway, a landscape buffer strip 2m wide in addition to front entry deck thresholds. • Open space for active and passive uses is provided at the rate of the greater of 5m² per occupant or 10% of the site area. • Active and passive open space areas are distributed to provide consolidated areas for each 100 rooms. 	<p>The facility also incorporates a number of communal style facilities including a restaurant, swimming pool and passive open space areas. Homeground prides themselves of the quality of accommodation and care provided to workers and intends to hold this standard of service well into the future.</p>
CLIMATE RESPONSIVE DESIGN	
<ul style="list-style-type: none"> • Buildings are separated to allow penetrating breezes to flow through the site. • Buildings are orientated to buildings to manage. • Roofs have eaves of a minimum of 600mm. • Avoid locating accommodation units on the western side and use landscaping to shade western facades. • Large parking and hard-standing areas are located downwind of habitable areas to minimize heat transfer. • Use landscaping to create microclimates in communal outdoor areas. 	<p>All units are provided in an east-west formation, with either a northern or southern outlook. This layout minimises the impacts of the western sun. Walkways are also provided between each building to ensure the cross flow of breezes can occur for provision of cooling between buildings. Car parking areas are located separate to the accommodation units, as per the existing facility to avoid heat islands within proximity to resident units.</p>
AFFORDABILITY	
<ul style="list-style-type: none"> • For developments over 100 rooms, 5% of all rooms are to be provided to eligible persons as affordable housing in accordance with Queensland Urban Development Authority Priority Development Area Guideline No 16. 	<p>Elements of affordability can be provided throughout the Homeground Facility if required. However, it is noted that the intended occupants of these facilities are generally managed by major industrial developments or shutdown companies who are not subject to financing concerns.</p>
LANDSCAPING	
<ul style="list-style-type: none"> • Landscaping reinforces the local character of the area by using locally indigenous native plant species. • Landscaping enhances local biodiversity and wildlife habitat through corridor planting. • Landscaping softens perimeter fencing. 	<p>Landscaping can be provided for the facility in any form required to demonstrate compliance.</p>



<ul style="list-style-type: none">• Landscaping conceals undesirable views into and from the site.• Landscaping provides a visual and functional amenity to occupants and neighbours.• Landscaping contributes to on-site stormwater quality management.• Front, side and rear boundary setbacks are primarily used for landscaping rather than for recreational purposes.• Existing on-site trees are retained as far as practicable.	
CHANGING CIRCUMSTANCES OR DECOMMISSIONING	
<ul style="list-style-type: none">• Identify longer term options for the development particularly those that are within or close to fully serviced urban or urban fringe locations.• Ensure that infrastructure, parking and facilities are compatible with identified reuse options.• The development is capable of being scaled down while retaining functionality and visual amenity.• Where reuse is not practical, a decommissioning strategy should be prepared for lodgement with the development application.	The approval is subject to decommissioning conditions to ensure that it is not an indefinite asset.

In addition to the above, it is noted that Strategic Framework Item 3.4 Community Living – Strategic Outcome 10 outlines that:

10. Non-resident worker accommodation generally occurs in locations where they are part of the urban fabric. They are designed to create a sense of place and identity, be adaptable to other housing needs and leave a legacy of infrastructure for communities. Non-resident worker accommodation outside urban areas must be self-sufficient in all forms of servicing and infrastructure needs.

The Strategic Framework does not preclude the development of Workers' Accommodation within a Rural context, simply stating that accommodation is to *generally occur in locations where they are part of the urban fabric*. It further supports development of a Workers' Accommodation in the Rural Zone where it is self sufficient in all forms of servicing and infrastructure needs. We argue that the proposed development can easily achieve this requirement, as demonstrated by the existing Homeground Facility.

Based on the above, it is evident that DA/755/2012 remains consistent with the current Planning Scheme provisions, despite the change in Planning Schemes since the original approval was issued. It is also evident that the subject site, adjoining an existing workers accommodation facility, is suitably located to accommodate further workers accommodation within the Region.



4. REQUESTED EXTENSION TO THE CURRENCY PERIOD

In accordance with Section 86(1) of the *Planning Act 2016*, we provide written notice requesting an extension of the currency period for a further **10 years**. The request for a 10-year extension to the currency period for this approval is to ensure the Applicant can maintain the development rights for the Southern Precinct of the Homeground Facility and preserve the opportunity for expansion, should it be required to service existing industrial operations and as part of the renewable energy boom. The 10-year period is considered to be sufficient to allow the impending renewable energy/industrial developments to confirm the following:

- Their peak accommodation demands;
- How these sit within the capacity of the existing Homeground Facility;
- Obtain the necessary Operational Works Approvals; and
- Undertake construction of the facility.

This Request to Extend Currency Period is considered reasonable given that the approved development is consistent with Council's planning intent for workers accommodation throughout the Region and the additional 10 years will provide additional time to determine whether the perceived demand for Hydrogen will require additional accommodation supply.

We trust this information is sufficient for your purposes; however, should you require any further details or clarification, please do not hesitate to contact Sarah Hunt or the undersigned on 07 4972 3831.

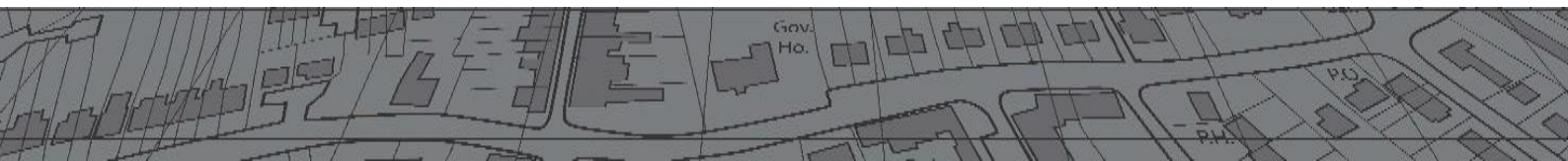
Yours sincerely,

Stephen Enders | Director
ZONE PLANNING GROUP



ATTACHMENT 1

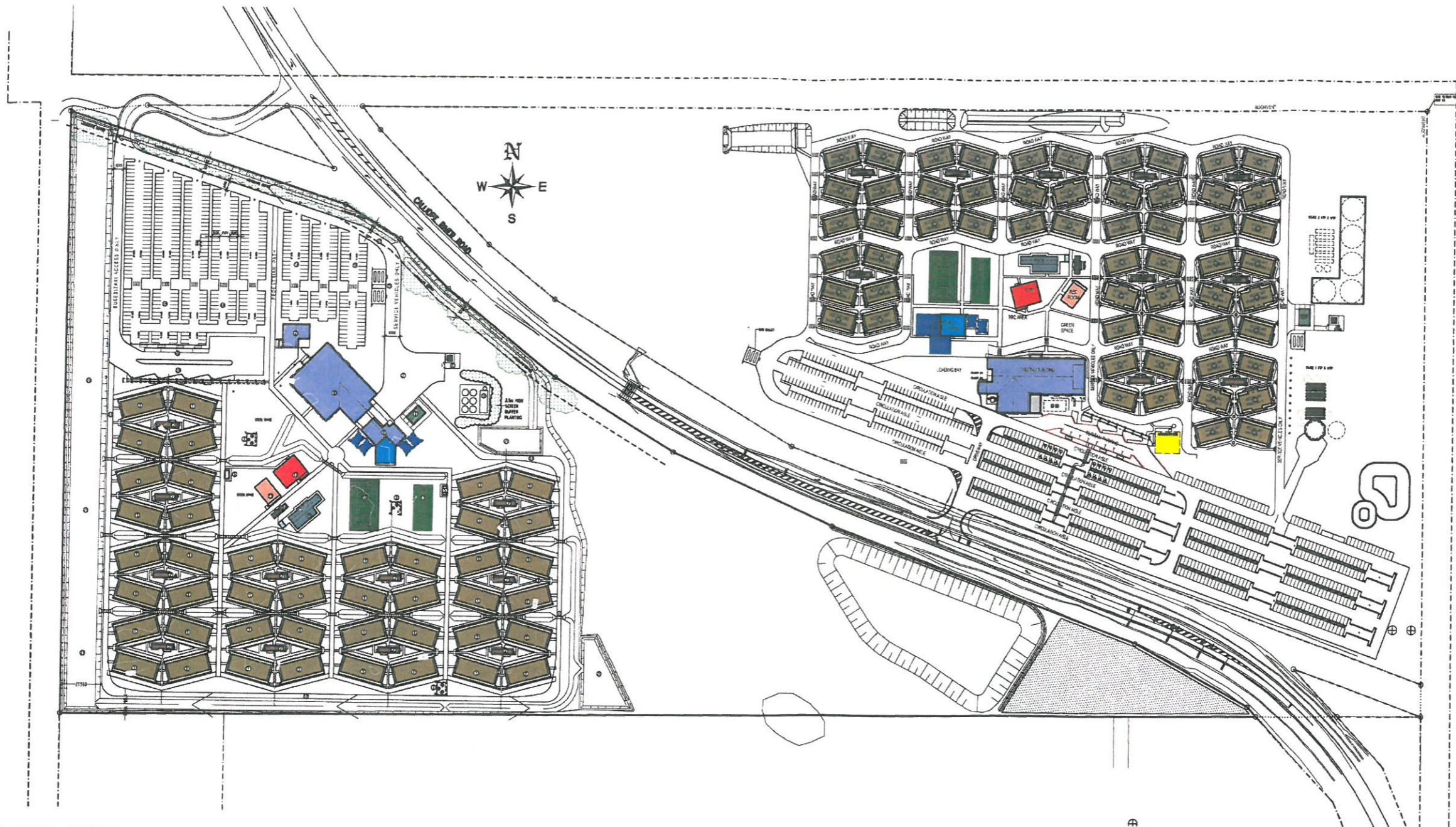
Copy of Approval Documents





* FIGURED DIMENSIONS TO BE TAKEN IN PRECEDENCE OF THOSE SCALED
 * CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK, SHOP DRAWINGS OR FABRICATION
 * ALL RIGHTS RESERVED. NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF VISION 1 PTY. LTD.

