

12 September 2022

Vishal Kitto
Level 24,
180 Ann Street,
Brisbane QLD 4000

Dear Mr Vishal

DECISION NOTICE – APPROVAL WITH CONDITIONS – DA2022/08/01

(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 **6 June 2022**.

Application Number:	DA2022/08/01
Applicant Name:	Origin Energy (Gladstone LPG Terminal) C/- Vishal Kitto
Applicant Contact Details:	Vishal Kitto Origin Energy Level 24, 180 Ann Street, Brisbane QLD 4000 Email: Vishal.kitto2@originenergy.com.au
Approval Sought (Land Use Plan):	Port Application for earthworks and engineering works
Location Street Address:	Mark Fenton Drive, Gladstone (adjacent Origin LPG operation)
Location Real Property Description:	Lot 300 on SP239667
Local Government Area:	Gladstone
Land Owner:	Gladstone Ports Corporation Limited
Land Use Plan Precincts:	Strategic Port Land – Port Industry Precinct
Port Overlay Precincts:	Port Central sub-precinct

2. Details Of Proposed Development

The development is described as assessable development on Strategic port land:

1. Port Application for earthworks and engineering works

Works to replace the buried LPG pipeline traversing Mark Fenton Drive.

3. Details Of Decision

This development application was **decided** on **7 September 2022**.

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.

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 including excavating or filling (*GPC Land Use Plan 2012v2*).

5. Conditions

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

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) Any Building or Plumbing works, as applicable.

7. Properly made submissions

Not applicable – No part of the application required public notification.

8. Referral Agencies for the Application

There are no referral agencies for this application.

9. 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					
Crossing Detail	LogiCamms	03/02/2022	LPG-GLA-CIV-LAY-0003	Rev 0	-
Pavement Detail	LogiCamms	22/03/2022	LPG-GLA-CIV-LAY-0004	Rev 0	-

12. Currency Period for the Approval

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 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 Land Use Plan - 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.

Furthermore, GPC will require no less than 10 business days, unless otherwise conditioned by GPC, to review the drawings or documentation provided prior to the commencement of the works.

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 Port.

ENGINEERING

5. 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 onsite, 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.
6. Upon completion of the works, the proponent must supply GPC with 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. The proponent must also certify that the development is constructed as per design and generally in accordance with the approved plans prior to the use commencing. Plans shall be certified by an appropriately qualified and competent person, including RPEQ Engineer or Licenced Building Certifier.
7. Any site lighting used during construction should 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.

Infrastructure

8. 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 during construction. The proponent must undertake necessary repairs at their expense and to the satisfaction of the Assessment Manager (GPC).

9. Unless otherwise approved in writing by the Assessment Manager, all redundant infrastructure is to be removed.

Construction Management

10. Prior to any works commencing, the proponent must coordinate with GPC Site Logistics Coordinator (Auckland Point) for scheduling of approved construction works.
11. Unless otherwise authorised in an approved TMP or in writing from the Assessment manager, the hours for the construction (i.e. operation of any machinery and/or other equipment) shall be restricted to between 6.30am and 6:30pm Monday to Friday and 6.30am to 12.30pm Saturday. No works shall be undertaken on Sunday or on public holidays.
12. In the event a laydown area is required or works are required to be carried out outside the immediate area shown on the approved plans, or were deemed necessary by the Assessment Manager (GPC), the proponent or their contractor must obtain a Consent to Enter from GPC's Property Advisor prior to works commencing.
13. No mud, dirt or other debris is to be tracked onto public roads during construction and operation of development.
14. Upon completion of the construction works, the proponent must reinstate the property (and roads) to the same condition prior to the works being undertaken unless agreed to in writing by the Assessment Manager (GPC).
15. Any construction fill material used must be uncontaminated and reused from onsite or sourced from a licensed quarry.

Waste management

16. Any spillage of sediment, wastes, fuels, chemicals, contaminants, or other materials at the storage site, on port roads or on the wharf 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.
17. At all times, maintain and operate an adequate waste disposal service, including the maintenance of refuse bins and associated storage areas and appropriate storage and disposal of regulated waste e.g. materials containing asbestos, so as not to cause an environmental nuisance or create a safety hazard to the public.

