

## SDA approval – conditions

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

**Table 1 – approved plans and documents**

Title	Prepared By	Document No	Date
Summit Hydrogen Gladstone Pty Ltd Sumitomo Hydrogen Project – Project site	Tetra Tech Coffey	Figure 2.7	30 May 2024
Summit Hydrogen Gladstone Pty Ltd Sumitomo Hydrogen Project - Updated plant model	Tetra Tech Coffey	Figure 2.1	5 June 2024
Summit Hydrogen Gladstone Pty Ltd Sumitomo Hydrogen Project - Updated site layout	Tetra Tech Coffey	Figure 2.2	30 May 2024
Summit Hydrogen Gladstone Pty Ltd Sumitomo Hydrogen Project - Updated process flow diagram	Tetra Tech Coffey	Figure 2.3	5 June 2024
Summit Hydrogen Gladstone Pty Ltd Sumitomo Hydrogen Project - Updated system flow diagram	Tetra Tech Coffey	Figure 2.4	19 April 2024
Summit Hydrogen Gladstone Pty Ltd Sumitomo Hydrogen Project - Access routes to site for construction and operation	Tetra Tech Coffey	Figure 2.5	30 May 2024
Summit Hydrogen Gladstone Pty Ltd Sumitomo Hydrogen Project - Hydrogen release vent dispersion model – EPC Phase	Tetra Tech Coffey	Figure 2.14	21 May 2024
Summit Hydrogen Gladstone Pty Ltd Sumitomo Hydrogen Project - Hydrogen release vent dispersion model – LFL scenarios	Tetra Tech Coffey	Figure 2.15	21 May 2024
Summit Hydrogen Gladstone Pty Ltd Sumitomo Hydrogen Project - Oxygen release vent dispersion model – EPC Phase	Tetra Tech Coffey	Figure 2.16	21 May 2024
EPC HAZID Study Report	JGC Corporation	T-00-1242-005 Rev 1	4 April 2024
FEA (Fire and explosion consequence based analysis) and atmospheric vent dispersion study report	JGC Corporation	T-001242-003 Rev 1	10 May 2024
Environmental Risk Assessment	Tetra Tech Coffey	Appendix F in planning report	Not dated

<b>Condition 2 - commencement of the development / use</b>		<b>Timing</b>
2.1	Notify the Coordinator-General in writing of the date of commencement of construction.	<i>Within 10 days of commencement of construction</i>
2.2	Notify the Coordinator-General in writing of the date of commencement of use.	<i>Within 10 days after the commencement of use</i>

<b>Condition 3 – ‘As constructed’ plans</b>		<b>Timing</b>
3.1	<p>Prepare and submit to the Coordinator-General, ‘As constructed’ plans certified by RPEQ or other independent suitably qualified person.</p> <p>The plans must show that the development has been constructed generally in accordance with the plans referenced in Table 1 of Condition 1.</p> <p>Plans must be submitted in electronic pdf and shape files.</p>	<i>Prior to commencement of use</i>

<b>Condition 4 - auditing</b>		<b>Timing</b>
4.1	<p>Prepare and submit audit reports to the Coordinator-General within 30 business days after commencement of construction and within 30 business days after commencement of use.</p> <p>The audit report must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with.</p> <p>An audit report will contain detail consistent with the information provided in Enclosure 1.</p>	<i>As indicated</i>

<b>Condition 5 – inspection</b>		<b>Timing</b>
5.1	Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development.	<i>At all times</i>

<b>Condition 6 – risk management</b>		<b>Timing</b>
6.1	<p>The mitigation measures recommended in the FEA listed in Table 1 of condition 1 must be implemented.</p> <p><i>Note: If the mitigation measures and/or recommendations listed above change, the updated report/study and/or mitigation measures prepared by a suitability qualified person must be submitted to the Coordinator-General.</i></p> <p><i>FEA (Fire and explosion consequence based analysis) and atmospheric vent dispersion study report) prepared by JGC Corporation, document number T-00-1242-003 Rev 1, dated 10 May 2024.</i></p>	<i>At all times</i>