AMENDMENT	DATE
A DA ISSUE	25-11-12
B DA SUBMISSION	22-11-12
C DA REV RESPONSE	19-03-13



OVERALL MASTER SITE PLAN
 1:1500

GLADSTONE REGIONAL COUNCIL
 GLADSTONE OFFICE
 This Plan is approved subject to the attached
 Decision Notice No. DA/755/2012
 Per [Signature] Date 6/05/2014
 ASSESSMENT MANAGER

ARCHITECT
VISION1
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PROJECT MANAGER
DECIMIL AUSTRALIA
 the strength of experience

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home ground
 GLADSTONE

SOUTHERN PRECINCT

PROJECT
 CALLIOPE RIVER ROAD

DRAWING TITLE
 MASTER SITE PLAN

SCALE	DATE	PROJECT
1:1500	19-03-13	CAS
JOB No.	SHEET	ISSUE
12-80	DA-100-02	C

DA SUBMISSION



Member Australian Institute of Architects

* FIGURED DIMENSIONS TO BE TAKEN IN PRECEDENCE OF THOSE SCALED
 * CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK. SHOP DRAWINGS OR FABRICATION
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AMENDMENT	DATE
A PRELIMINARY ISSUE	26-10-12
B DA ISSUE	21-11-12
C DA SUBMISSION	22-11-12
D DA RFI RE-SUBMISSION	18-03-13



ARCHITECT
VISION1 architects

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home ground GLADSTONE

SOUTHERN PRECINCT

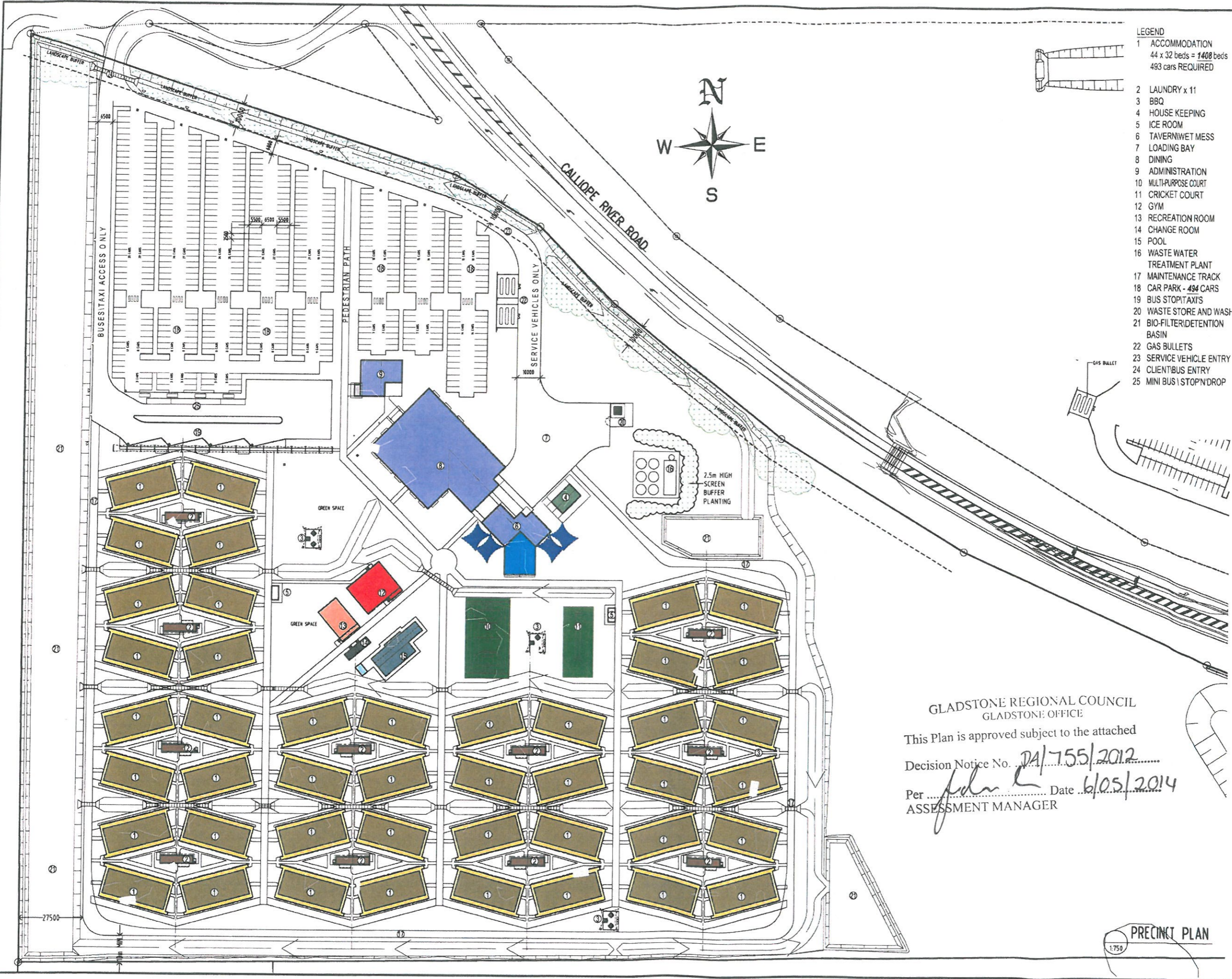
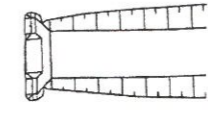
ADDRESS
 CALLIOPE RIVER ROAD

PRECINCT PLAN

SCALE 1:750 **DATE** 19-03-13 **DRAWN** CAS
JOB No 12-80 **SHEET** DA-100-03 **DATE** D

DA SUBMISSION

- LEGEND**
- 1 ACCOMMODATION
44 x 32 beds = 1408 beds
493 cars REQUIRED
 - 2 LAUNDRY x 11
 - 3 BBQ
 - 4 HOUSE KEEPING
 - 5 ICE ROOM
 - 6 TAVERN/WET MESS
 - 7 LOADING BAY
 - 8 DINING
 - 9 ADMINISTRATION
 - 10 MULTI-PURPOSE COURT
 - 11 CRICKET COURT
 - 12 GYM
 - 13 RECREATION ROOM
 - 14 CHANGE ROOM
 - 15 POOL
 - 16 WASTE WATER TREATMENT PLANT
 - 17 MAINTENANCE TRACK
 - 18 CAR PARK - 494 CARS
 - 19 BUS STOP/TAXIS
 - 20 WASTE STORE AND WASH
 - 21 BIO-FILTER/DETENTION BASIN
 - 22 GAS BULLETS
 - 23 SERVICE VEHICLE ENTRY
 - 24 CLIENT/BUS ENTRY
 - 25 MINI BUS STOP/DROP



GLADSTONE REGIONAL COUNCIL
 GLADSTONE OFFICE

This Plan is approved subject to the attached
 Decision Notice No. DA/755/2012.....
 Per *John L.* Date 6/05/2014
 ASSESSMENT MANAGER

PRECINCT PLAN
 1:750

ORIGINAL SHEET SIZE: A1



FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE OF THOSE SCALED
 CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK, SHOP DRAWINGS OR FABRICATION
 ALL RIGHTS RESERVED, NO PART OF THESE DOCUMENTS SHALL BE REPRODUCED WITHOUT THE PRIOR WRITTEN PERMISSION OF VISION 1 PTY. LTD.

