



Gladstone Ports Corporation
Growth, Prosperity, Community.

DECISION NOTICE – DA 2015/04

Application:	Port Application (Operational Works) for Ilmenite Storage Operations
Applicant Name and address:	Goondicum Resources Pty Ltd Lvl 19, 241 Adelaide Street GPO Box 509 BRISBANE QLD 4001
Owner:	Gladstone Ports Corporation Limited
Subject Land:	Part of Lot 300 on SP239667
Location:	Rail Loop Access Road Port Central GLADSTONE
Present Zoning	Strategic Port Land
Proposed Use:	Ilmenite Storage
Application Received:	30 April 2015

This development application was assessed on: 15 May 2015

1. Details Of The Approval

Development Permit:

The activity relevant to this permit is ilmenite storage including truck unloading and loading and truck staging and parking. This permit does not include transporting materials to Auckland Point Wharf or ship loading.

2. Assessment Manager's Conditions

In general the facilities are in compliance with the requirements of Gladstone Ports Corporation. It is to be noted that the following conditions will be complied with in the granting of this Development Application.

GENERAL

1. The proposed development must be carried out generally in accordance with the plans as lodged with the application except where modified by conditions of this permit.
2. Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
3. Where additional "approval" is required under these conditions by the Gladstone Ports Corporation for drawings or documentation, the proponent must submit for review, amend to the satisfaction of, and obtain written acceptance from the Gladstone Ports Corporation. Only in this manner can compliance with the condition be achieved.

4. The proponent must inform the GPC of completion of works within 14 days of practical completion and undertake a site inspection with GPC. The proponent must also certify that the site is fit for purpose and provide RPEQ certification that the works have been constructed in accordance with the approved plans.
5. The proponent must at its cost and expense, keep and maintain the subject area, including existing services, in a state that is satisfactory to the Port.

ENGINEERING

6. The proponent must supply the Port with "As Constructed" plans in both hard copy (2 of) and electronic format which illustrates any new infrastructure on Port land which is associated with the activity e.g. detailed positions of underground services (i.e. electrical routes, water, sewage, stormwater drainage etc.), buildings, or paved areas.
7. Lighting should not impact on the visibility of Navigational Aids utilised for the primary shipping channels nor illuminate a landward glare beyond the site boundary. Lighting will be continually reviewed during construction and operations with respect to navigation and will be revised as required in response to negative impacts as they arise.
8. The proponent is to provide an appropriate running surface for driveways, parking and truck staging areas e.g. blue metal that will not generate dust. If a dust complaint is received, the proponent at their expense, must upgrade/repair running surfaces upon the request of GPC.
9. The proponent is to notify GPC of damage caused to any port roads in Port Central as a result of this activity. Depending upon the nature and location of the damage, GPC may undertake the repairs at the expense of the proponent or direct the proponent to undertake the repairs immediately at their expense.
10. A road maintenance contribution fee will be payable to GPC in accordance with the "Guidelines for assessment of road impacts of development – Transport & Main Road".
11. No loose materials are to be tracked onto the access road. Any damage to roads will be rectified in accordance with Item 8 above.
12. Water charges will be issued by GPC which are subject to upstream changes made by the Gladstone Regional Council.
13. The proponent must maintain the property surrounding the shed in a clean and tidy manner, mowing any grassed areas regularly and maintaining stormwater infrastructure.
14. The proponent must rehabilitate the site upon cessation of activities. A comprehensive rehabilitation plan will be submitted to GPC for approval at least three (3) months prior to cessation of activities.
15. An Emergency Response Plan for ilmenite storage operations must be provided to GPC for approval within 30 days of receipt of this DA.

ENVIRONMENT

16. Upon receipt of this Development Approval (DA), the holder must forward to GPC within 10 business days prior to operation of the activity, a copy of any other approvals, permits or licences issued for activities related to this land or DA, including those held by third parties e.g. an Environmental Authority, tidal works approval etc. Any permissible changes or amendments to these approvals, permits or licences must also be forwarded to GPC within 20 business days of the variation coming into effect.
17. GPC's Environment Manager is to be notified as soon as practical after the proponent has become aware of any non-compliance with any environmental approval conditions (including those of other regulatory agency approvals) specific to this approval and its associated works.