<b>Condition 7 – hazardous materials</b>		<b>Timing</b>
7.1	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 AS1940— <i>Storage and Handling of Flammable and Combustible</i>	<i>At all times</i>

	<i>Liquids.</i>	
7.2	All containers must be secured to prevent movement during a flood event.	<i>At all times</i>
7.3	Install adequate signage to warn the public of operations and safety hazards.	<i>Prior to commencement of development and to be maintained during the use</i>

<b>Condition 8 – disaster / emergency management</b>		<b>Timing</b>
8.1	Prepare an emergency plan (EP) by a suitably qualified expert to ensure the safety and well-being of facility operators and the public. The EP must be prepared in accordance with Safe Work Australia guidelines and in consultation with the Queensland Police Service, Queensland Rural Fire Service, State Emergency Service and Queensland Ambulance Service. The EP must provide details on the following: <ul style="list-style-type: none"> <li>(a) potential natural and man-made hazards and emergency events</li> <li>(b) strategies for the protection of life and property including design features</li> <li>(c) workforce numbers (including general breakdown of site access arrangements both construction and operation)</li> <li>(d) response procedures to incidents or events, including: injuries, medical evacuations, spills, fire, cyclones</li> <li>(e) evacuation procedures</li> <li>(f) the on-site resources and equipment available for initial response to an incident or event.</li> </ul>	<i>As indicated</i>
8.2	Plans and/or documents required by this approval are to be submitted as an electronic pdf file.	<i>Prior to commencement of use</i>
8.3	Implement and undertake the works, procedures and processes as required in the EP.	<i>As indicated</i>

<b>Condition 9 – complaints</b>		<b>Timing</b>
9.1	Record all complaints received relating to the development in a register that includes, as a minimum: <ul style="list-style-type: none"> <li>(a) date and time when complaint was received;</li> <li>(b) complainant's details including name and contact information;</li> <li>(c) reasons for the complaint;</li> <li>(d) investigations undertaken and conclusions formed;</li> <li>(e) actions taken to resolve this complaint, including the time taken to implement these actions;</li> <li>(f) include a notation in the register as to the satisfaction (or dissatisfaction) of the complainant with the outcome.</li> </ul>	<i>At all times</i>
9.2	Provide written acknowledgement of the complaint to the complainant within 48 hours and prepare and provide a response to the complainant within seven (7) business days of receipt of the complaint.	<i>As indicated</i>
9.3	Provide an up-to-date copy of the register if requested by the Coordinator-General.	<i>As indicated</i>

<b>Condition 10 – vehicular access and vehicle parking</b>		<b>Timing</b>
10.1	The permitted road access location to Lot 8 on SP218634 and Lot 144 CTN2170 must be from Gladstone – Mount Larcom Road (also known as Hanson Road) at approximate Chainage 11.778km (Lat: -23.823094; Long: 151.155937), in accordance with Figure 2.5 – Access routes to site for construction and operation (233288_03_F02.05_GIS) in Table 1 Condition 1.	<i>At all times</i>
10.2	Direct access is not permitted between Gladstone – Mount Larcom Road (also known as Hanson Road), the state-controlled road, and the subject site (Lot 8 on SP218634 and Lot 144 CTN2170) at any other location other than the permitted road access location described in Condition 10.1 and Figure 2.5 – Access routes to site for construction and operation (233288_03_F02.05_GIS) in Table 1 Condition 1.	<i>At all times</i>
10.3	Install and maintain a temporary fence to the boundary of the car park on Lot 144 CTN2170 during the construction phase such that access to the car park can only be obtained via Lot 8 SP218634 as shown on Figure 2.5 – Access routes to site for construction and operation (233288_03_F02.05_GIS) in Table 1 Condition 1.	<i>Prior to commencement of construction and to be maintained during construction</i>

<b>Condition 11 – decommissioning and rehabilitation</b>		<b>Timing</b>
11.1	Prepare 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>Submit six (6) months prior to the commencement date of all decommissioning activities</i>
11.2	Undertake all works generally in accordance with the decommissioning plan which must be current and available on site during the decommissioning period.	<i>At all times</i>
11.3	Provide notification and photographic evidence to the Coordinator-General that the facility site has been decommissioned and the site rehabilitated in accordance with the decommissioning plan.	<i>Within 30 business days of the completion of all decommissioning activities</i>