AMENDMENT	DATE
A DA ISSUE	21-11-12
B DA SUBMISSION	22-11-12
C DA IMP RE-SUBMISSION	19-03-13

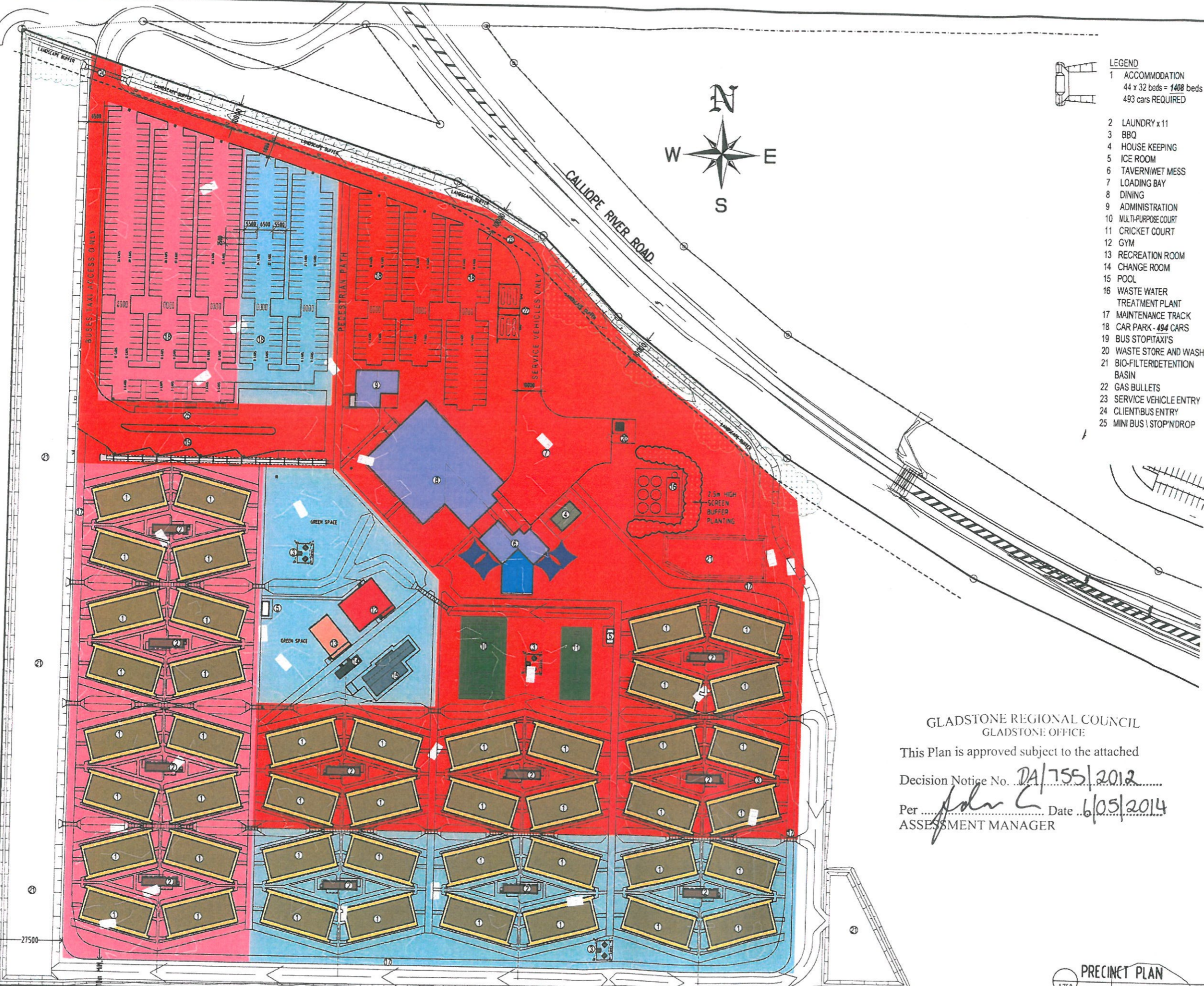
STAGE 4 LEGEND

■	STAGE 4A 512 ROOMS
■	STAGE 4B 384 ROOMS
■	STAGE 4C 512 ROOMS

- LEGEND**
- ACCOMMODATION
44 x 32 beds = 1408 beds
493 cars REQUIRED
 - LAUNDRY x 11
 - BBQ
 - HOUSE KEEPING
 - ICE ROOM
 - TAVERN/WET MESS
 - LOADING BAY
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 - SERVICE VEHICLE ENTRY
 - CLIENT/BUS ENTRY
 - MINI BUS | STOP'N'DROP



CALLIOPE RIVER ROAD



GLADSTONE REGIONAL COUNCIL
GLADSTONE OFFICE

This Plan is approved subject to the attached

Decision Notice No. DA/755/2012

Per [Signature] Date 6/05/2014

ASSESSMENT MANAGER

PRECINCT PLAN
1:750

ARCHITECT
VISION1 architects

PROJECT MANAGER
DECMIL AUSTRALIA
the strength of experience

CIVIL ENGINEER
Robert Bird Group
Level 6, 312 Ann St
Brisbane, Queensland 4005, Australia
Phone: +61 (0)7 3219 2777
Fax: +61 (0)7 3219 2799
RBG Website: www.robertbird.com.au
RBG Email: info@robertbird.com.au

TOWN PLANNING/ENVIRONMENTAL SERVICES
Suite 2 - 75 Cronshaw St.
Hawthorne, Qld, Australia - 4000
PO Box 5437 Gladstone QLD 4850
T: +61 7 492 0211 F: +61 7 492 3300

home ground
GLADSTONE

SOUTHERN PRECINCT

ADDRESS
CALLIOPE RIVER ROAD

DRAWING TITLE
STAGING PLAN

SCALE 1:750 DATE 19-03-13 DRAWN CAS
JOB No 12-80 SHEET DA-100-04 C

DA SUBMISSION



Queensland
Government

Department of
Transport and Main Roads

Our ref TMR13-008644
Your ref DA/755/2012
Enquiries Byron Jones

19 December 2013

The Chief Executive Officer
Gladstone Regional Council
PO Box 29
Gladstone QLD 4680

Attention: Sarah Camilleri

Dear Madam

GLADSTONE REGIONAL COUNCIL	
RECORDS DEPT	
Resp Officer/s.....	Statutory
23 DEC 2013	
Ret.....	Doc No.....
File Ref.....	DB 1:10

CA/75/2012

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69481

CONCURRENCE AGENCY RESPONSE – CONDITIONS

Proposed Development: Development Permit for Material Change of Use for Workers Accommodation (1408 rooms)

Real Property Description: Lot 4, 5 and 6 on CTN1898

Street Address: 101 Calliope River Road, West Stowe QLD 4680 and 45 Calliope River Road, Ranch Road QLD 4680

Assessment Manager ref.: DA/75/2012

Local Government Area: Gladstone Regional Council

Reference is made to the referral agency material for the development application described above which was received by the Department of Transport and Main Roads (the department) under section 272 of the *Sustainable Planning Act 2009* (SPA) on 11 January 2013.

Reference is made to the amended referral agency response issued by the Department of Transport and Main Roads (the department) under section 290 of SPA on 19 September 2013.

Reference is made to the correspondence from Gladstone Regional Council advising of a formal change to the application under section 355(1) of the *Sustainable Planning Act 2009* (SPA) which was received by the Department of Transport and Main Roads (the department) under section 352 of SPA on 11 December 2013.

Program Delivery and Operations
Fitzroy Region
31 Knight Street North Rockhampton Queensland 4701
PO Box 5096 Red Hill Rockhampton Queensland 4701

Telephone +61 7 4931 1706
Facsimile +61 7 4927 5020
Website www.tmr.qld.gov.au
Email cmo.rockhampton@tmr.qld.gov.au
ABN: 39 407 690 291

Reference is made to the referral agency material for the development application described above which was received by the Department of Transport and Main Roads (the department) under section 272 and 355 of the *Sustainable Planning Act 2009* (SPA) on 18 December 2013.

An assessment of the proposed development has been undertaken against the purposes of the *Transport Infrastructure Act 1994* for state-controlled roads and land use and transport coordination under the *Transport Planning and Coordination Act 1994*. Based on this jurisdiction, the department provides this concurrence agency response under section 285 of the SPA.

The department advises the assessment manager that it requires conditions to attach to any development approval for the application. The department would also like to provide advice about the application to the assessment manager under section 287(6) of the SPA.

Under section 325(1) of the SPA, the assessment manager must therefore attach this response, including the enclosed Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons, to any approval for the application.

The department may change its concurrence agency response in accordance with section 290(1)(b) of the SPA.

The department must be provided with a copy of the assessment manager's decision notice regarding the application within five (5) business days after the day the decision is made in accordance with section 334 of the SPA.

A copy of this response has been sent to the applicant for their information.

If you have any questions or wish to seek clarification about any of the details in this response, please contact Byron Jones, Principal Development Assessment Officer, Corridor Management and Operations on 07 4931 1706.

Yours sincerely



Byron Jones
Principal Development Assessment Officer, Corridor Management and Operations

Enc. (Department of Transport and Main Roads Agency Conditions and Statement of Reasons, Master Site Plan, Sheet DA-100-02, Issue C, dated 19/03/2013, and prepared by Vision 1 Architects and Precinct Plan, Sheet DA-100-03, Issue D, dated 19/03/2013, and prepared by Vision 1 Architects)

C/c Homeground Gladstone Pty Ltd as trustee for Homeground Gladstone Unit
Trust
C/- RPS Australia East Pty Ltd
PO Box 5497
Gladstone QLD 4680



Department of
Transport and Main Roads

Our ref TMR13-008644
Your ref PR112839-2

C/c Homeground Gladstone Pty Ltd as trustee for Homeground Gladstone Unit
Trust
C/- RPS Australia East Pty Ltd
PO Box 5497
Gladstone QLD 4680

Attention: Stephen Enders

Please find attached correspondence for your information and action as required. Should you wish to discuss this correspondence, please contact Byron Jones, Principal Development Assessment Officer, Corridor Management and Operations on 07 4931 1706.

Yours sincerely

A handwritten signature in black ink, appearing to read "Byron Jones", written in a cursive style.

Byron Jones
Principal Development Assessment Officer, Corridor Management and Operations

19 December 2013

Enc. (Department of Transport and Main Roads Agency Conditions and Statement of Reasons, Master Site Plan, Sheet DA-100-02, Issue C, dated 19/03/2013, and prepared by Vision 1 Architects and Precinct Plan, Sheet DA-100-03, Issue D, dated 19/03/2013, and prepared by Vision 1 Architects)

Department of Transport and Main Roads Concurrence Agency Conditions and Statement of Reasons

Proposed Development: Development Permit for Material Change of Use for Workers Accommodation (1408 rooms)
Real Property Description: Lot 4, 5 and 6 on CTN1898
Street Address: 101 Calliope River Road, West Stowe QLD 4680 and 45 Calliope River Road, Ranch Road QLD 4680
Our ref.: TMR13-008644
Assessment Manager ref.: DA/755/2012
Local Government Area: Gladstone Regional Council

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
Development Permit for Material Change of Use for Workers Accommodation (1408 rooms)			
1	Development must be carried out generally in accordance with the following plans except as modified by these concurrence agency conditions: Master Site Plan, Sheet DA-100-02, Issue C, dated 19/03/2013, and prepared by Vision 1 Architects Precinct Plan, Sheet DA-100-03, Issue D, dated 19/03/2013, and prepared by Vision 1 Architects	Prior to the commencement of use and to be maintained at all times.	The purposes of the Transport Infrastructure Act 1994. The Department of Transport and Main Roads' assessment of the development application was undertaken on the basis of the cited plan/s and/or report/s which depict how the proposed development will be carried out.
2	The applicant must provide a monetary contribution towards mitigating the impact of the proposed development on the safety and efficiency of the state-controlled road network. In particular,	Prior to obtaining a final inspection certificate or certificate of classification,	The purposes of the Transport Infrastructure Act 1994 (TIA).

