

11 September 2020

Rio Tinto Yarwun Pty Ltd
 c/- Alison Cox
 PO Box 1479
 GLADSTONE QLD 4680

Dear Ms Cox

DECISION NOTICE – APPROVAL WITH CONDITIONS – DA2020/15/01
 (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 **10 September 2020**.

Application Number:	DA2020/15/01
Applicant Name:	Rio Tinto Yarwun Pty Ltd
Applicant Contact Details:	Rio Tinto Yarwun Pty Ltd c/- Alison Cox PO Box 1479 GLADSTONE QLD 4680 Email: Alison.cox@riotinto.com
Approvals Sought:	Port Application for safe room installation
Details of Proposed Development:	Safe room adjacent to jetty, Fisherman's Landing
Location Street Address:	Graham Fenton Drive
Location Real Property Description:	Permit to Occupy in Lot 502 on SP252988
Land Owner:	Gladstone Ports Corporation Limited
Present Zoning & Precinct	Strategic Port Land – Port Industry Precinct

2 Details Of Proposed Development

Installation of safe room including power and communications cabling adjacent to jetty at Fisherman's Landing.

3 Details Of Decision

This development application was **decided** on **11 September 2020**.

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, for the installation of safe room.

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:

1. Building works for any applicable structures.

7 Approved Plans and Specifications

Copies of the following plans, specifications and 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					
Overlay conveyor – Ammonia gas detection & saferooms –	Hatch	30/06/2020	D.N. 115D(2D)10285	C01	

saferoom 2 concrete footing plan and detail					
Overlay conveyor – Ammonia gas detection & saferooms – saferoom 2 location plan	Hatch	30/06/2020	D.N. 115D(2D)10165	C01	
GA-Saferoom 2 – PS-SDC-10-SIV-10-AU – sht 1 to 5	MineARC	3/04/2020	S2MA-P435-001	E	

8 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:

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

9 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 Officer, on 07 4976 1314 or the undersigned on 07 4976 1287 or via email planning@gpcl.com.au.

Yours sincerely,



Erin Clark
Principal Planner

- 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 Planning Act 2016 – Port Application

GENERAL

1. Development must be carried out generally in accordance with the Approved plans, except where modified by conditions of this permit.
2. Unless otherwise stated, all conditions must be complied with and completed prior to the commencement of the development.
3. Where additional “approval” is required under these conditions by GPC for drawings or documentation the proponent must submit for review, amend to the satisfaction of, and obtain written approval from the Assessment Manager.
4. All other relevant approvals must be obtained before commencement of the development or operation of the development, including any Building works or Plumbing and drainage works.
5. 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 Port.

ENGINEERING

6. 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.
7. Upon completion of the works, the proponent must supply GPC with RPEQ certified “As Constructed” plans in both hard copy (2 of) and electronic (CAD format) which illustrate all infrastructure and services installed on, under or over Port land associated with the activity.
8. Prior to the use commencing, the proponent must certify that the development is constructed as per design and generally in accordance with the Approved plans.

Construction Management

9. Any site lighting used during construction must not negatively 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 reviewed during construction with respect to navigation. Where an issue is identified or a validated complaint received, the proponent must immediately rectify to the satisfaction of GPC.
10. In the event trenching across Graham Fenton Drive is required, prior to trenching works commencing on site, a Construction Traffic Management Plan (CTMP) must be submitted to GPC for approval and must be specific to the construction works being undertaken. The CTMP must be amended as necessary for any proposed construction works and any amendments to the CEMP are to be submitted to GPC for approval. All activities associated with construction must be carried out in accordance with the approved CTMP.

Infrastructure

11. The applicant must notify the Assessment Manager (GPC) of damage caused to any port or port user infrastructure or services including, but not limited to, security related devices, buildings, fences, 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 (GPC).

PLANNING

Lighting

12. Prior to the commencement of the use, design and install all external lighting in accordance with AS4282 – *Control of the obtrusive effects of outdoor lighting* so as not to cause nuisance to any sensitive uses, the airport, navigational aids or obstruct or distract pedestrian or vehicular traffic.

ENVIRONMENT

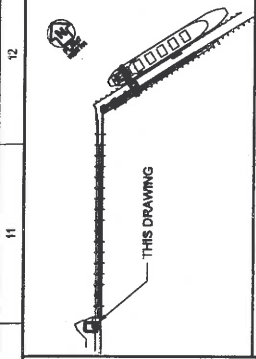
Incident notification

13. At all times, 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 environment related conditions of this approval, or any other environmental approval obtained in relation to the approved activity.

ADVICE NOTES

1. 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.
2. 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.
3. This decision notice does not represent an approval to commence Building work.