<b>Condition 12 – site-based management plan</b>		<b>Timing</b>
12.1	<p>Prepare a construction site-based management plan (CSBMP) and an operation site-based management plan (OSBMP) (by a suitably qualified person in accordance with current best practice) that includes the following for each phase plan:</p> <ul style="list-style-type: none"> <li>(a) erosion and sediment control, noise, dust;</li> <li>(b) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions;</li> <li>(c) a timetable and process for review of the site-based management plan to assess its effectiveness and to implement amendments as required.</li> </ul> <p>Undertake all works generally in accordance with the site-based management plans which must be current and available on site at all times.</p>	<p><i>CSBMP within 30 business days of commencement of site works</i></p> <p><i>OSBMP within 30 business days of commencement of use</i></p> <p><i>At all times</i></p>

<b>Condition 13 – stormwater drainage</b>		<b>Timing</b>
13.1	Stormwater management of the development must ensure no worsening or actionable nuisance to the State-controlled road (Gladstone Mount Larcom Road (also known as Hanson Road)).	<i>At all times</i>
13.2	<p>Any works on the land must not:</p> <ul style="list-style-type: none"> <li>(a) create any new discharge points for stormwater runoff onto the State-controlled road;</li> <li>(b) interfere with and/or cause damage to the existing stormwater drainage on the State-controlled road;</li> <li>(c) surcharge any existing culvert or drain on the State-controlled road;</li> <li>(d) reduce the quality of stormwater discharge onto the State-controlled road (Gladstone Mount Larcom Road (also known as Hanson Road)).</li> </ul>	<i>At all times</i>
13.3	<p>Stormwater management (including runoff) of the development must involve:</p> <ul style="list-style-type: none"> <li>(a) installing and maintaining erosion and sediment control structures (silt fences and straw bales) during construction to reduce erosion and sediment transport;</li> <li>(b) avoiding construction activities during storm events or prolonged rain events;</li> <li>(c) installing and maintaining a spill kit on site in proximity to plant, equipment and tanks containing petroleum products (oils, greases and fuel) and hazardous chemicals;</li> <li>(d) visual inspections of stormwater runoff and receiving drains during and following rainfall and storm events for erosion and sedimentation.</li> </ul>	<i>At all times</i>

<b>Condition 14 – lighting</b>		<b>Timing</b>
14.1	Ensure outdoor lighting installed within the development minimises light spill in the adjacent properties in accordance with AS4282:1997 Control of obtrusive effects of outdoor lighting.	<i>To be maintained</i>

<b>Condition 15 – noise and air</b>		<b>Timing</b>
15.1	The location, design and operation of development does environmental not cause nuisance to any sensitive or commercial place.	<i>At all times</i>

## Advice

### Currency period

This SDA approval is valid until the end of the currency period, four years after the date of approval, unless the approval states a different period. For the SDA approval to remain valid the proponent must have, before the end of the currency period:

- substantially started the development; or
- made an application to the Coordinator-General to extend the currency period.

### Other approvals

This approval relates solely to the material change of use for a medium impact industry (hydrogen production pilot plant) 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.

### Gladstone Regional Council

#### Advice

#### Further Approvals

##### Building Works

The Applicant is required to obtain a Development Permit and Building Final for Building Works in accordance with the *Planning Act 2016*. Construction is to comply with the *Building Act 1975*, the National Construction Code and the requirements of other relevant authorities.

Any construction of a two metre or higher fence will require a Development Application for Building Works.

##### Plumbing and Drainage Works

The Applicant is required to obtain a Development Permit for Plumbing and Drainage Works and Plumbing and Drainage Final in accordance with the *Planning Act 2016*. Construction is to comply with the *Plumbing and Drainage Act 2018* and the requirements of other relevant authorities.