18. The holder of this permit shall carry out site operations in accordance with the approved operations Environmental Management Plan including the approved documentation listed in Section 3.
19. GPC's Environment Manager is to be notified of the occurrence of any incident resulting in environmental nuisance or harm (to air, land, water, flora or fauna) as a result of the activity/s specific to this approval and its associated works, according to the following methods and timeframes:
 - a. Verbal notification immediately after occurrence of incident
 - b. Written notification within 24 hours of occurrence of incident
20. GPC's Environment Manager is to be notified of the occurrence of any release or spill of contaminants to ground (e.g. fuels, oils, chemicals or other hazardous substance etc.) as a result of the activity/s specific to this consent and its associated works, according to the following methods and timeframes:
 - a. Verbal notification immediately after occurrence of incident
 - b. Written notification within 24 hours of occurrence of incident
21. Any spillage of wastes, contaminants, ilmenite product or other materials must be cleaned immediately. Such spillage must not be cleaned up by hosing, sweeping or otherwise releasing such materials to any stormwater drainage system, roadside gutters or waters.
22. Vehicle/machinery refuelling must occur within the shed for the duration of the approved operations. Fuel storage is not included in this permit.
23. Minor servicing (i.e. oil or greasing top-ups) of vehicles, plant, or other equipment must not occur in any area where resulting contaminants will or may be released to any external storm water drain, land or waters.
24. Spill kits must be located within ten meters of any loading/unloading points for fuel, oil, lubricants or similar material. All spill response materials must be disposed of in accordance with the sites Environmental Management Plan. All personnel involved with this activity are to be trained and competent in the proper use of these spill kits.
25. The holder of this permit will conduct an investigation in the event a noise complaint is received and implement any noise mitigation measures necessary to address the environment nuisance or harm.
26. The proponent must use water trucks as required to minimise dust emissions from roads used in association with the approved activity.
27. The proponent must complete a data access agreement with GPC to gain access to relevant GPC environmental monitoring data to achieve compliance with their Environmental Authority (EA) EPPR00872613.
28. In the event monitoring exceedances occur at shared environmental monitoring locations or in the vicinity of the approved activity, the proponent will participate with GPC in identifying and implementing mitigation measures to reduce the likelihood of future exceedances.

3. The Approved Plans –

The approved plans and/or documents forming part of this decision notice are listed in the following table:

Document Reference	Plan / Document Name	Date
	Bulk Storage Environmental Management Plan (Interim) Goondicum Resources Rev B	11/05/2015

4. When the Development Approval Takes Effect –

If the application is approved, or approved subject to conditions, the decision notice, or if a negotiated decision notice is given, the negotiated decision notice, is taken to be the development approval and has effect on the date that the notice is signed by an authorised delegate of the Gladstone Ports Corporation.

5. When Approval Lapses if Development Not Started

The relevant periods stated below apply to each aspect of development in this approval, as outlined below:-

- material change of use - 4 years
- any other development not listed above - 2 years

6. Other Necessary Development Approvals

Listed below are the other development permits that are necessary to allow the development to be carried out:

- Nil

6. Appeal Rights

No legislated appeal rights are afforded with this decision notice as the application was not made under the provisions of The Sustainable Planning Act 2009. If you have concerns or queries regarding the conditions, please contact GPC's Planning Officer.

7. Assessment Manager Certification



Sarah Hunter
Senior Planning Officer
18 May 2015

GREENCAP

Greencap

Environmental and Licensing Professionals Pty Ltd

ABN: 40 010 095 379

Level 27 / 288 Edward Street

Brisbane QLD 4000

Australia

P: (07) 3239 9700

F: (07) 3220 2135

www.greencap.com.au

BULK STORAGE ENVIRONMENTAL MANAGEMENT PLAN (INTERIM)

Goondicum Resources

Gladstone Ports Corporation

Barney Point

May 15

JXXXXXX

APPROVED