Attachment 2 Approved Plans and Specifications



KEY PLAN 1:5000

- NOTES**
- FOR SAFEROOM 2 DETAILS REFER TO MECHANICAL SYSTEMS DRAWINGS (SOP-00001) SHEETS 1 TO 5 NETWORK II.
 - ALL DIMENSIONS SHALL BE SITE CONFIRMED.
 - BASEPLATE TO BE PREDRILLED WITH 2.0mm DIA. HOLES TO MATCH PREDRILLED HOLE CENTRLINES.
 - ALL STEEL PLATES SHALL BE GRADE 250 TO AS/NZS 3778.
 - ALL DIMENSIONS ARE IN MILLIMETRES.
 - ANCHORS AND OVERSIZED WASHERS SHALL BE GALVANNEAL.
 - SAFEROOM 2 FOOTING EXCAVATION TO BE COMPLETED IN 200mm LAYER TO ACHIEVE 90% MAXIMUM DRY DENSITY. CONTRACTORS GEOTECHNICAL ENGINEER TO CONFIRM.
 - FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED ALLOWABLE PENETRATION THROUGH EXISTING SECURITY HUT TO BE LOCATED WITHIN THE SAFEROOM. CONTRACTORS TO VERIFY EXISTING SECURITY HUT WALL THICKNESS DETERMINED BY INSTALLATION CONTRACTOR'S REB ENGINEER.
 - LOCATION OF SAFEROOM TO BE DETERMINED BY INSTALLATION CONTRACTOR.
 - PENETRATION THROUGH EXISTING SECURITY HUT TO BE LOCATED WITHIN THE SAFEROOM. CONTRACTORS TO VERIFY EXISTING SECURITY HUT WALL THICKNESS DETERMINED BY INSTALLATION CONTRACTOR'S REB ENGINEER.
 - INSTALLATION CONTRACTOR SHALL ESTABLISH A HIGH DATUM POINT FOR EXISTING SECURITY HUT TOP OF FLOOR AS INDICATED ON SHEET 6.1.0.04.

CONSULTANT DOCUMENT NUMBER: H26102-0000-231-250-0001

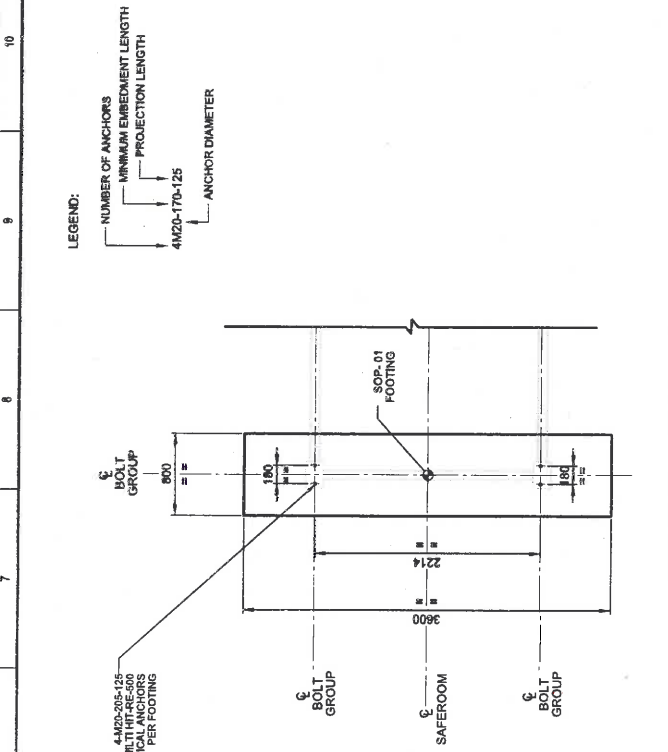
HATCH

NO.	DATE	BY	REVISION	DESCRIPTION
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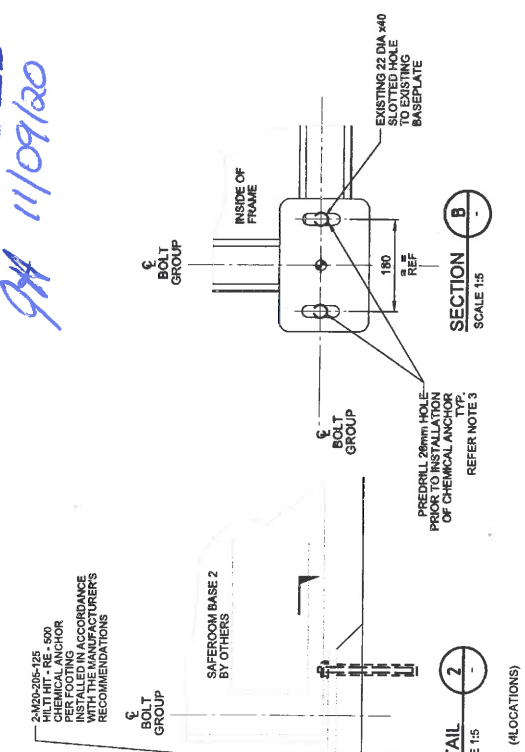
RioTinto

