

18 August 2021

Watco Rail WA Pty Ltd
c/- Alan Maclean
Fredriksen, Maclean & Associates
PO Box 1245
GLADSTONE QLD 4680

Dear Mr Maclean,

DECISION NOTICE – APPROVAL WITH CONDITIONS – DA2021/03/01

(GIVEN UNDER THE PROVISIONS OF GPC LAND USE PLAN 2012V2)

1. Application Details

This development application was **properly made** to the Gladstone Ports Corporation Limited on **30 July 2021**.

Application Number:	DA2021/03/01
Applicant Name:	Watco Rail WA Pty Ltd
Applicant Contact Details:	Alan Maclean Fredriksen, Maclean & Associates PO Box 1245 GLADSTONE QLD 4680 Email: Alan.maclean@fredman.com.au
Approvals Sought (Land Use Plan):	Port application for Utility installation (locomotive refuelling and provisioning facility), earthworks and installation of services and infrastructure
Details of Proposed Development:	Storage of diesel for refuelling locomotives and storage and provisioning of lubricants, coolants, adhesive sands
Location Street Address:	68 McClintock Street GLADSTONE QLD 4680
Location Real Property Description:	Part of Lot 420 in SP120919
Land Owner:	Gladstone Ports Corporation
Land Use Plan Precinct:	Strategic Port Land – Port Industry Precinct

2. Details Of Proposed Development

Port application for Utility installation (locomotive refuelling and provisioning facility), earthworks and installation of services and infrastructure.

The development includes:

1. A self bunded diesel fuel tank;
2. A storage container for storage of lubricants, coolants, adhesive sands, spill equipment and forklift;
3. Loading fuel and other provisions to locomotives; and
4. Two truck unloading areas for decanting fuel to the self bunded tank and resupplying other provisions to the storage container.

3. Details Of Decision

This development application was **decided** on **17 August 2021**.

This development application is **approved in full with conditions**. These conditions are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

This application **is not** taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

4. Details Of Approval

This development approval is a **Development Permit** given for:

- (a) Port Application for undertaking work in, on, over or under premises that materially affects the premises or their use (*GPC Land Use Plan 2012v2*).

5. Conditions

This development approval is subject to the conditions in Attachment 1 - Part 1 and Part 2.

6. Further Development Permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

- (a) Not applicable

7. Approved Plans and Specifications

Copies of the following plans, specifications and/or drawings are approved and enclosed in Attachment 2:

Drawing/report title	Prepared by	Date	Reference no.	Version	Approval subject to the following changes
Aspect of development: Port Application					
Fuel SBT – Port Central – Location / Traffic Management Plan	Fredriksen Maclean & Assoc.	04/08/2021	Draw. No. 5452-0202	A	As amended 18/08/2021

12. Currency Period for the Approval

Pursuant to section 85 of the Planning Act, this development approval will lapse at the end of the periods set out below:

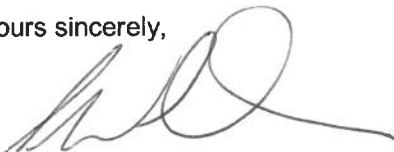
- (a) For Port Application this approval lapses 6 years after this approval decision date.

13. Rights of Appeal

No legislated appeal rights are afforded with this decision notice as the application was not made under the provisions of the *Planning Act 2016*.

For further information please contact Judy Horsfall, Planning Advisor, on 07 4976 1314 or the undersigned on 07 4976 1287 or via email planning@gpcl.com.au.

Yours sincerely,



Craig Walker
Chief Operating Officer

- Enc. Attachment 1: Conditions of Approval
Part 1 – Conditions imposed by the assessment manager
Attachment 2: Approved plans and specifications

Attachment 1 Conditions of Approval

PART 1: ASSESSMENT MANAGER CONDITIONS

In general the development proposal is in compliance with the requirements of Gladstone Ports Corporation Limited (GPC). This development approval is subject to each the following conditions which are stated by GPC, the Assessment Manager.

Part 1a: Approval sought under Land use plan – Port Application

GENERAL

1. The 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 development.
3. Where additional “approval” is required under these conditions by the Assessment Manager (GPC) for drawings or documentation, the proponent must submit for review, amend to the satisfaction of, and obtain written acceptance from the Assessment Manager.

Furthermore, the Assessment Manager will require no less than 10 business days, unless otherwise conditioned by the Assessment Manager, to initially assess the drawings or documentation provided prior to the commencement of the development. Should further information be required for assessment, the Assessment Manager will require a further 5 business days to complete the information request assessment and response.