Lighting

18. All external lighting used is to be in accordance with AS4282 – *Control of the obtrusive effects of outdoor lighting* so as not to cause nuisance to residents, the airport, navigational aids or obstruct or distract pedestrian or vehicular traffic.
19. Prior to construction works commencing on site, details/drawings of proposed lighting that demonstrates direct illumination of the river and skyglow is minimised, must be submitted to the Assessment Manager (GPC).

ENVIRONMENT

Construction Environmental Management Plan

20. The approved development must be undertaken in accordance with the approved Shaw Bobcat Hire Environmental Management Plan Gladstone LPG Pipeline Crossing Replacement Lot 300 SP272314, MacFarlane Drive, Barney Point, version 2, dated 25 July 2022.
21. Any amendments to the EMP are to be submitted to the Assessment Manager for review and approval. Amendments must ensure:
 - (a) environmental risks are identified, managed and continually assessed; and

Gladstone Ports Corporation Limited

- (b) that staff are trained and aware of their obligations under the OEMP, including a copy of the management plan and development approval available on site at all times; and
- (c) that reviews of environmental performance are undertaken at least annually.

Incident notification

22. 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 20L 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.

Works adjacent/ within roadway

23. The works must be undertaken in accordance with the requirements of the latest edition of the Austroads Guide To Temporary Traffic Management (AGTTM) and Transport & Main Road Qld Guide To Temporary Traffic Management (QGTTM).
24. Prior to works commencing on site, a final amended Traffic Management Plan (TMP) specific to the construction works being undertaken must be submitted to the Assessment Manager (GPC) for approval. The TMP must be designed in accordance with AGTTM & QGTTM and approved prior to commencing any onsite activities within the road corridor.

Note: The marked up version of TMP-22/0903 is not yet approved. This version is to be updated to include all changes made to version submitted prior during assessment.