OVERLAND CONVEYOR
AMMONIA GAS DETECTION & SAFEROOMS
SAFEROOM 2 CONCRETE FOOTING PLAN AND DETAIL

SCALE: 1:5000
DRAWING NUMBER: 115D(2D)10285
SHEET: A1
REVISION: C01

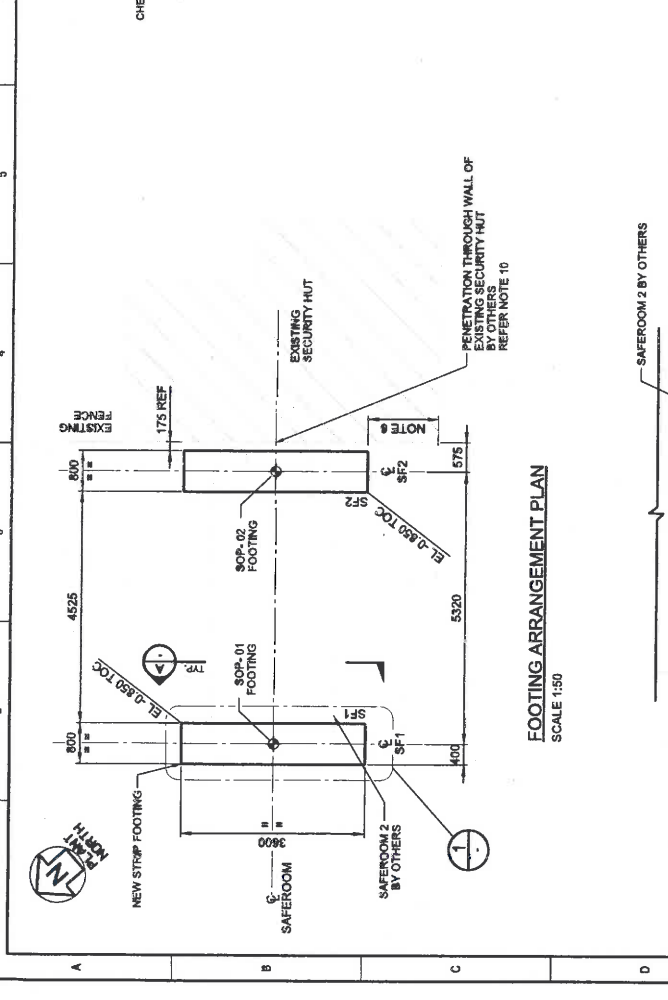


STRIP FOOTING SF1/SF2
HOLD DOWN PLAN
DETAIL 1
SCALE 1:25

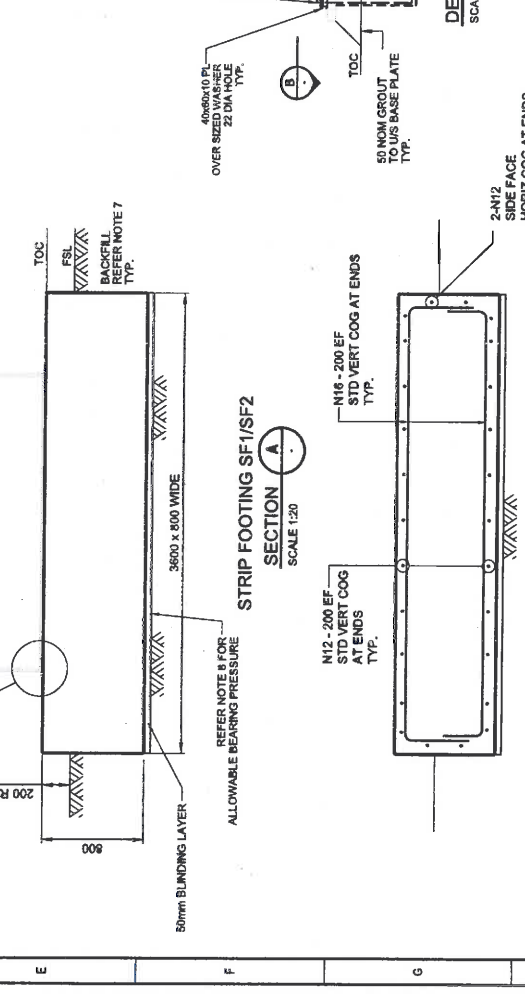


STRIP FOOTING SF1/SF2
SECTION A
SCALE 1:20

STRIP FOOTING SF1/SF2
REINFORCEMENT DETAILS
SCALE 1:20



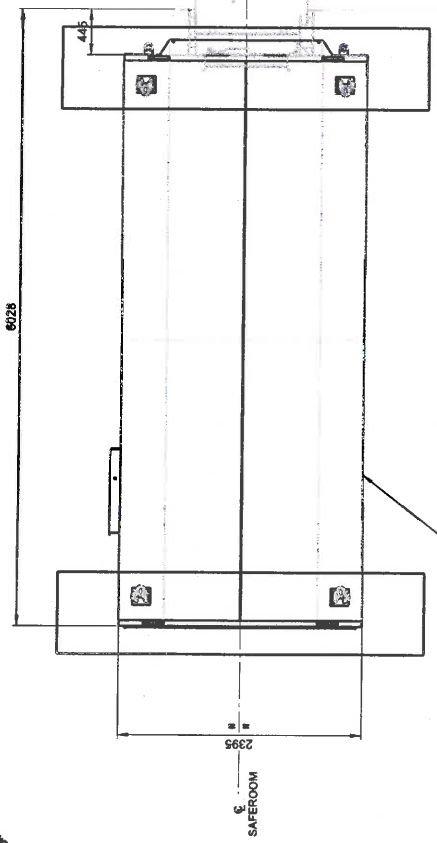
FOOTING ARRANGEMENT PLAN
SCALE 1:50



STRIP FOOTING SF1/SF2
SECTION A
SCALE 1:20



EXISTING FENCE



PLAN SCALE 1:50

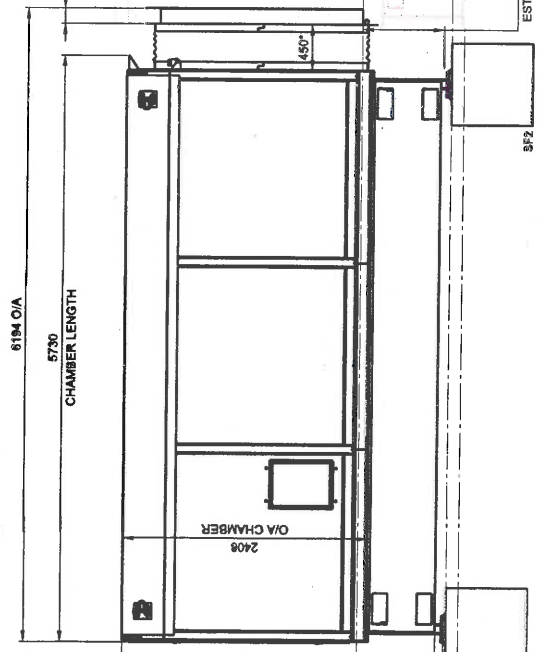
EXISTING SECURITY HUT

REFER NOTE 9 & 10

* DENOTES DIMENSION IS TO BE SITE MEASURED IN ACCORDANCE WITH NOTE 2.

APPROVED
9/4 11/09/20

150 APPROXIMATE - TO BE VERIFIED ON SITE EXISTING BUILDING WALL THICKNESS



ELEVATION SCALE 1:25

NEW FOOTINGS REFER DRG P01-150(2D)10265 FOR ARRANGEMENT DETAIL



KEY PLAN 1:5000

NOTES

- FOR SAFEROOM 2 DETAILS REFER TO MECHANICAL SYSTEMS DRAWINGS S204-150(2D)10265 SHEETS 1 TO 5 REVISION B.
- ALL DIMENSIONS SHALL BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- BASE PLATE TO BE PREDRILLED WITH 20mm DIA. HOLES. PREDRILLING TO BE PERFORMED AT THE SAME TIME TO MATCH PREDRILLED HOLE CENTRELINES.
- ALL STEEL PLATES SHALL BE GRADE 250 TO AS/NZS 3678.
- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CRITICAL ANCHORS AND OVERSIZED WASHERS SHALL BE GALVANIZED.
- BACKFILL AROUND FOOTING EXCAVATION TO BE COMPACTED IN 200mm LAYERS TO ACHIEVE 95% MAXIMUM DRY DENSITY. CONTRACTOR'S MECHANICAL ENGINEER TO CONFIRM.
- FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 150 kPa. CONTRACTOR'S MECHANICAL ENGINEER TO CONFIRM.
- LOCATION OF SAFEROOM TO BE DETERMINED BY INSTALLATION CONTRACTOR.
- PENETRATION THROUGH EXISTING SECURITY HUT TO BE LOCATED IN A POSITION THAT DOES NOT COMPROMISE THE EXISTING SECURITY INTEGRITY. WALL SHALL BE DETERMINED BY INSTALLATION CONTRACTOR'S MEPE ENGINEER.
- INSTALLATION CONTRACTOR SHALL ESTABLISH A HIGH DATUM POINT FOR THE EXISTING SECURITY HUT TOP OF FLOOR AS ELEVATED LEVEL IN 1000.

HATCH

CONSULTANT DOCUMENT NUMBER: | H56902-0000-2027-0001

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REFERENCES CHANGED					

NO	DATE	DESCRIPTION	BY	CHKD	APP'D
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2		ISSUE FOR PERMIT			
3		ISSUE FOR CONSTRUCTION			
4		ISSUE FOR AS-BUILT			