### Resources Safety and Health Queensland

The facility will likely be an Operating Plant under the *Petroleum and Gas (Production and Safety) Act 2004*. Please note there are requirements within this legislation for an operating plant, including notice of commissioning at least 20 business days prior to commissioning.

The operator has the obligation to develop and adopt a Safety Management System (SMS) for each stage of the pilot plant under section 674 of the *Petroleum and Gas (Production and Safety) Act 2004*. The operator's SMS and other relevant SMS in the vicinity should address the impacts that any emergencies from surrounding operators / facilities may have on the proponent's operations. This aspect is covered under section 675(1)(f) of the *Petroleum and Gas (Production and Safety) Act 2004*.

Existing SMS held by surrounding operators / facilities should be reviewed and updated to capture any risks and mitigation strategies associated with the new route for moving contractors between the Jemena carpark and worksite, prior to the commencement of use.

### **Office of Industrial Relations - Major Hazards Facilities Unit**

The project will be a manifest quantity workplace and will need to comply with the *Work Health and Safety Act 2011* and *Work Health and Safety Regulation 2011*, in particular Chapter 7 for hazardous chemicals. The project will also need to submit hazardous chemical notifications as per:

<https://www.worksafe.qld.gov.au/safety-and-prevention/incidents-and-notifications/hazardous-chemical-notifications>.

### **Cultural heritage – duty of care**

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



## Enclosure 1

The following information will be required in an audit report:

- Details of the development approval, including the SDA approval number, the date of approval and a summary of the audit reporting requirements. This should include a schedule of the dates by which audit reporting is to be provided to the Coordinator-General.
- Details of the independent, suitably qualified person(s) (see Schedule 1 in the Gladstone SDA Development Scheme November 2015) (the auditor) responsible for preparing the audit report, including the auditor(s):
  - name, position, company and contact details
  - qualifications and experience
  - proof that the auditor is an independent third party unaffiliated with the proponent.
- Details of any external suitably qualified person(s) used to supplement reports/plans outside of the auditor's expertise.
- An audit evaluation matrix including but not limited to:
  - each condition of the SDA approval, and the status of the condition at the end of the relevant audit period
  - where a condition is current or complete, (to be activated, activated, complete), whether compliance has been achieved (compliant, non-compliant or not applicable), how compliance has been achieved (description of works, tasks or actions undertaken) and how the evaluation of the audit has been undertaken
  - a full description of the relevant standards, practices etc. against which works have been assessed together with evidence (reports, site photographs, certification documentation) to support the evaluation of the works against the compliance standards
  - the title, date, location and holder of any documentation referred to in the compliance evaluation matrix but not provided with the audit to allow the Coordinator-General to call upon these documents as required
  - details of any non-compliances identified by any party during the current audit period and a methodology specifying how compliance has been/will be achieved and by when it will be achieved, and
  - details of previous audit reports (if relevant) with an update on any non-compliance, corrective actions and revised practices (as relevant) undertaken and the current status of any corrective actions.
- Additional evidence to support the compliance evaluation, including the date and locations of any site inspection/s conducted during the preparation of the audit report and details of any employees of the proponent interviewed for the audit.
- The auditor's declaration whereby the auditor:
  - certifies the conditions contained in the SDA approval have been satisfactorily complied with, subject to any qualifications which the author has outlined in the audit report
  - certifies that to the best of the auditor's knowledge, all information provided in the audit report is true, correct and complete, and

- acknowledges it is an offence under section 157O of the *State Development and Public Works Organisation Act 1971*, to give the Coordinator-General a document containing information the auditor knows is false or misleading in any material particular.
- Any further attachments the auditor considers relevant to the audit report.

An audit report guideline has been prepared to provide guidance to proponents and auditors in compiling audit reports. The guideline is available on the Department of State Development and Infrastructure website at <https://www.statedevelopment.qld.gov.au/coordinator-general/state-development-areas/development-schemes-applications-and-requests> or by contacting the Office of the Coordinator-General on 1800 001 048 or via [sdainfo@coordinatorgeneral.qld.gov.au](mailto:sdainfo@coordinatorgeneral.qld.gov.au).