25. All activities associated with construction/ installation must be carried out in accordance with the approved TMP.

ADVICE NOTES

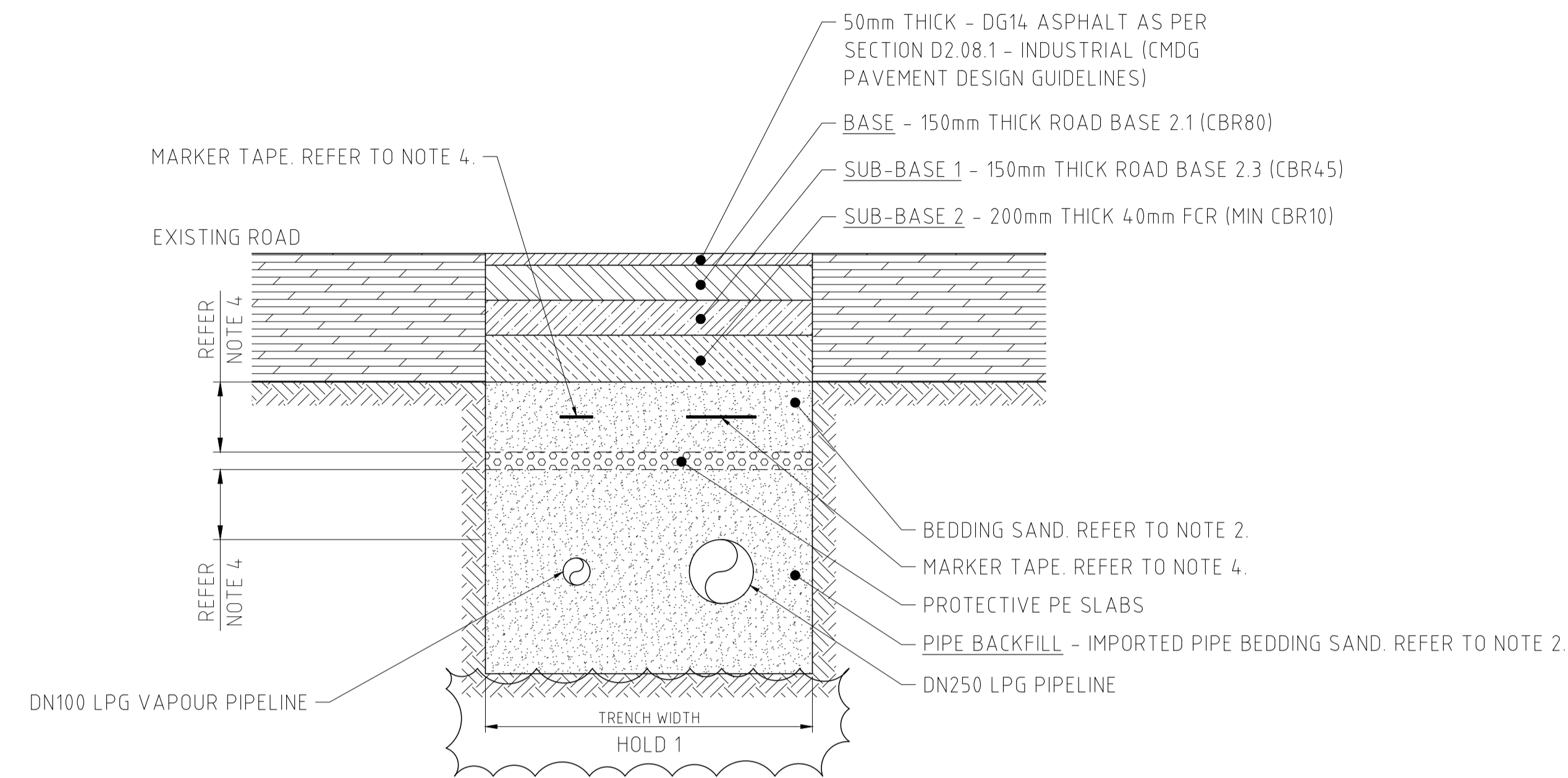
- A. All other relevant approvals must be obtained before commencement of the development or operation of the development, including any Building works or Plumbing and drainage works.
- B. Where, the proponent or their contractor is required to apply for and obtain from GPC a Permit to Dig/Excavate for 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.
- C. 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.
- D. This decision notice does not represent an approval to commence any Building work.
- E. Any connections to water and sewerage infrastructure will require Plumbing and Drainage works approvals from a suitably qualified person.
- F. 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.
- G. 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.
- H. Where a construction compound, laydown area or acid sulphate soil treatment site is required, the proponent or their contractor is required to apply for and obtain a Consent to Enter from GPC's Property Specialist via 07 4976 1334 or property@gpcl.com.au prior to works commencing.
- I. Where communication with GPC Port Security is required e.g. for schedules or service requests, direct communication to the following: pfso@gpcl.com.au, contracted_security@gpcl.com.au and gpcsupervisor@diamondprotection.com.

Attachment 2 Approved Plans and Specifications

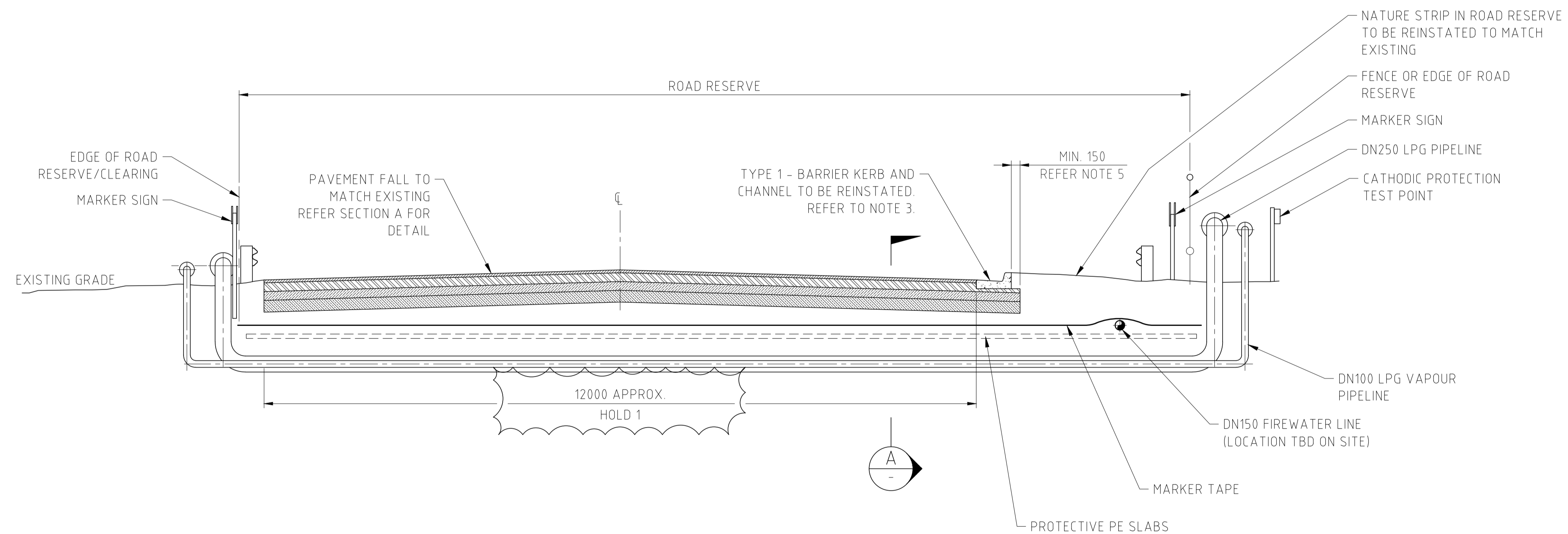
NOTES:

1. ALL DIMENSIONS ARE INDICATIVE, DIMENSIONS TO BE CONFIRMED ON SITE.
2. IMPORTED PIPE BEDDING SAND TO BE COMPACTED AT MAXIMUM 150mm LAYERS.
3. KERBS TO BE CONSTRUCTED BY CONTRACTOR, AS PER CMDG-R-060 TYPE 1 - BARRIER KERB AND CHANNEL. CONTRACTOR TO ENSURE SMOOTH TRANSITION BETWEEN EXISTING AND NEW KERB.
4. REFER TO LPG-GLA-CIV-LAY-003 FOR CROSSING DETAIL - PLAN VIEW.
5. SUB-BASE LAYER SHALL EXTEND A MINIMUM OF 150mm BEHIND REAR FACE OF KERB AS PER CMDG PAVEMENT DESIGN GUIDELINES.

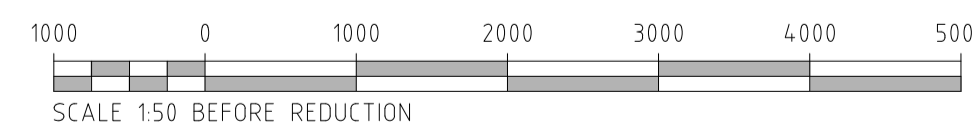
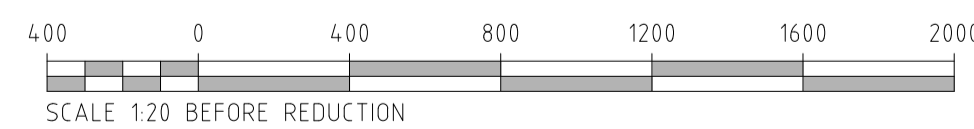
HOLDS:
1. DIMENSIONS TO BE CONFIRMED ON SITE.



SECTION A
SCALE 1:20



ELEVATION ROAD SECTION
SCALE 1:50



RPEQ Name: Trevor Jane
RPEQ No.: 08613
Signature:
Date: Mar 22, 2022

ISSUED FOR CONSTRUCTION

REV No	DATE	ISSUED FOR CONSTRUCTION	ET	CHS	ET	TRJ	GEP			
0	22/03/22	ISSUED FOR CONSTRUCTION	ET	CHS	ET	TRJ	GEP			
DESCRIPTION	DESCRIPTION	DRN	CHK'D	DSG'D	DSGCHK	PM	APP			
LPG-GLA-CIV-LAY-0003	CROSSING DETAIL - PLAN VIEW									
DOC No.	DESCRIPTION	REV No	DATE	DESCRIPTION	DRN	CHK'D	DSG'D	DSGCHK	PM	APP
	REFERENCE DOCUMENTS			REVISIONS						