Transport and Main Roads

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	<p>the contribution is required to upgrade the Gladstone – Mt Larcom Road/Calliope River Road Intersection.</p> <p>This contribution must be \$230,452.67 and must be paid to the Department of Transport and Main Roads Central Queensland region This contribution has been calculated as follows:</p> $\$430.75 \text{ per room} \times 535 \text{ rooms} = \$230,452.67$ <p>The contribution shall be indexed based on the Road and Bridge Construction Index, Queensland – Class 3101, published quarterly by the Australian Bureau of Statistics (ABS Cat No. 6427, Series ID A2333727L).</p> <p>The indexation adjustment shall be calculated using the formula:</p> $\$230,452.67 \times (\text{index B} / \text{index A})$ <p>where "index A" is the published index for September 2013 and "index B" is the published index for the quarter immediately preceding the date that the payment is provided to the department.</p>	<p>whichever is applicable, or prior to the commencement of use, whichever occurs first for the 874th room</p>	<p>The intersection upgrade contribution is required as a result of the development and its associated traffic impacts in order to ensure the safety and efficiency of the state-controlled road network.</p>
3	<p>(a) The development must be in accordance with the Robert Bird Group Pty Ltd's "Site Based Stormwater Management Plan", Revision A, dated 21/11/2012. Stormwater management for the development must ensure no worsening or actionable nuisance to the state-controlled road network caused by peak discharges, flood levels, frequency/duration of flooding, flow velocities, water quality, sedimentation and scour effects.</p>	<p>(a) & (b) Prior to the commencement of use and to be maintained at all times</p>	<p>The purposes of the Transport Infrastructure Act 1994.</p> <p>The safety and efficiency of state-controlled roads can be adversely affected by changes to stormwater runoff as a result of development.</p>

Transport and Main Roads

No.	Conditions of Development	Condition Timing	Jurisdiction and Reasons
	<p>AND</p> <p>(b) Any excavation, filling, paving, landscaping, construction or any other works to the land must not:</p> <ul style="list-style-type: none"> i. create any new discharge points for stormwater runoff onto the state-controlled road; ii. interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; iii. surcharge any existing culvert or drain on the state-controlled road; iv. reduce the quality of stormwater discharge onto the state-controlled road. 		<p>Additional comments or information:</p> <p>Please refer to the Department of Transport and Main Roads' Road Drainage Manual which can be accessed at http://www.tmr.qld.gov.au/Business-industry/Technical-standards-publications.aspx.</p> <p>Further guidance regarding stormwater management is also provided in the Queensland Urban Drainage Manual available at www.derm.qld.gov.au and in the Environmental Protection Act 1994 and Environmental Protection (Water) Policy 2009 which are available at www.legislation.qld.gov.au</p>
	<p>AND</p> <p>(c) The applicant must provide RPEQ certification to the Department of Transport and Main Roads that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.</p>	<p>(c) Prior to obtaining a final inspection certificate or certificate of classification, whichever is applicable, or prior to the commencement of use, whichever occurs first</p>	<p>In accordance with Section 33 of the TIA, you must have written approval to carry out road works, including road access works on a state-controlled road. These development conditions do not constitute such approval. You will need to contact the Department of Transport and Main Roads on (07) 4931 1500 to make an application for approval under section 33 of the TIA to carry out road works.</p>



Byron Jones
Principal Development Assessment Officer, Corridor Management and Operations

19 December 2013

Advice for state controlled roads

Under section 43 of the *Transport Infrastructure Act 1994*, a local government must obtain the Department of Transport and Main Roads' approval if it intends to approve the erection, alteration or operation of an advertising sign or other advertising device that would be visible from a motorway; and beyond the boundaries of the motorway; and reasonably likely to create a traffic hazard for the motorway.

Mandatory Part (MP) 4.4 of the *Queensland Development Code (QDC)* commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated *transport noise corridor*. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a *transport noise corridor* are designed and constructed to reduce transport noise. *Transport noise corridor* means land designated under Chapter 8B of the *Building Act 1975* as a *transport noise corridor*. Information about *transport noise corridors* is available at state and local government offices. A free online search tool can be used to find out whether a property is located in a designated *transport noise corridor*. This tool is available at the Department of Local Government and Planning website (<http://www.dlgp.qld.gov.au/building/transport-noise-corridor-search-tool.html>) and allows searches on a registered lot number and/or property address to determine whether and how the QDC applies to the land.

Pursuant to Section 580 of the *Sustainable Planning Act 2009* it is a development offence to contravene a development approval, including any condition in the approval.

Pursuant to Section 80 of the *Transport Infrastructure Act 1994*, the construction, augmentation, alteration or maintenance of a public utility plant on a state-controlled road reserve, must be in accordance with the Department of Transport and Main Roads' requirements.

INFORMATION ATTACHMENT TO CONCURRENCE AGENCY RESPONSE

Representations on Referral Agency Response

If the applicant intends to make a representation to the Department of Transport and Main Roads (the department) regarding the attached concurrence agency response, the applicant needs to do this before the assessment manager decides the application.

The applicant will need to give the assessment manager written notice under section 320(1) of the *Sustainable Planning Act 2009* (SPA) to stop the decision-making period to make a representation to the department and subsequently contact the department to make the representation. The decision making period cannot be stopped for more than 3 months.

Planning and Environment Court Appeals

If an appeal is lodged in the Planning and Environment Court in relation to this application, the appellant must give written notice of the appeal to the department under section 482(1) of the SPA. This notice should be given to:

Chief Executive Officer
Department of Transport and Main Roads
C/- Planning Law Team
Planning Management Branch
GPO Box 213
Brisbane QLD 4001

This notice should be given within 2 business days if the appeal is started by a submitter, or otherwise within 10 business days after the appeal is started.



APPROVED DEVELOPMENT PLAN FOR THE PROPOSED
 RESIDENTIAL DEVELOPMENT AT CALLOOPE RIVER ROAD,
 GLADSTONE, QUEENSLAND. THE DEVELOPMENT IS
 TO BE CONSTRUCTED IN ACCORDANCE WITH THE
 DEVELOPMENT PLAN APPROVED BY THE
 QUEENSLAND PLANNING AUTHORITY ON 14/01/2014.
 THE DEVELOPMENT IS TO BE CONSTRUCTED IN
 ACCORDANCE WITH THE DEVELOPMENT PLAN
 APPROVED BY THE QUEENSLAND PLANNING
 AUTHORITY ON 14/01/2014.

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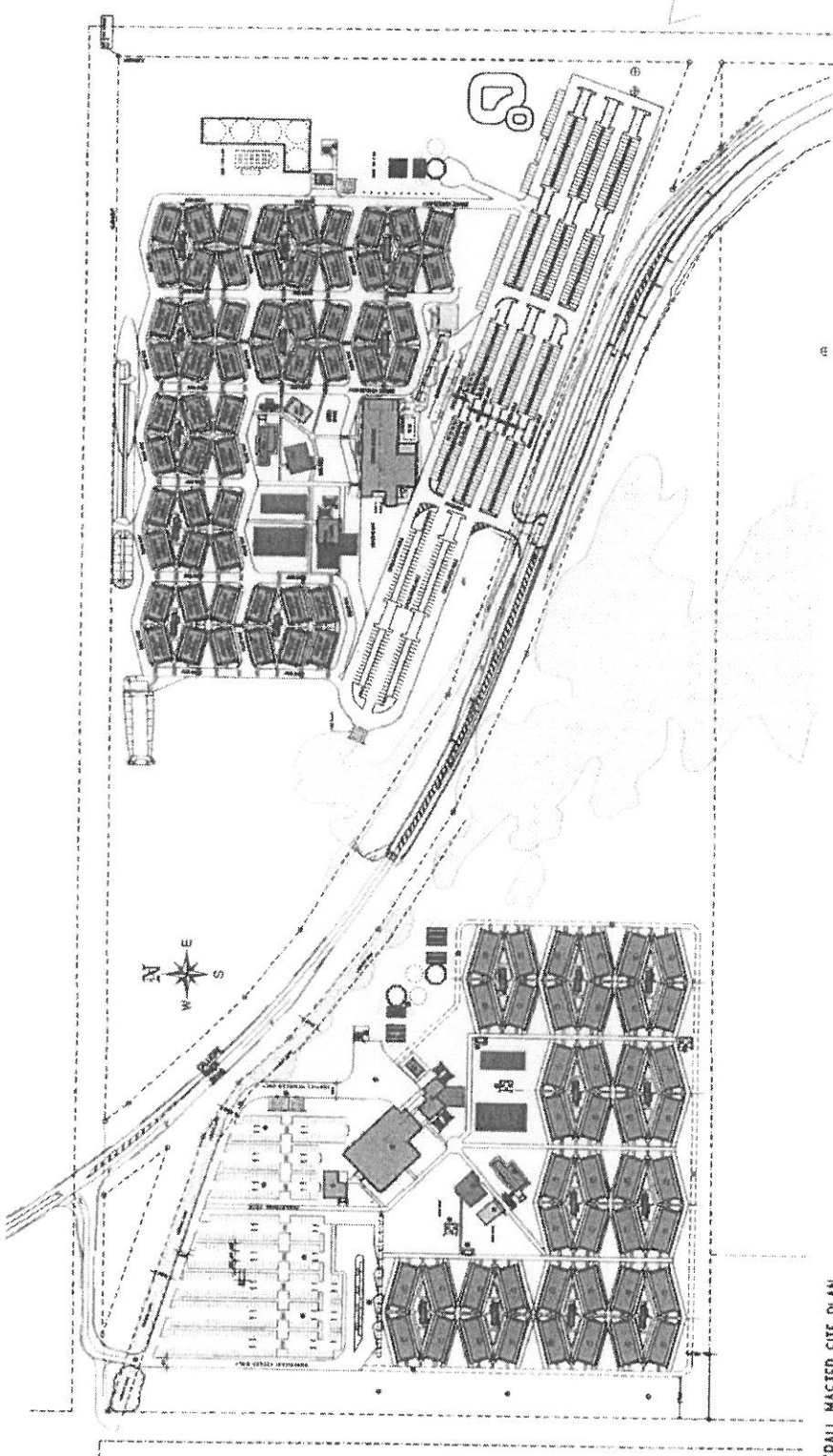


home ground
 GLADSTONE
STAGE 4

CALLOOPE RIVER ROAD
 MASTER SITE PLAN

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1600	J. H. D.	G.S.