4. The proponent must at its cost and expense, keep and maintain the development footprint, including existing services, in a state that is satisfactory to the Assessment Manager.

ENGINEERING & PLANNING

5. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of the business name and street name and number (68 McClintock Street).
6. The development must be carried out within the boundaries of the approved development footprint (see Drawing No. 5452-02-02 Rev A as amended).
7. Employee car parking is to be contained within the “additional reverse parking” area shown in amended Drawing No. 5452-02-02 Rev A as amended, unless otherwise approved in writing by the Assessment Manager.
8. All structures must be painted and maintained in good condition, to the satisfaction of the Assessment Manager.
9. Prior to the commencement of the use, design and install all fuel storage and handling equipment in accordance with Australian Standard 1940:2017 The storage and handling of flammable and combustible liquids and Australian Standard 1692-2006 Steel tanks for flammable and combustible liquids, or as amended, and any other relevant Australian Standard applicable to the use, so as not to cause nuisance to surrounding uses or pedestrian or vehicular traffic.
10. Prior to the commencement of the use, ensure road tank vehicles utilised on site are designed and used in accordance with Australian Standards 2809.1:2020 Road tank vehicles for dangerous goods, Part 1: General requirements for all road tank vehicles and AS 2809.2:2020 Road tank vehicles for dangerous goods, Part 2: Road tank vehicles for flammable liquids and any other relevant Australian Standards applicable to the use.
11. Prior to commencing works, the proponent must submit to the Assessment Manager a copy of the geotechnical report. Further, if works have been identified as being required for the development, prior to commencing works, the proponent must submit to the Assessment Manager for approval ‘for construction’ drawings for, or details of, the proposed works.

12. Upon completion of the works, the proponent must supply the Assessment Manager with RPEQ certified "As Constructed" plans in both hard copy (2 of) and electronic (CAD format) which illustrate all infrastructure and services installed on Port land associated with the activity.
13. Any site lighting used during construction 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 must 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.
14. The applicant must notify the Assessment Manager of damage caused to any port or port user infrastructure or services including, but not limited to security related devices, buildings, fences/gates, lighting etc., roads, walkways and underground services or infrastructure, as a result of the approved use or during construction. The proponent must undertake necessary repairs at their expense and to the satisfaction of the Assessment Manager.
15. No mud, dirt or other debris is to be tracked onto public roads during construction and operation of development.
16. The pavement within the development footprint must be maintained so that activities do not cause a dust nuisance, weeds do not grow around infrastructure, and stormwater runoff does not cause environmental harm.

Traffic Management

17. Prior to works commencing, Registered Professional Engineer of Queensland certified "for construction" plan/s of line marking must be submitted to the Assessment Manager for approval. Intersection line marking and loading zone line marking must be designed and installed to delineate the travel lanes on McClintock Street. Line marking must:
 - a. consist of a minimum of give way lines, centre lines and edge lines within the intersection area and extend a minimum of 20m north and south past the loading zone area; and
 - b. maintain a minimum of 8m clear road width for McClintock Street for traffic.
18. All line marking and traffic control devices must be designed and installed in accordance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD), with specific reference to MUTCD Part 2: Traffic Control Devices For General Use.
19. All line marking must be maintained in good condition, in a state that is satisfactory to the Assessment Manager.
20. Any new pavement or pavement repairs required prior to carrying out line marking, must be carried out by the proponent at their expense and to the satisfaction of the Assessment Manager.
21. Prior to works commencing, an Operational Traffic Management Plan (OTMP) must be submitted to the Assessment Manager for approval. The OTMP must include:
 - a. Development operations in the development footprint and all vehicle (truck and forklift) and pedestrian routes;
 - b. A requirement for all operators and contractors to conduct activities in accordance with Queensland road rules and the *Transport operations (Road Use Management – Road Rules) Regulation 2009*, or as amended;
 - c. A requirement for all operators and contractors to conduct activities in accordance with the *Australian Code for the Transport of Dangerous Goods by Road & Rail edition 7.7, 2020*, or as amended
 - d. A requirements for all vehicles utilised on site to be roadworthy and registered with the Department of Transport and Main Roads.
22. All activities associated with the development must be carried out in accordance with the approved OTMP.

Waste Management

23. At all times, maintain and operate an adequate waste disposal service, including the maintenance of refuse bins inside the storage container so as not to cause an environmental nuisance.