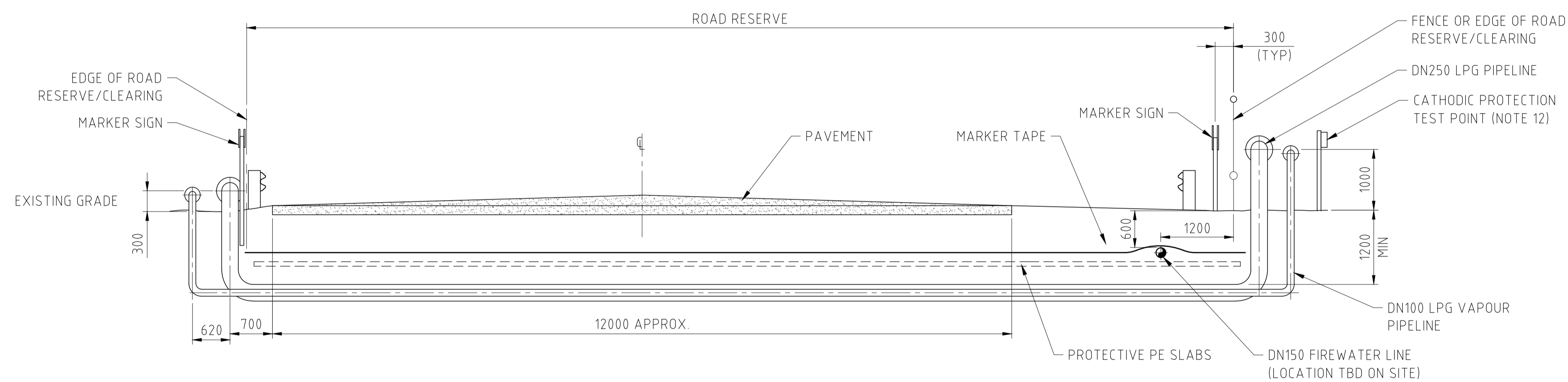
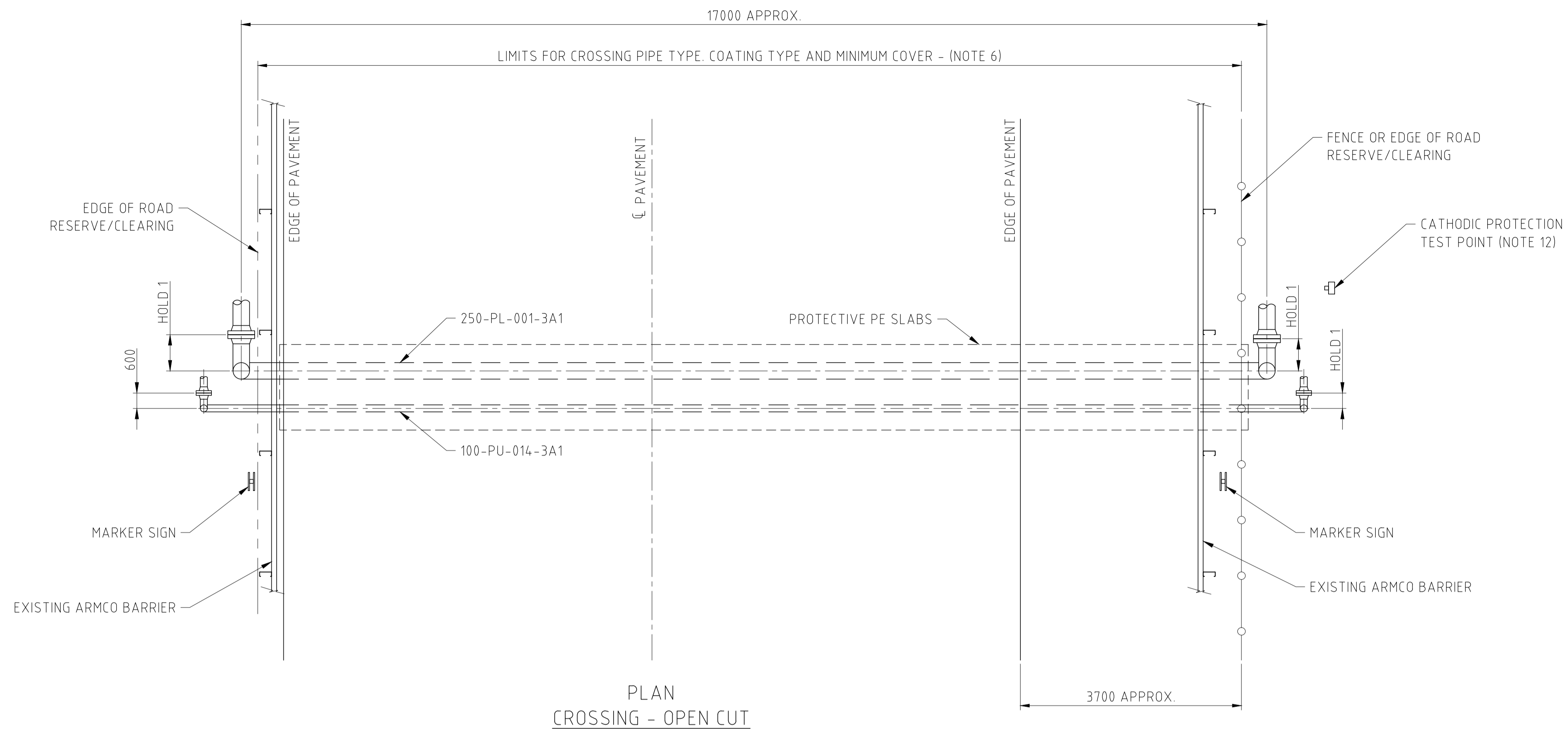
CLIENT:	
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THIS DRAWING AND DESIGN CONTAINS PROPRIETARY INFORMATION IT SHALL NOT BE LOANED OR REPRODUCED OR ANY OF ITS CONTENTS DISCLOSED IN WHOLE OR PART WITHOUT PRIOR WRITTEN CONSENT OF LOGICAMMS LTD