DEVELOPMENT APPLICATION



OVERALL MASTER SITE PLAN

Notice

Concurrence Agency Response

This notice is issued by the chief executive pursuant to section 287 (concurrence agency response), of the Sustainable Planning Act 2009.

Gladstone Regional Council
PO Box 29
GLADSTONE Qld 4680

Attn: Tegan Schuler

cc. Homeground Gladstone Pty Ltd as Trustee
for the Homeground Gladstone Unit Trust
C/- RPS Australia East Pty Ltd
PO Box 5497
GLADSTONE Qld 4680

GLADSTONE REGIONAL COUNCIL RECORDS DEPT	
Resp Officer/s	Statutory
12 FEB 2014	
Ret.....Doc No.....	
File Ref	DBI.7
DA/755/2012	

P56450
P56540
P56541
P68102

Our reference: 545430

Re: Concurrence Agency Response

1. Application details

Applicant: Homeground Gladstone Pty Ltd as trustee for the Homeground Gladstone Unit Trust

Assessment Manager Reference: DA/755/2012

Date application referred to the concurrence agency: 1 February 2013

Development approval applied for: Development permit

Aspect(s) of development:

Assessable development		Referral agency reference
Material change of use – Environmentally relevant activities	Sustainable Planning Regulation 2009 – Schedule 7, table 2, item 1 Material change of use – Environmentally relevant activities.	EHP Permit No. SPCE06166913

Development description(s): ERA 63-2(b)(i) Operating sewage treatment works, other than no-release works, with total daily peak design capacity of 100 - 1500 EP treated effluent discharged to infiltration trench or through irrigation scheme (now referenced as ERA 63-1(b)(i)).

Property/Location description(s): Lots 4, 5 and 6 Plan CTN1898

Notice
Concurrence Agency Response

Concurrence jurisdiction

The concurrence agency response for the concurrence agency referral jurisdiction for the aspect of development involved with the application the subject of this Notice is to tell the assessment manager as follows:

- a. Conditions must attach to any development approval, and those conditions are attached to this notice as:
 - i) Permit – SPCE06166913

2. **General advice to assessment manager**

Pursuant to section 334 and section 363 of the *Sustainable Planning Act 2009*, a copy of a decision notice or negotiated decision notice issued by the assessment manager must be forwarded to the referral agency for the relevant application. Please send a copy of the relevant notice to Environmental Services and Regulation, PO Box 5065 Gladstone Qld 4680 and an electronic copy to palm@ehp.qld.gov.au.

The state's Native Title Work Procedures provide that responsibility for assessment of native title issues for an IDAS application rests with the assessment manager.

3. **Additional information for applicants**

Contaminated land

It is a requirement of the *Environmental Protection Act 1994* that if an owner or occupier of land becomes aware a Notifiable Activity (as defined in Schedule 3 and Schedule 4 of the *Environmental Protection Act 1994*) is being carried out on the land, or that the land has been, or is being, contaminated by a hazardous contaminant, the owner or occupier must, within 22 business days after becoming so aware, give written notice to the chief executive.



Delegate
Don Arnold
Delegate, Chief Executive administering the *Sustainable Planning Act 2009*
Department of Environment and Heritage Protection
5 February 2014

Enquiries
Dept of Environment and Heritage Protection
Level 2 Gladstone Government Building
Corner Roseberry St & Oaka Lane
Gladstone Qld 4680
Phone: 07 4971 6500

Attachment(s)

Permit SPCE06166913
Attachment 1 – Treated effluent disposal areas (Drawing no. PR112839-1)

Sustainable Planning Act 2009

EHP Permit ¹ number: SPCE06166913

Assessment manager reference:	DA/755/2012
Date application received:	1 February 2013
Permit type:	Development permit
Date of decision:	5 February 2014
Decision:	For a concurrence agency response conditions that must attach to any development approval
Relevant laws and policies:	<i>Environmental Protection Act 1994</i> and any related statutory instruments and subordinate legislation
Jurisdiction(s):	Sustainable Planning Regulation 2009 - Schedule 7, table 2, item 1

Development Description(s)

Property/Location		Development
45 & 101 Calliope River Road, West Stowe	Lots 4, 5 & 6 Plan CTN1898	ERA 63-2(b)(i) Operating sewage treatment works, other than no-release works, with total daily peak design capacity of 100 - 1500 EP treated effluent discharged to infiltration trench or through irrigation scheme. (Now referenced as ERA 63-1(b)(i))

Reason(s) for inclusion of conditions

In accordance with section 289 of the *Sustainable Planning Act 2009*, the reason(s) for inclusion of conditions stated in this permit required by the concurrence agency response for the application are as follows.

The conditions are included pursuant to section 73B of the Environmental Protection Act 1994.



Delegate
Don Arnold
Delegate, Chief Executive administering the *Sustainable Planning Act 2009*
Department of Environment and Heritage Protection
5 February 2014

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Department of Environment and Heritage Protection.

CONDITIONS

General																														
G1	Any breach of a condition of this development approval must be reported to the administering authority as soon as practicably possible, or at most, within 24 hours of becoming aware of the breach. Records must be kept including full details of the breach and any subsequent actions taken.																													
G2	All reasonable and practicable measures must be taken to minimise the likelihood of environmental harm being caused.																													
G3	The activity must be undertaken in accordance with written procedures that: <ul style="list-style-type: none"> (a) identify potential risks to the environment from the activity during routine operations and emergencies; (b) establish and maintain control measures that minimise the potential for environmental harm; (c) ensure plant, equipment and measures are maintained in a proper and effective condition; (d) ensure plant, equipment and measures are operated in a proper and effective manner; (e) ensure that staff are trained and aware of their obligations under the <i>Environmental Protection Act 1994</i>; and (f) ensure that reviews of environmental performance are undertaken at least annually. 																													
G4	All information and records that are required by the conditions of this development approval must be kept for a period of at least five (5) years and provided to the administering authority upon request.																													
G5	<p>An appropriately qualified person(s) must monitor, interpret and record all quality indicators in the manner provided, under <i>Table 1 - Contaminant Release Limits to Land</i> and the associated monitoring requirements.</p> <p>Table 1 – Contaminant Release Limits to Land</p> <table border="1"> <thead> <tr> <th>Quality characteristics</th> <th>Release limit</th> <th>Limit type</th> <th>Frequency</th> </tr> </thead> <tbody> <tr> <td>Total nitrogen</td> <td>5mg/L</td> <td>Maximum</td> <td rowspan="8">Monthly</td> </tr> <tr> <td>Total phosphorous</td> <td>1mg/L</td> <td>Maximum</td> </tr> <tr> <td>Electrical conductivity</td> <td>1600µs/cm</td> <td>Maximum</td> </tr> <tr> <td>pH</td> <td>6.5–8.5</td> <td>Range</td> </tr> <tr> <td>Total residual chlorine</td> <td>0.7mg/L</td> <td>Maximum</td> </tr> <tr> <td><i>E. coli</i></td> <td><10cfu/100ml</td> <td>Maximum</td> </tr> <tr> <td>Enterococcus organisms</td> <td></td> <td></td> </tr> <tr> <td>Total dissolved solids</td> <td>1000mg/L</td> <td>Maximum</td> </tr> </tbody> </table> <p>Associated monitoring requirements</p> <ul style="list-style-type: none"> (a) Treated effluent irrigation areas must be in accordance with <i>Plan drawing number PR112839-1</i> dated 26 November 2013 attached as Attachment 1. (b) Monitoring must be in accordance with the administering authority's Water Quality Sampling Manual. 	Quality characteristics	Release limit	Limit type	Frequency	Total nitrogen	5mg/L	Maximum	Monthly	Total phosphorous	1mg/L	Maximum	Electrical conductivity	1600µs/cm	Maximum	pH	6.5–8.5	Range	Total residual chlorine	0.7mg/L	Maximum	<i>E. coli</i>	<10cfu/100ml	Maximum	Enterococcus organisms			Total dissolved solids	1000mg/L	Maximum
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Enterococcus organisms																														
Total dissolved solids	1000mg/L	Maximum																												

	<p>(c) Monitoring must be undertaken any time sewage is being treated and irrigation occurring.</p> <p>(d) Monitoring must be undertaken from the treated effluent recycled water wet weather storage tank prior to irrigation.</p> <p>(e) All monitoring devices must be effectively calibrated and maintained in accordance with the manufacturer's instructions.</p>
G6	The activity must not cause environmental nuisance at a nuisance sensitive place .
G7	Storage of chemicals and fuels in bulk or in containers of greater than 15 litres must be within a secondary containment system and releases controlled in a manner that prevents environmental harm.
G8	<p>All analysis and tests required under this environmental authority must be carried out by a laboratory that has NATA or equivalent certification for such analysis and tests. The only exception to this condition is for the-situ monitoring of:</p> <p>(a) physicochemical parameters in surface waters for pH, conductivity and volumetric flow.</p>
Land	
L1	Contaminants from the activity must not be released to land except as authorised under conditions of this development approval.
L2	The daily irrigation of treated effluent must not exceed 140kL.
L3	<p>Treated effluent must only be released to land in accordance with a written procedure that ensures:</p> <p>(a) infiltration to groundwater and subsurface flows of contaminants to waters are prevented;</p> <p>(b) surface pondage and run-off of effluent is prevented;</p> <p>(c) degradation of soil structure is minimised;</p> <p>(d) soil sodicity and the build-up of nutrients and heavy metals in the soil and subsoil are minimised;</p> <p>(e) spray drift or overspray do not carry beyond effluent disposal areas;</p> <p>(f) effluent disposal areas are maintained with an appropriate crop in a viable state for transpiration and nutrient uptake; and</p> <p>(g) the crop on the disposal area is harvested and removed from the disposal area.</p>
L4	When weather conditions or soil conditions preclude the release of treated effluent to land, treated effluent must be directed to wet weather storage or be lawfully removed from the site.
L5	A minimum wet weather storage capacity of 1ML must be maintained at all times.
L6	A minimum area of 8 hectares of land must be available and utilised at all times during irrigation of treated effluent.
L7	Treated effluent released to land must comply with the limits in <i>Table 1 – Contaminant Release Limits to Land</i> and the associated monitoring requirements.

