

16 August 2021

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State Assessment Referral Agency
Development Assessment – Planning Group
Dept. of State Development, Infrastructure,
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BRISBANE QLD 4001

Email: John.Irving@dsdilgp.qld.gov.au

Dear Mr Irving

**THIRD PARTY ADVICE – BOULDER CREEK WIND FARM
APPLICATION 2012-20252 SDA (DA2021/14/01)
(SECTION 34 OF THE DEVELOPMENT ASSESSMENT RULES)**

Thank you for your invitation to provide third party advice under section 34 of the Development Assessment Rules in relation to the development application lodged by Boulder Creek Wind Farm Pty Ltd to construct the Boulder Creek Wind Farm within the Rockhampton and Banana local government areas.

Gladstone Ports Corporation Limited (GPC) welcomes the receipt of the development application for a project which involves importing wind turbine components via Port Central in the Port of Gladstone, with the following comments provided as third party advice:

General Comment

Based upon the information available in the Preliminary Route Assessment GPC provides in principle support for use of Macfarlan Drive and Flinders Parade for transporting the wind turbine blades out of Port Central via East Shores and the use of Macfarlan Drive and John Bates Drive for transport of other components out of Port Central via the Gladstone Port Access Road.

Draft Traffic Impact Assessment Conditions

GPC welcomes and accepts your proposal to include the port authority and port roads in conditions 1(a-d) relating to the Traffic Impact Assessment as per your email dated 10/08/2021 with the following suggested amendment shown underlined:

“1 (c) Construct any necessary intersection/accesses upgrades and undertake any other required works and impact mitigation strategies as detailed in the TIA in accordance with Banana Shire Council, Rockhampton Regional Council or Gladstone Ports Corporation Limited (as applicable) road planning and design policies, principles and manuals, as at the date of this approval, and at no cost to Banana Shire Council, Rockhampton Regional Council or Gladstone Ports Corporation Limited.”

Note: Gladstone Ports Corporation Limited, not Gladstone Ports Corporation Ltd and planning@gpcl.com.au, not planning.gpcl.com for all conditions.

Other Draft Port Related Conditions

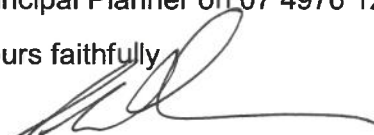
Given the proposed import of wind turbine components will have a significant impact on existing port users, the port owned road network which is publicly accessible, and the infrastructure and community's access of East Shores Parkland, GPC also requests that the following conditions be

applied to any approval to ensure that the safe and efficient functioning of Port Central and East Shores is considered:

1. Transport of wind turbine components via East Shores Parkland - Coal Exporters Maritime Precinct (Flinders Parade) will be conducted in a manner that minimises impacts to parkland users, Auckland House patrons and cruise ship visits, for example by conducting transports at night, maintaining public access to Auckland House during approved operating hours, maintaining safe levels of lighting at East Shores for the public at night etc.
2. Provide to the Gladstone Ports Corporation Limited a project plan that provides details of the proposed utilisation of port land and port infrastructure including, duration, timing and frequency of activities and proposed mitigation strategies for potential conflicts and impacts on, and risks to, other port users and port businesses.
3. Provide to the Gladstone Ports Corporation Limited a detailed analysis of proposed impacts to East shores parkland infrastructure and Port Central infrastructure including roads (pavements traffic controls, bridges), overhead infrastructure such as conveyors, power lines, stormwater infrastructure, lighting, fencing and trees and other landscaping.
4. Provide to the Gladstone Ports Corporation Limited for review and approval, a decommissioning and rehabilitation plan that includes rehabilitation of all port infrastructure, services and landscaping to previous condition.
5. Provide to Gladstone Ports Corporation for review and approval, a Road Use Management Plan and any necessary Traffic Management Plan/Traffic Guidance System completed by an approved Traffic Management Designer, in accordance with the Manual of Uniform Traffic Control Devices Part 3 for vehicle movements on port controlled roads through Port Central and East Shores on both routes. This plan must provide details of strategies to be used that ensures safe and efficient access to East Shores and Port Central are maintained for the duration of the project.
6. Provide to Gladstone Ports Corporation for review and approval, a communication plan for planning and disseminating information to port stakeholders to minimise disruption to port tenancies and routine port operations as well as the public in relation to parkland and Auckland House access.
7. Prior to works commencing, apply to the Gladstone Ports Corporation Limited and obtain all relevant commercial agreements for port land use from the.
8. Prior to works commencing, apply to the Gladstone Ports Corporation Limited and obtain relevant development approvals for development and works on strategic port land.
9. Prior to works commencing, apply to the Gladstone Ports Corporation Limited and obtain a land owner's agreement in relation to interfering with and reinstating port infrastructure and services to the same condition as prior to the approved activities.
10. Prior to works commencing, apply to port tenants, where relevant, and obtain permission for any proposed encroachment onto exclusive use leases on port land.

Thank you for the opportunity to provide third party advice for the proposed development. Should you require anything further, please contact Judy Horsfall, Planning Advisor on 07 4976 1314 or Erin Clark, Principal Planner on 07 4976 1287 or via email on planning@gpcl.com.au.

Yours faithfully



Craig Walker
Chief Operating Officer

Gladstone Ports Corporation Limited

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