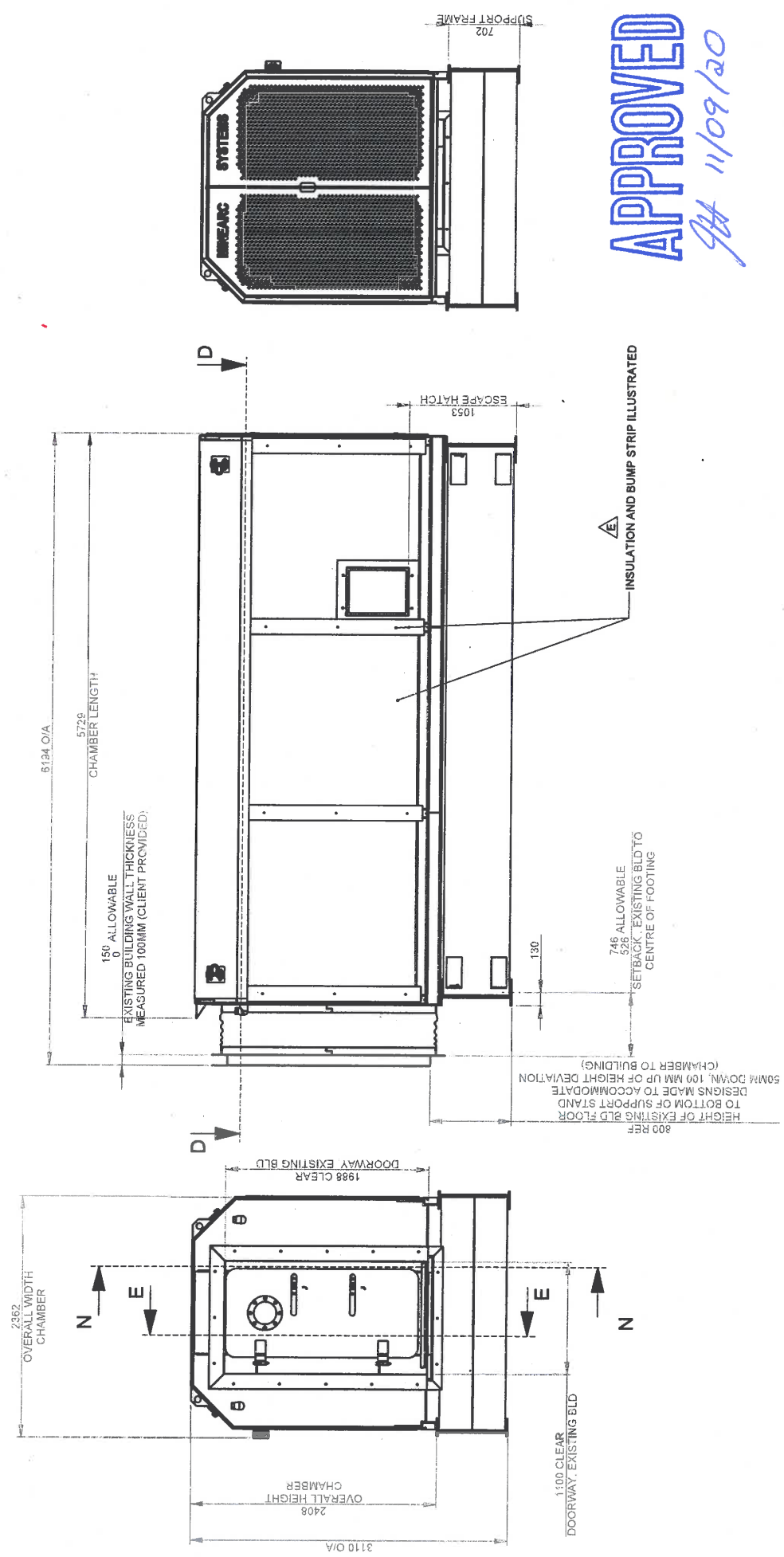
RioTinto

OVERLAND CONVEYOR
AMMONIA GAS DETECTION & SAFEROOMS
SAFEROOM 2 LOCATION PLAN

SCALE	1:50	BY	PROJECT	115M(2D)10165	DATE	A1	REVISION	C01
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APPROVED FOR CONSTRUCTION

NAME	SIGN	DATE
CLIENT DRAWING NUMBER	110M(2D)15116	



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D	22/06/2020	ADD CLIENT SIGN-OFF TABLE	BG	DQ	DQ
C	17/04/2020	SUPPORT FRAME HEIGHT + DURATION CHANGED TO 10 HR	BG	DQ	DQ
B	07/04/2020	SEVERAL MINOR CHANGES	BG	DQ	DQ
A	30/04/2020	RELEASED FOR MANUFACTURE	BG	DQ	DQ