Water

WT1 Contaminants must not be released to **waters**.

WT2 **Groundwater Monitoring**

A **groundwater monitoring system** must be installed and monitoring undertaken to detect potential contamination of groundwater resources for the parameters specified in *Table 2 – Southern Precinct Groundwater Monitoring* and the associated requirements.

Table 2 – Southern Precinct Groundwater Monitoring

Quality Characteristic	Units	Frequency
Dissolved oxygen	Mg/L	Six-monthly
Total Nitrogen		
Nitrate		
Ammonia		
Total Phosphorous		
Chloride		
Conductivity	µS/cm	
BOD	Mg/L	
pH		
Faecal Coliforms	Colony forming units/100mL	
Enterococcus organisms	Colony forming units/100mL	

Associated monitoring requirements

- (a) Monitoring must be in accordance with the AS/NZS 5667.11.1998 *Water Sampling Guidelines—Part 11 Guidance on sampling groundwaters*.
- (b) Monitoring must measure and record standing groundwater levels in metres.
- (c) Groundwater must be monitored from the uppermost aquifer at locations hydraulically up-gradient and down-gradient of the irrigation area.
- (d) All monitoring devices must be effectively calibrated and maintained in accordance with the manufacturer's instructions.

WT3 **Groundwater Reporting**

An annual groundwater monitoring report must be submitted to the administering authority with each year's annual return and must:

- (a) be presented in graphic form clearly showing variation of quality characteristic concentration for each bore over time and median background concentrations; and
- (b) include an interpretation of results and conclusions formed by an **appropriately qualified person(s)** in the field of groundwater monitoring.

Waste

WS1 Waste must only be removed from the site by a transporter lawfully able to transport it to a place lawfully able to receive it.

END OF CONDITIONS

Appendix 1: Terms and definitions

Term	Definition
Activity	the environmentally relevant activity to which this environmental authority relates. An activity may be undertaken on the whole or a part of a site.
Administering Authority	the Department of Environment and Heritage Protection or its successor or predecessors.
Appropriately qualified person(s)	a person or persons who has professional qualifications, training, skills or experience relevant to the nominated subject matter and can give authoritative assessment, advice and analysis to performance relative to the subject matter using the relevant protocols, standards, methods or literature.
Chemical	as defined in Schedule 12, Part 2 of the Environmental Protection Regulation 2008.
Contaminant(s)	as defined in Section 11 of the <i>Environmental Protection Act 1994</i> .
Daily	means the twenty four hour period between midnight to midnight
Environmental harm	as defined in Section 14 of the <i>Environmental Protection Act 1994</i> .
Environmental nuisance	as defined in Section 15 of the <i>Environmental Protection Act 1994</i> .
Groundwater monitoring system	Groundwater monitoring system means a system of groundwater monitoring devices, such as monitoring bores, used to provide data in respect to the level and quality of groundwater in the uppermost aquifer where the location of the groundwater monitoring devices is such that comparisons of groundwater quality and groundwater level can be made between groundwater flowing from beneath the site (down-gradient flow) of the activity and groundwater flowing towards the site of the activity (up-gradient flow).
Measures	Measures has the broadest interpretation and includes plant, equipment, physical objects, monitoring, procedures, actions, directions and competency.
Minimise	<p>minimise by taking all reasonable and practical measures to minimise the adverse effect having regard to the following matters:</p> <ul style="list-style-type: none"> (a) the nature of the harm or potential harm (b) the sensitivity of the receiving environment (c) the current state of technical knowledge for the activity (d) the likelihood of successful application of different measures that might be taken to minimise the adverse effects (e) the financial implications of the different measures as they would relate to the type of activity (f) if the adverse effect is caused by the location of the activity being carrying out, whether it is feasible to carry out the activity at another location.
Nuisance sensitive place	<p>nuisance sensitive place includes:</p> <ul style="list-style-type: none"> • within or outside of a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises • within or outside of a motel, hotel or hostel • within or outside of a kindergarten, school, university or other educational

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	<p>institution</p> <ul style="list-style-type: none">• within or outside of a medical centre or hospital• within a protected area under the <i>Nature Conservation Act 1992</i>, within a marine park under the <i>Marine Parks Act 1992</i> or a world heritage area• within a public thoroughfare, park or gardens• within or outside of a place used as a workplace, an office or for business or commercial purposes and includes a place within the curtilage of such a place reasonably used by persons at that place.
Waters	<p>all or any part of a creek, river, stream, lake, lagoon, swamp, wetland, spring, unconfined surface water, unconfined water in natural or artificial watercourses, bed and bank of any waters, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and underground water.</p>
Watercourse	<p>as defined in Section 8, Schedule 12 of the Environmental Protection Regulation 2008.</p>

 5/2/14



IMPORTANT NOTE:
 This plan was prepared as a conceptual plan only and accuracy of all components of the plan have not been verified.
 All lots, areas and dimensions are approximate only. Subject to relevant checks, survey, engineering and other local approvals.
 No reliance should be placed on the plan and RPS Australia East Pty Ltd accepts no responsibility for any loss or damage suffered by third parties arising in any person who relies on or acts on this plan.

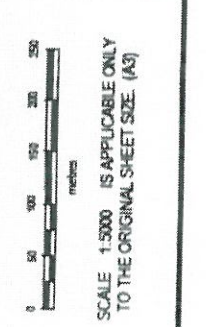
RPS
 RPS Australia East Pty Ltd
 ACN 140 262 782
 135 Adelaide Rd
 PO Box 1946
 CARLISLE QLD 4870
 T 487 7 4311 1325
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 W www.rps.com.au

SCALE: 1:5000
 DATE: 2011/05/11
 DRAWING NO: PR112839-1

HomeGround Gladstone
Site Layout
 Irrigation Effluent Disposal Areas
 Lot 4-8 on CTM1898
 Calliope River Road
 River Ranch

PROJECT NUMBER	W. Page
SUBMITTED	
COMPLETED	
RHS	
SHEET 1 OF 1	SHEET 1 OF 1
SHEETS 1	A3

DATE	2011/05/11
SCALE	1:5000
DRAWING NO	PR112839-1



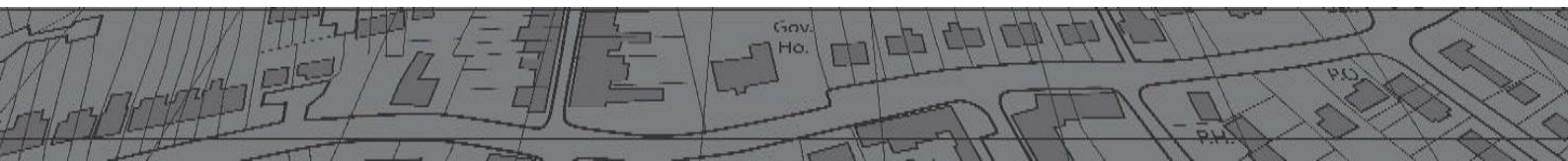
- Legend**
- Proposed Monitoring Bore
 - Soil Testing
 - Surface Water Testing
 - ▨ Spray Field - Proposed (~6ha)
 - ▨ Spray Field - Existing (~7.7ha)