Construction Management

24. The hours for the construction of the facility (i.e. operation of any machinery and/or other equipment) shall be restricted to between 6.30am and 6:30pm Monday to Friday and 7.30am to 12.30pm Saturday. No works shall be undertaken on Sunday or on public holidays. Any variations to these times will be subject to the written approval of the Assessment Manager.
25. The proponent is required to apply for and obtain from GPC a Permit to Dig/Excavate prior to commencing works by contacting, Port Infrastructure Asset Manager on (07) 4976 1333. All reasonable measures must be taken to identify and protect existing services recorded or otherwise, and where necessary the proponent will submit a plan to GPC for approval to adjust any existing services found during this excavation that was not originally shown on the proposed plans.
26. Prior to works commencing, an Environmental Management Plan (EMP) or similar document e.g. a Job Safety Analysis, is to be submitted to the Assessment Manager (GPC) for approval, specific to the construction of the development that ensures:
- environmental risks are identified, managed and continually assessed; and
 - that staff are trained and aware of their obligations under the EMP, including a copy of the management plan and development approval available on site at all times; and
 - that reviews of environmental performance are undertaken at least annually; and
 - any amendments to the EMP are to be submitted to the Assessment Manager for review and approval; and
 - any rehabilitation and decommissioning works where required.

Once approved by the Assessment Manager, the approved development must be constructed in accordance with this EMP.

27. All excavated material is to be tracked to an appropriate off-site disposal facility unless otherwise approved in writing by the Assessment Manager.

Note: Lot 420 on SP120919 is on the Environmental Management Register, therefore, disposal of excavated material is subject to regulatory requirements.

28. Prior to works commencing, a Construction Traffic Management Plan (CTMP) must be submitted to the Assessment Manager for approval. The CTMP must include all construction activities e.g.:
- excavation and filling activities;
 - installation of any new pavement or repairs to the existing pavement;
 - installation of bollards; and
 - line marking.

All activities associated with construction must be carried out in accordance with the approved CTMP.

ENVIRONMENT

Operational Environmental Management Plan

29. Prior to the commencement of the use, an Environmental Management Plan (EMP) is to be submitted to the Assessment Manager for approval, specific to the development that ensures:
- environmental risks are identified, managed and continually assessed; and
 - that staff are trained and aware of their obligations under the EMP, including a copy of the management plan and development approval available on site at all times; and
 - that reviews of environmental performance are undertaken at least annually; and

Gladstone Ports Corporation Limited

- d. any amendments to the EMP are to be submitted to the Assessment Manager for review and approval; and
- e. any rehabilitation and decommissioning works where required.

Once approved by the Assessment Manager, the approved development must be carried out in accordance with this EMP.

Note: GPC has a guideline for the development of environmental management plans that may be utilised in meeting the requirements of this condition.