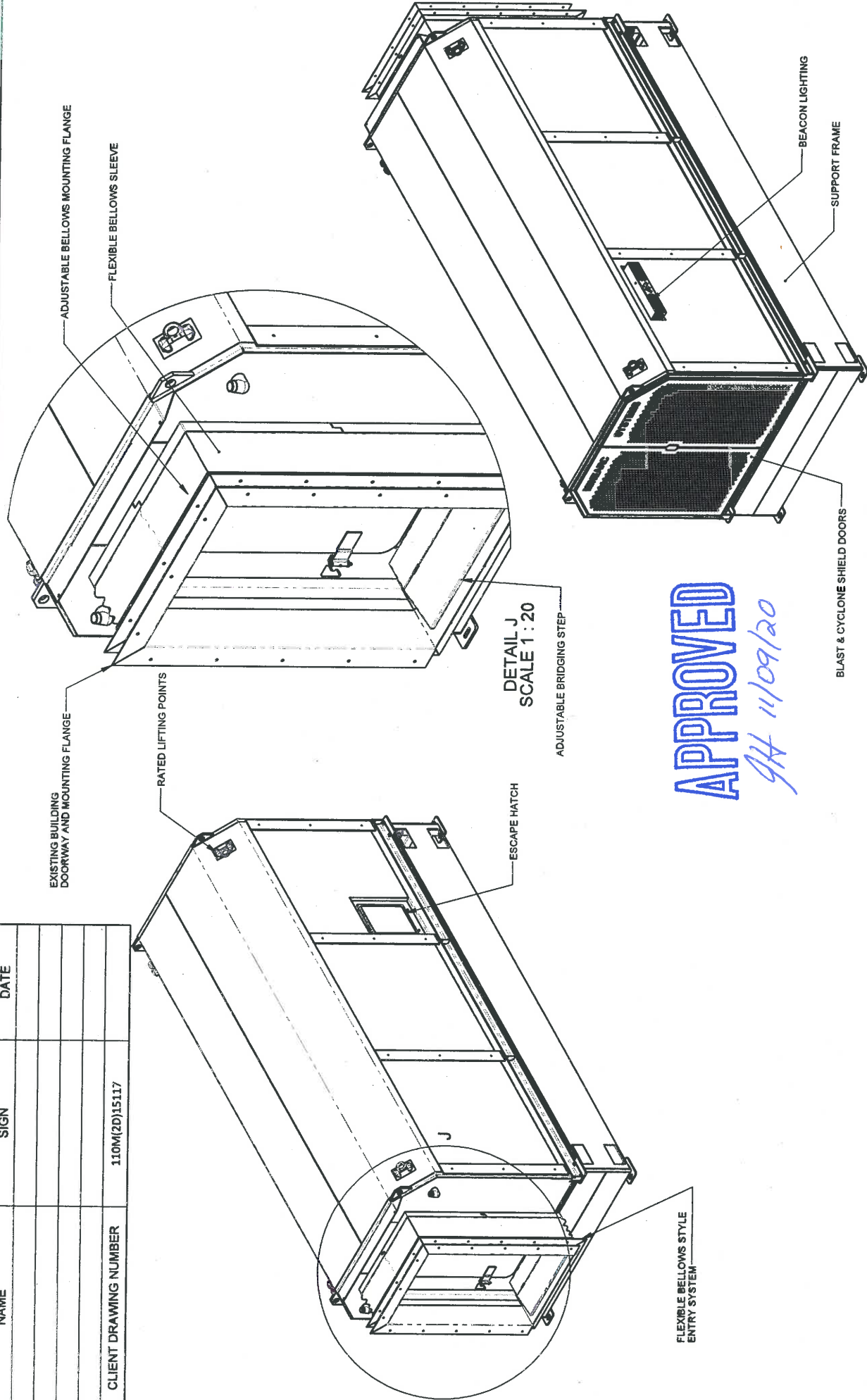
3rd ANGLE PROJECTION

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ALL DIMENSIONS IN mm UNLESS OTHERWISE SPECIFIED	
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PROJECT	GA - SAFEROOM 2
SAFEROOM 2 PS-SDC-10-SM-10-AU	
DRAWING NUMBER	SZMA-P435-001
SCALE	1:40
REV	1 OF 5

MineARC Systems
 271 Wedgeford Road, Wedgeford, WA 6108 (0833 4988)
 WWW.MINEARC.COM.AU

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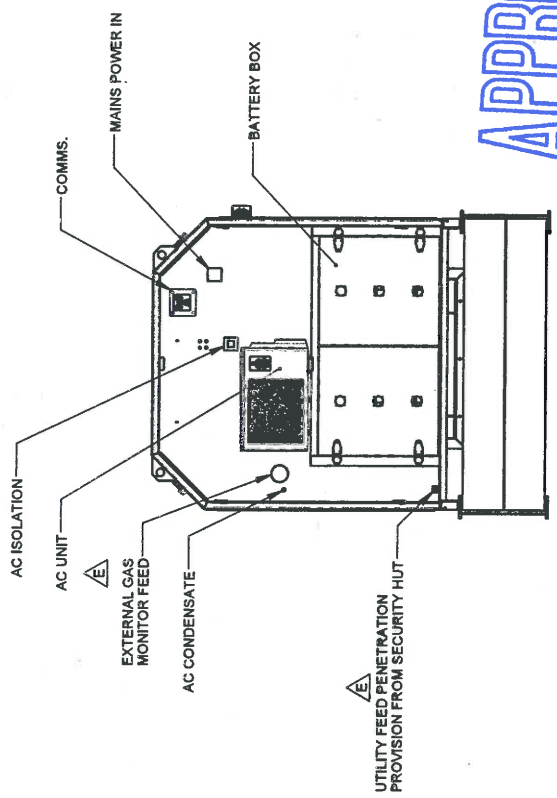