3/2/14



ATTACHMENT 2

Homeground Occupancy Forecast

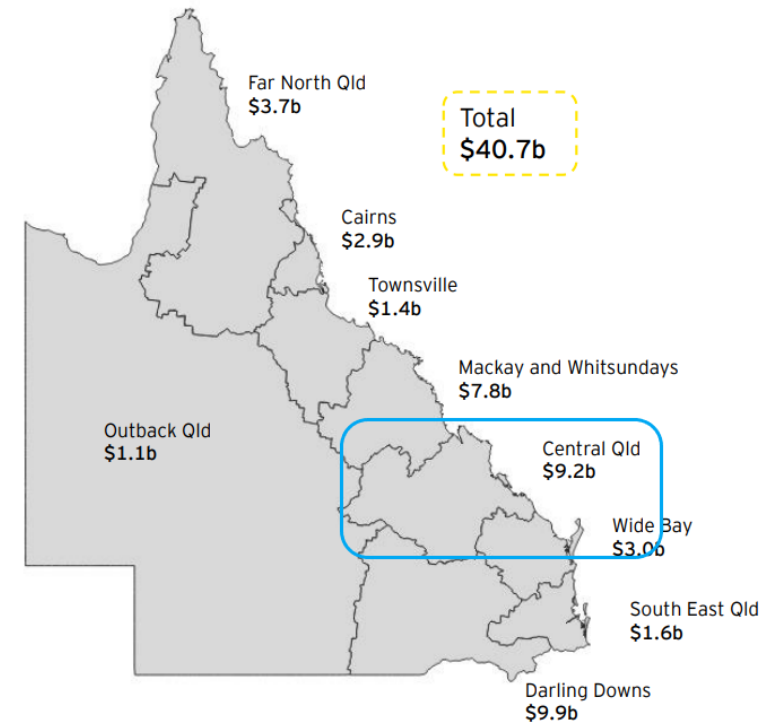


Homeground Outlook

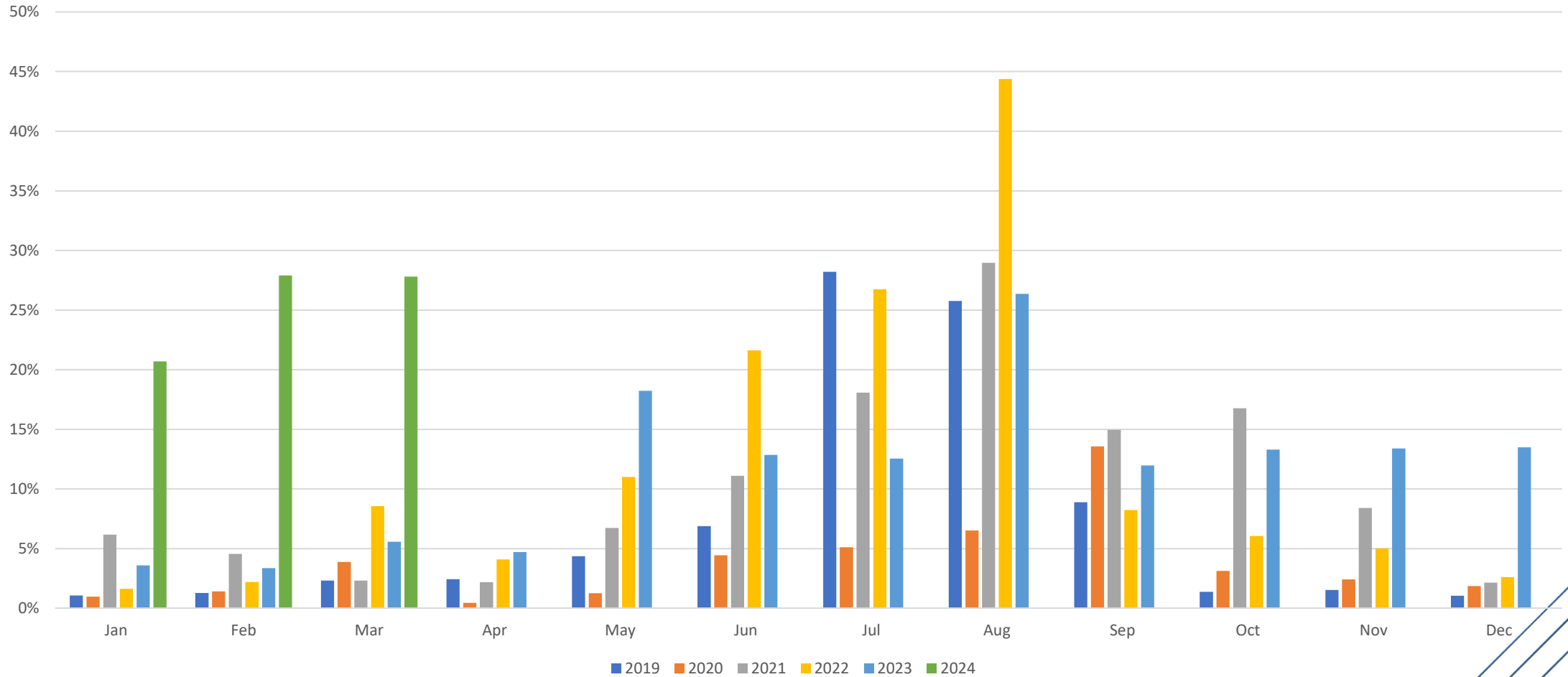
- Significant opportunities associated with Australia’s transition to clean energy with solar, wind and hydrogen projects in the area (see Figure 2.0 Queensland Energy Plan)
- The resources sector continues to provide a significant number of prospects – Rio Tinto, Cement Australia, CS Energy

EXISTING	CONFIRMED	PROPOSED
Queensland Alumina Limited	Fitzroy to Gladstone	Rio Tinto Sumitomo Hydrogen Plant
Rio Tinto Yarwun	Hydrogen Park	Stanwell CQH2
Boyne Smelters	Fortescue Future Industries	H2-Hub
APLNG	Aldoga Solar	Mitsubishi Cement Australia
GLNG		Alpha HPA - Stage 2
QGC		Pacific Solar Hydrogen Project
Orica		Rodds Bay Solar
Cement Australia		Upper Calliope Solar
Gladstone Power Station NRG		Raglan Solar Park
Gladstone Ports Corporation		Mt Hopeful Wind Farm
Alpha HPA		Sunshine Hydro
		Toowoomba to Gladstone Inland Rail

Figure 20: Map of the sub-regions represented in the whole of economy modelling and electricity infrastructure investment under the Queensland Energy Plan