Incident notification

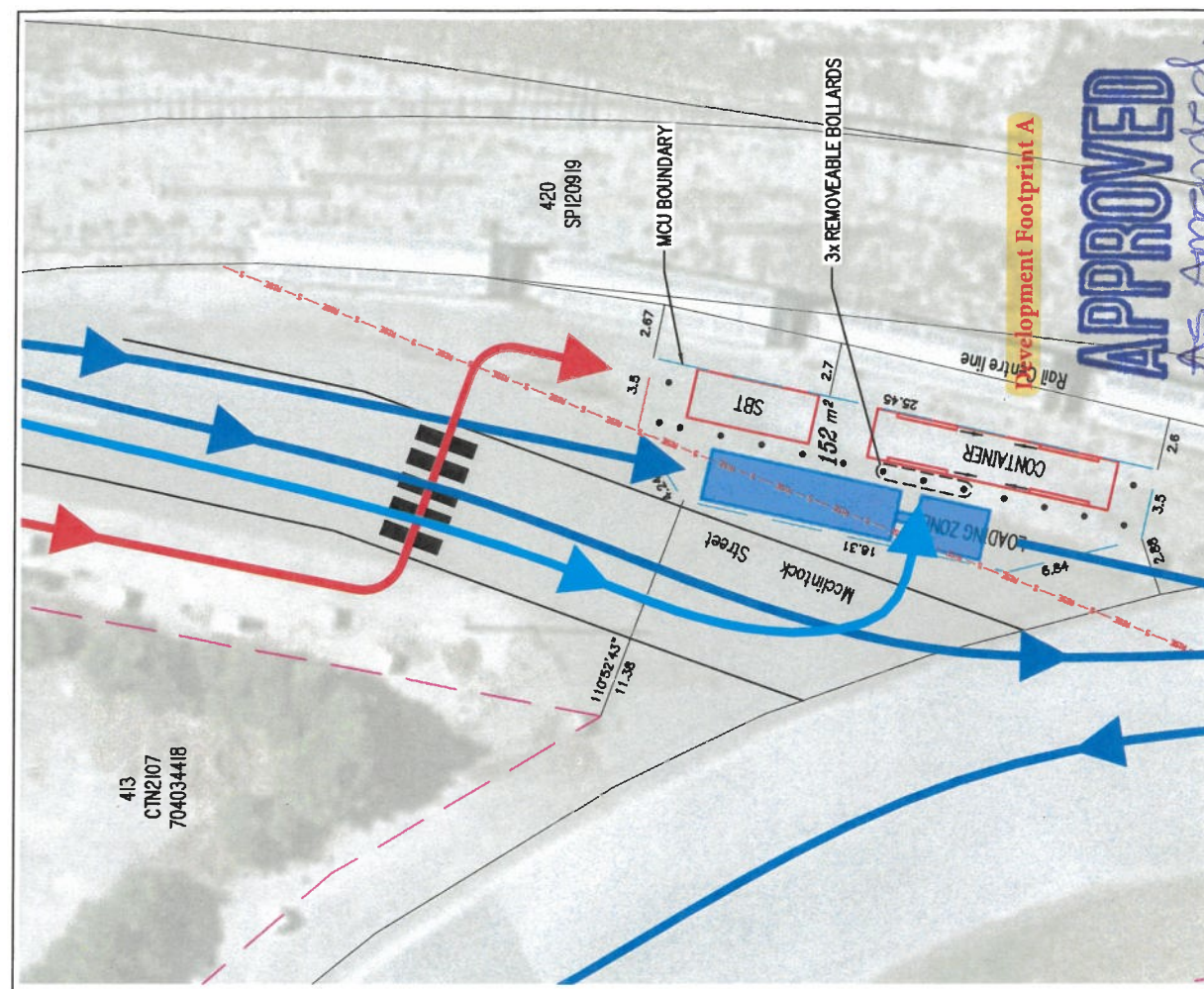
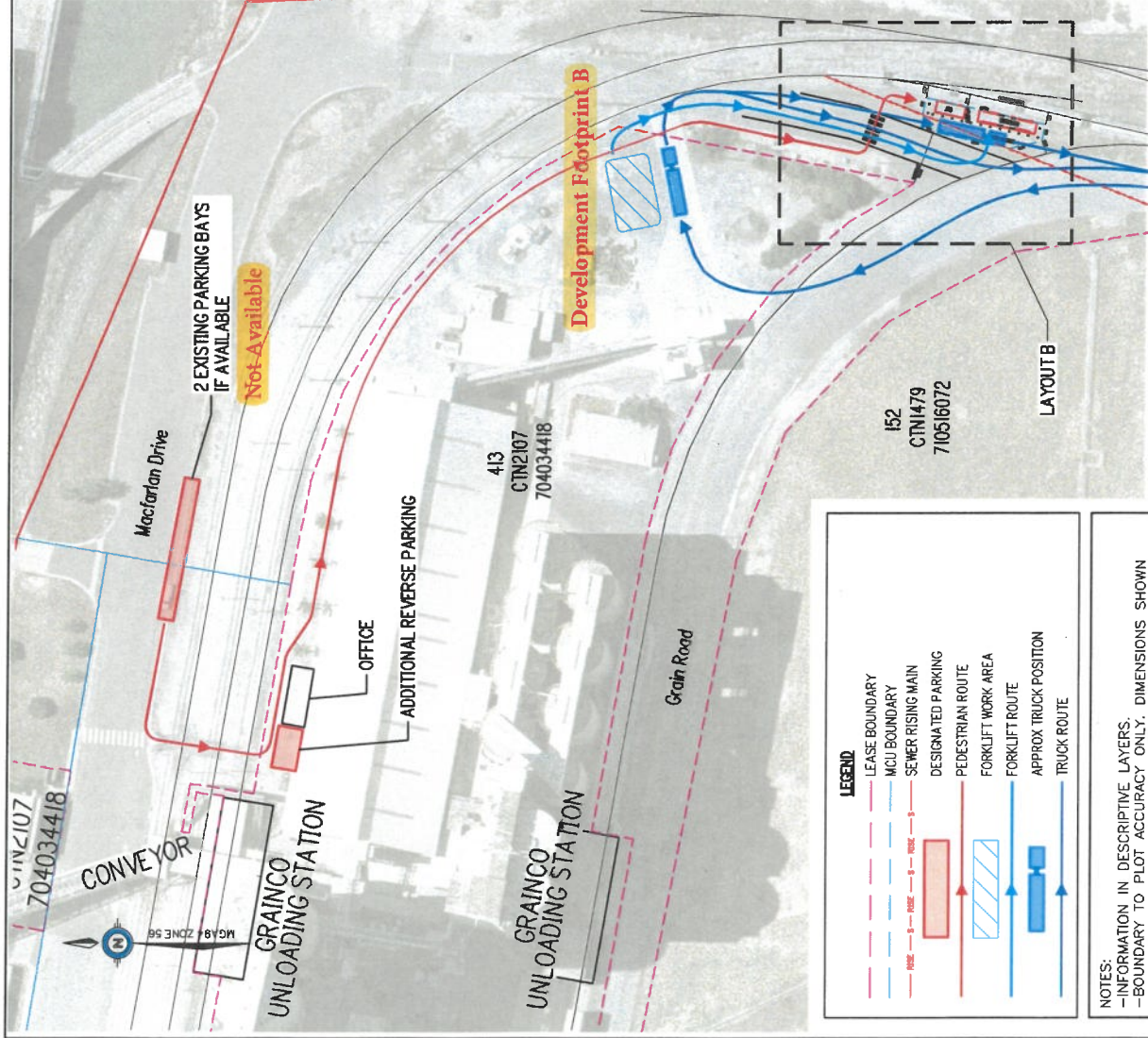
30. Gladstone Ports Corporation Environment Hotline (07) 4976 1617 is to be notified of the occurrence of any:

- a) release / spill of contaminants (e.g. fuels / chemicals / sewerage) greater than 250L to land;
- b) release / spill of contaminants (e.g. fuels / chemicals / sewerage) of any amount to water;
- c) any environmental complaints received by the holder of this approval; and
- d) non-compliance with conditions of this approval or any other environmental approval obtained in relation to the development.

ADVICE NOTES

1. All other relevant approvals must be obtained before commencement of the development or operation of the development
2. This decision notice does not represent an approval to commence Building work.
3. Where, the proponent or their contractor is required to apply for and obtain from GPC a Permit to Dig/Excavate for each stage of development prior to commencing excavation or digging for each stage. This can be obtained by contacting the Port Infrastructure Asset Manager on 4976 1332 or bartono@gpcl.com.au.
4. The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks, construction, and operational phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm.
5. Where the Applicant is required to submit further documentation to the Assessment Manager, this is to be directed to the Planning section at planning@gpcl.com.au, including reference to the allocated development application number.
6. Where tenure is required for the development site, the proponent or their contractor must apply for and obtain appropriate tenure from GPC's Property Specialist via 07 4976 1334 or property@gpcl.com.au prior to works commencing.

Attachment 2 Approved Plans and Specifications



LEGEND

- LEASE BOUNDARY
- MCU BOUNDARY
- SEWER RISING MAIN
- DESIGNATED PARKING
- PEDESTRIAN ROUTE
- FORKLIFT WORK AREA
- FORKLIFT ROUTE
- APPROX TRUCK POSITION
- TRUCK ROUTE

NOTES:

- INFORMATION IN DESCRIPTIVE LAYERS, BOUNDARY TO PLOT ACCURACY ONLY. DIMENSIONS SHOWN ARE ABOUT AND ARE SUBJECT TO SURVEY.
- COORDINATE BOUNDARY FROM PLAN 4009-01-01.
- SURVEY PLOTTED FROM SCALED IMAGERY.

FREDRIKSEN MACLEAN & ASSOCIATES
CONSULTING SURVEYORS

GLADSTONE: BILOELA & MOURA
HEAD OFFICE
9 DREWE STREET
PH (07)49725677
P.O. BOX 1245
EMAIL: mail@fredmac.com.au

SCALE	A3	PROPERTY DESC.	LOT 420 ON SP120919 BARNEY POINT GLADSTONE REGIONAL COUNCIL
SURVEYED		LOCAL AUTHORITY	
F. BOOKS			
DRAFTED			
CHECKED			
APPROVED	ASM		
DATE	04/08/21	DATE	04/08/21
ISSUE	AF	DETAILS	INIT.
AMENDMENTS			
SHEET 1 OF 1 SHEETS		DRAWING NUMBER	5452-02-02
		PROJECT	AUCKLAND PT, GLADSTONE
		REVISION	A