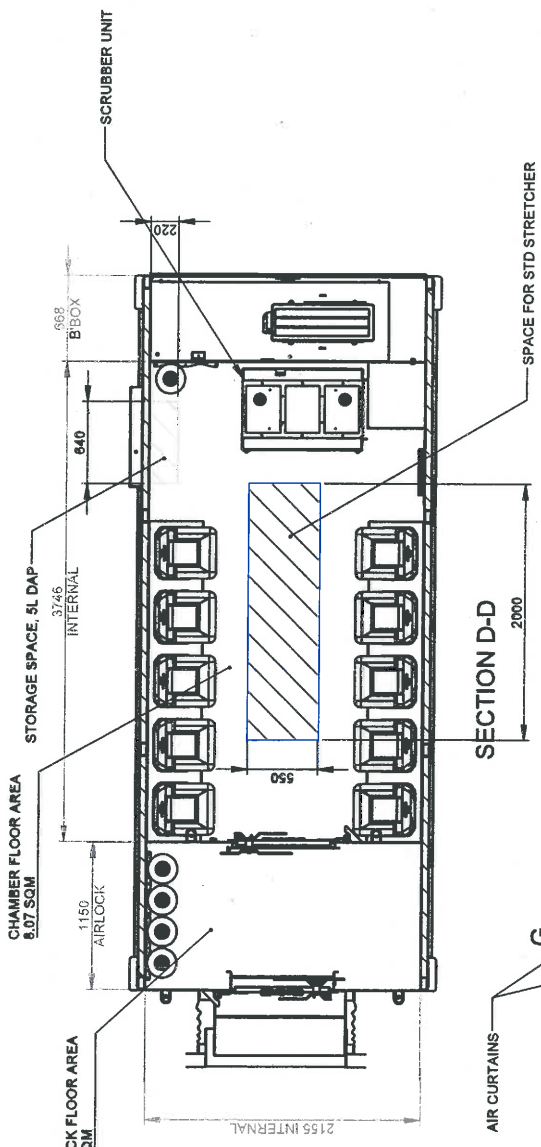
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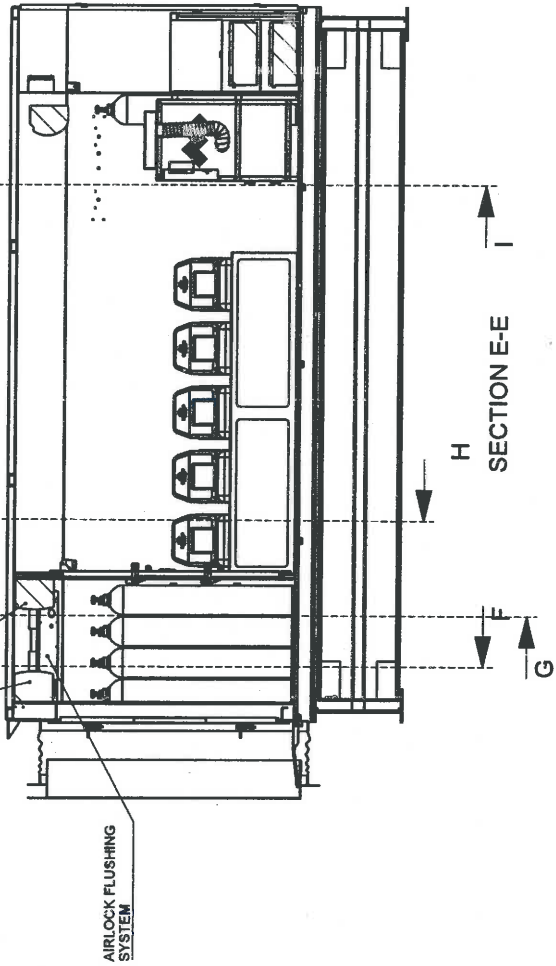
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								CHECKED: DQ	
								APPROVED: DQ	
AS-BUILT		ADDITIONAL SIGN-OFF TABLE		SUPPORT FRAME HEIGHT - DURATION CHANGED TO 10 HR		SEVERAL MINOR CHANGES		RELEASED FOR MANUFACTURE	
REVISION		REVISION		REVISION		REVISION		REVISION	