Historical Occupancy as % of total rooms at Homeground

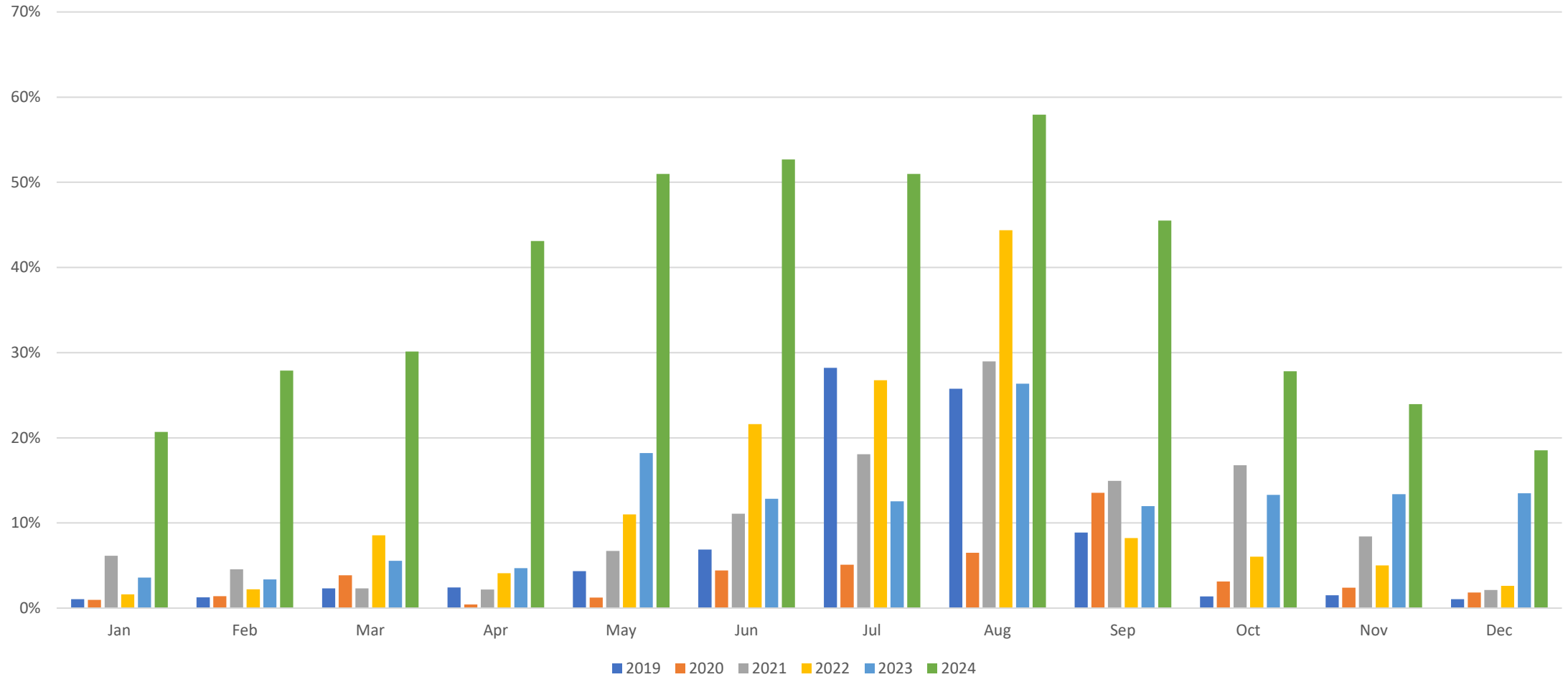


March 2024

100% = 1392 Rooms

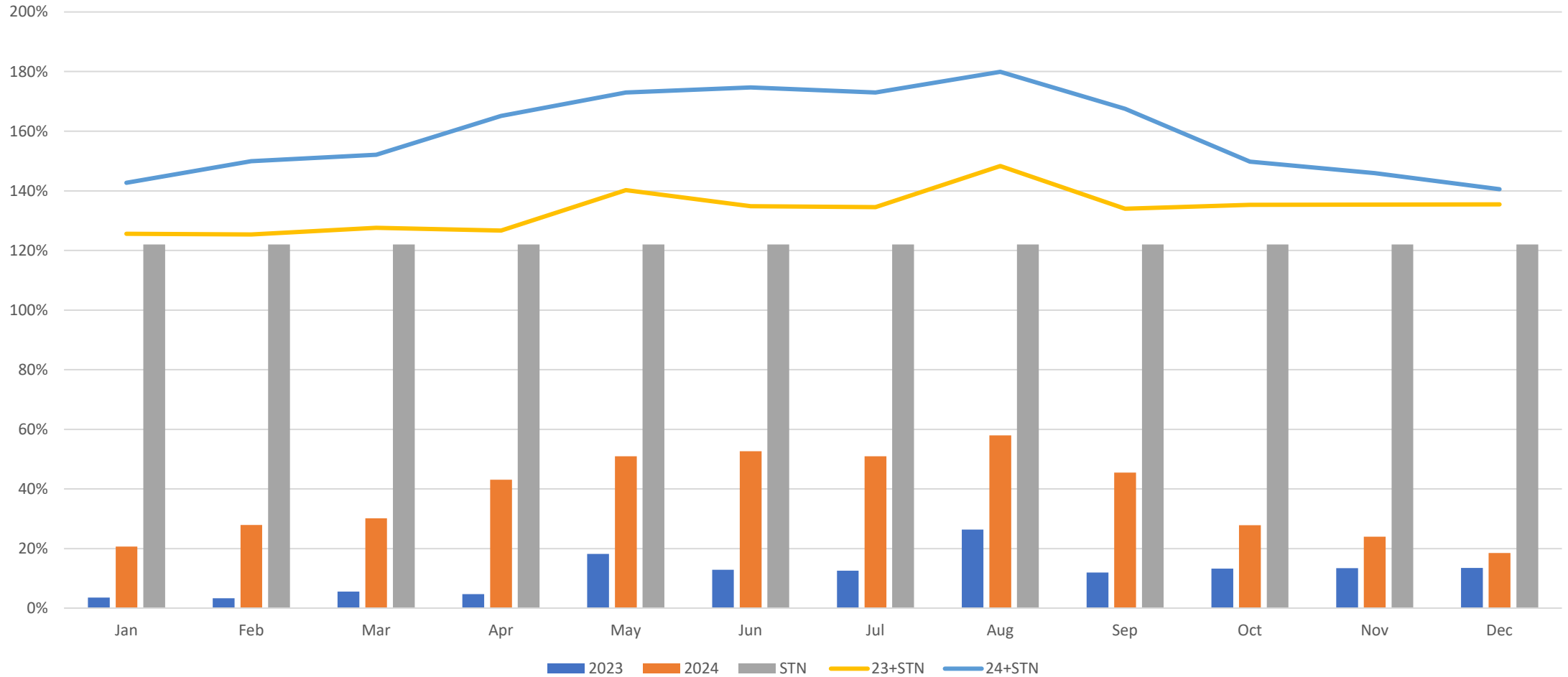
- Key Points from page 2
 - Homeground Gladstone has 1392 rooms constructed and available.
 - Homeground Gladstone has been underutilised since the completion of three LNG production facilities on Curtis Island.
 - Homeground Gladstone has predominately been utilised for Maintenance and Shutdown teams servicing existing industry.
 - Graph illustrates actual occupancy per calendar year to March 2024.
 - Occupancy has been volatile due to a lack of major construction in the region.

Actual Occupancy Plus Forecast as % of total rooms at Homeground



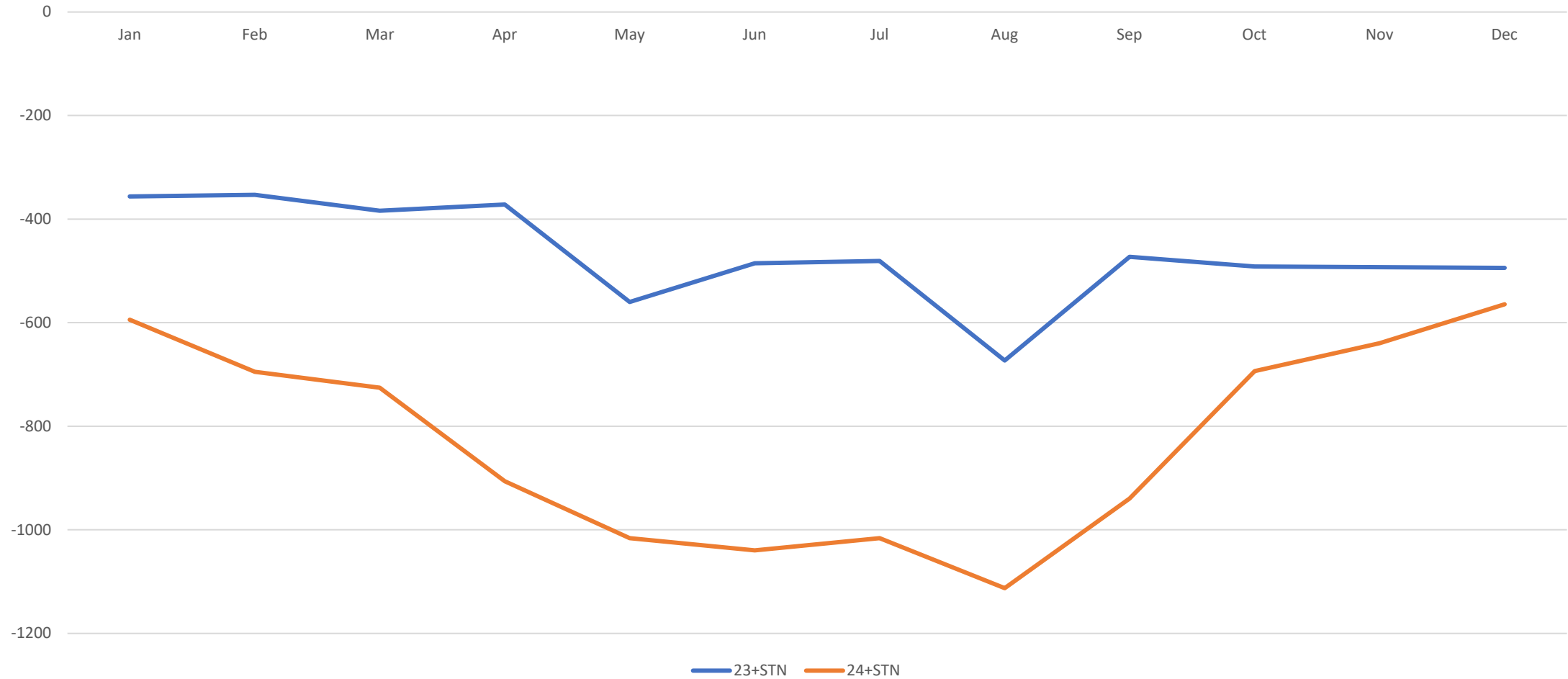
- Key Points from page 4
 - Graph illustrates actual occupancy per calendar year up to March 2024 plus forecast occupancy through to end of calendar year 2024.
 - Occupancy is increasing due to additional work within the region and the start of several smaller construction projects.
 - Occupancy is forecast to peak mid-year to coincide with shutdown and maintenance works of existing local industry.
 - Peak occupancy month for the year < 60% (CY24) servicing new construction projects and existing industry.
 - Forecast (April to December CY24) does not include additional construction projects or unplanned maintenance that Homeground Gladstone are not currently aware of.

Historical and Forecast Occupancy Plus Stanwell as % of total rooms at Homeground



- **Key Points from Page 6**
 - Actual Occupancy CY 2023
 - Actual and Forecast Occupancy for CY 2024
 - Actual Occupancy CY 2023 plus estimated Forecast Stanwell requirement.
 - Actual and Forecast Occupancy CY 2024 plus estimated Stanwell requirement.
 - Estimated Stanwell peak requirement of rooms is 1500.
 - Homeground Gladstone have included additional rooms required (based on experience) to accommodate estimated Stanwell peak.
 - Homeground Gladstone estimate a minimum 1700 rooms is required to accommodate a peak workforce of 1500, allowing for:
 - Room cleans and changeovers
 - Roster movement / changes
 - Maintenance issues and supply chain lead times.
 - Guests unable to depart (Flights, health, weather)

Potential Rooms Shortage

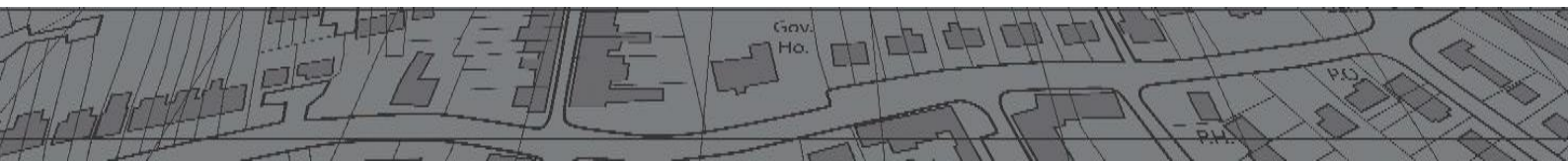


- **Key Points from page 8**
- While Homeground Gladstone has been underutilised since completion of LNG facilities Gladstone, it now has a lineup of proposed / potential projects.
- The addition of one new large project has a significant impact on room availability and supply.
- Graphs included are based on actual and forecast occupancy for existing projects currently utilising Homeground Gladstone plus potential increase should the Stanwell project proceed.
- Stanwell requirement has been forecast using a peak accommodation requirement of 1500 which has been provided by the project.
- Should Stanwell be the only new project to proceed in the Gladstone Region, Homeground Gladstone forecast a shortage of almost **1000 rooms** at peak of construction.
- This room shortage will be much greater if additional projects also proceed.
- Lot 4 provides Gladstone an insurance policy against previously seen accommodation shortages and the associated community issues.
- Lot 4 provides insurance for existing industry and new industry.
- Lot 4 construction would only occur if required and commercial agreement executed.



ATTACHMENT 3

CQ-H2 Project Letter



20 March 2024

Matt Jones
General Manager – Property
Decmil Group Limited
60 Edward St
Brisbane QLD 4000

Via Email: matt.jones@decmil.com.au

Dear Matt,

RE: Accommodation Options – Central Queensland Hydrogen Project

The Central Queensland Hydrogen (CQ-H₂) project is a large-scale hydrogen production facility and a liquefaction plant, connected by a hydrogen distribution pipeline, planned for construction in the Gladstone State Development Area. The project is planned to commence construction late 2025 / early 2026.

The expected size and scale of workforce for the construction phase of the project is currently estimated at approximately 1500. As part of our workforce planning strategy to mitigate any negative impacts of a large-scale temporary construction workforce on the local community, CQ-H₂ is considering options to utilise a purpose-built accommodation village to house our non-local workforce.

Stanwell, on behalf of, CQ-H₂ has entered discussions with Decmil Group Limited regarding potential utilisation of its existing facility HomeGround Village, or a new village on the existing approved development application currently held by Decmil, for the accommodation of the non-local construction workforce for the project.

Sincerely,



Phil Richardson
General Manager - Hydrogen Projects
Growth & Future Energy