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NAME	SIGN	DATE
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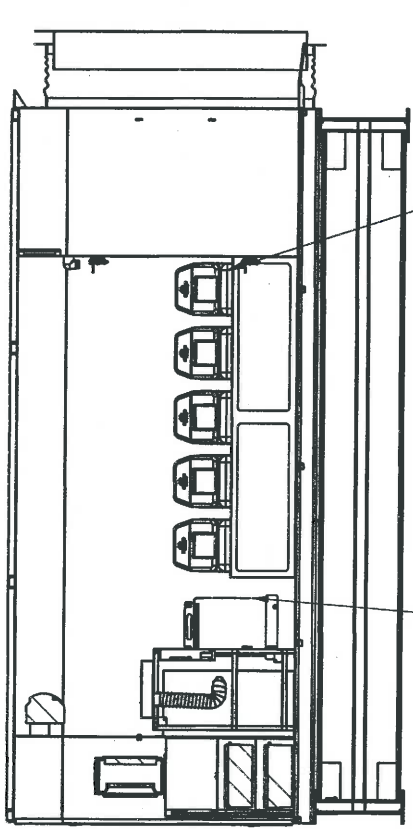
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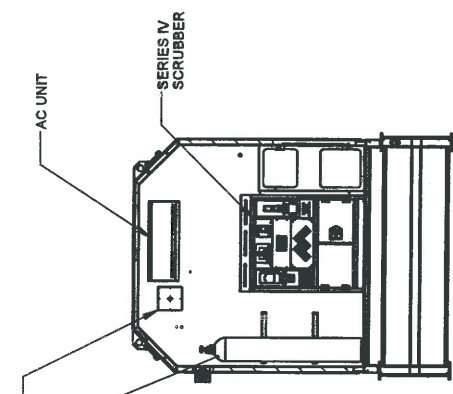
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				DRN		CHK		APP		CLIENT		S2MA-P435-001	
										MincARC Systems		3 OF 5	
										Rio Tinto		REV	
										MincARC 2111 Woodroffe Road, Westport, N.Z. 6100 Tel: +61 8 932 4668 WWW.MINCARC.COM.AU		E	

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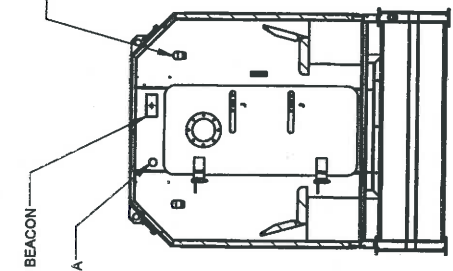
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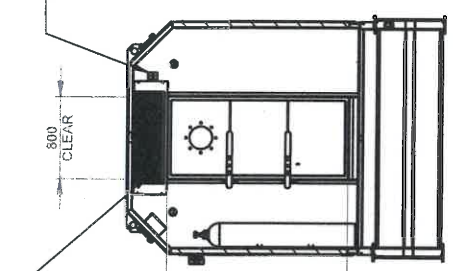
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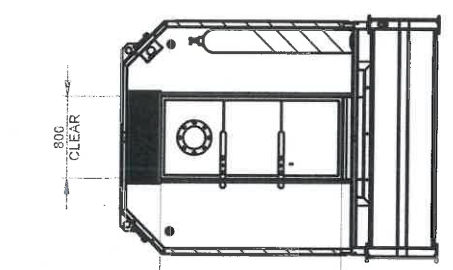
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SECTION H-H



SECTION G-G



SECTION F-F

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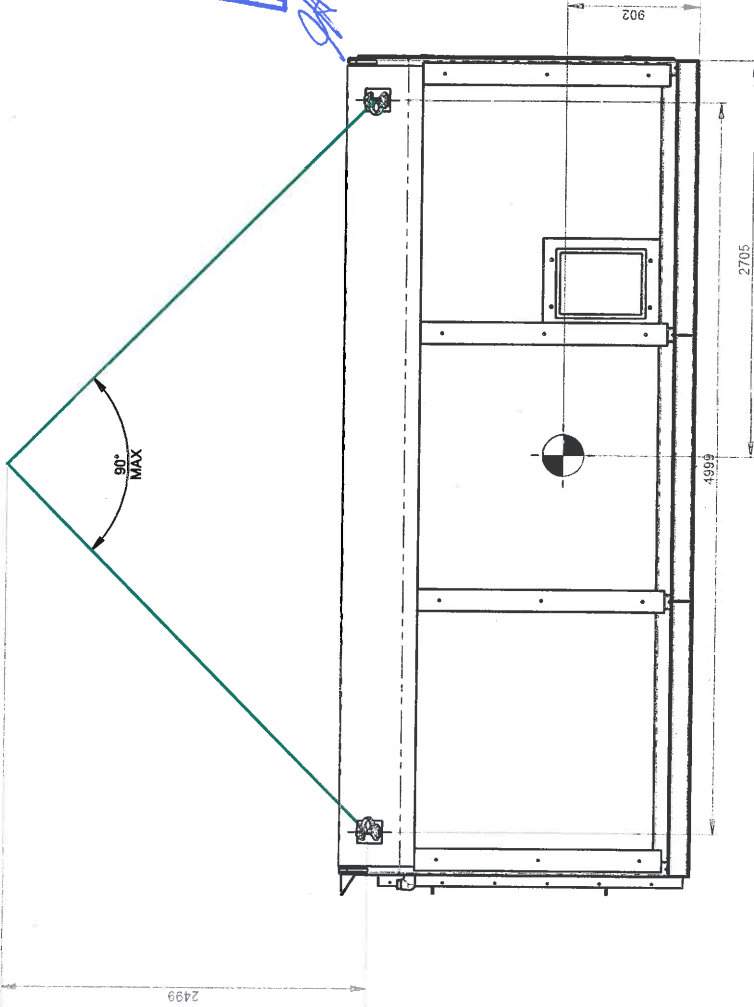
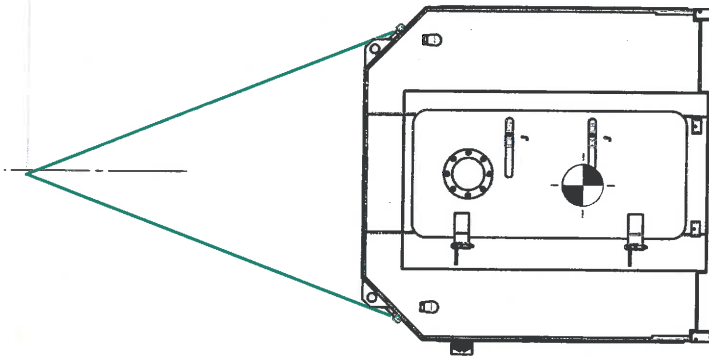
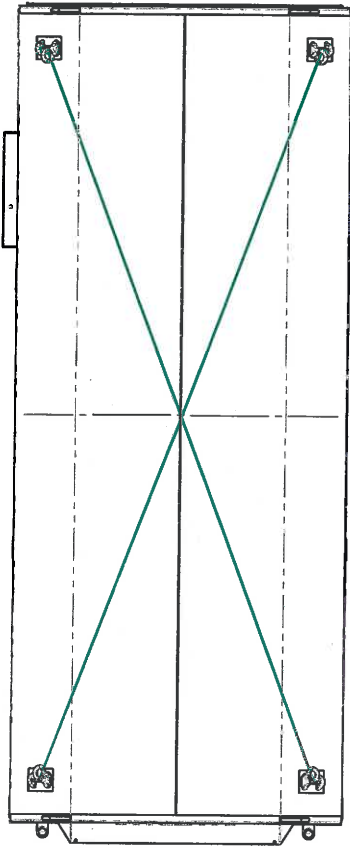
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E 14/06/2020 D 22/05/2020 C 17/04/2020 B 07/04/2020 A 30/04/2020	AS-BUILT ADD CLIENT SIGN-OFF TABLE SUPPORT FRAME HEIGHT + DURATION CHANGED TO 10 HR SEVERAL MINOR CHANGES RELEASED FOR MANUFACTURE	DRAWN BG	CHECKED DQ	APPROVED DQ	SIGNATURE BG	DATE 30/04/2020	TITLE RIO TINTO	PROJECT GA - SAFEROOM 2	REV E
REVISION REFERENCE		DRN T	CHK DQ	APP DQ	3rd ANGLE PROJECTION		MineARC Systems mineARC SYSTEMS 221 Woodcroft Road, Woodcroft WA 6108 TEL: +61 8 9333 4995 WWW.MINEARC.COM.AU		

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NAME	SIGN	DATE
CLIENT DRAWING NUMBER	110M(2D)15120	

NOTES:
1. SAFEROOM 2 ONLY WEIGHT 5,970 KG UPPER LIMIT



APPROVED

GA 11/09/20

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