SCALE:	N.T.S.	
DRAWN	ET	21/03/22
CHECKED	CHS	22/03/22
DESIGNED	ET	22/03/22
DES. CHECK	TRJ	22/03/22
PROJ. MGR	GEP	22/03/22
CLIENT		

GLADSTONE L.P.G. STORAGE TERMINAL REPLACEMENT WHARF LINE ROAD MARK FENTON DRIVE PAVEMENT DETAIL		DRG. No.	LPG-GLA-CIV-LAY-0004	Rev	0
		A1			



NOTES:

1. ROAD CROSSING SHALL BE OPEN CUT.
2. APPLICABLE ROAD AUTHORITY SPECIFICATIONS AND PERMITS SHALL BE OBTAINED PRIOR TO COMMENCING WORK. AUTHORITY SPECIFICATIONS SHALL APPLY IN CONJUNCTION WITH DETAILS ON THIS DRAWING.
3. THE COMPANY SHALL GIVE A WRITTEN NOTICE TO ROAD AUTHORITY IN ADVANCE PRIOR TO COMMENCING WORK AT THE CROSSING.
4. THE RELEVANT AUTHORITIES SHALL BE GIVEN WRITTEN NOTICE AND DETAILED LOCATIONS OF ALL BURIED SERVICES SHALL BE OBTAINED PRIOR TO EXCAVATION.
5. ANY EXISTING BURIED PIPE OR UTILITY WITHIN CLOSE PROXIMITY OF THE PIPELINE PATH OR EXCAVATION AREA SHALL BE HAND DUG TO ESTABLISH ITS EXACT LOCATION ELEVATION PRIOR TO MACHINE EXCAVATION.
6. TRAFFIC CONTROL AND SAFETY PROCEDURES SHALL BE MAINTAINED IN ACCORDANCE WITH RELEVANT ROAD AUTHORITY AND AS1742.3. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PROTECT THE PUBLIC WITH THE USE OF SIGNS, BARRICADES AND TRAFFIC CONTROL PERSONNEL.
7. PIPE SHALL BE INSTALLED STRAIGHT AND HORIZONTAL ACROSS THE WIDTH OF THE ROAD RESERVE.
8. MINIMUM COVER TO TOP OF PIPE AS SPECIFIED SHALL BE MAINTAINED WITHIN THE CROSSING LIMITS. MINIMUM COVER TO TOP OF PIPE SHALL BE NOT LESS THAN 1200mm.
9. THE WORK AREA AND SURFACE DRAINAGE SHALL BE REINSTATED IN ACCORDANCE WITH THE ROAD AUTHORITY SPECIFICATIONS.
10. MARKER TAPE SHALL BE INSTALLED AT 300mm NOM ABOVE PIPE.
11. PIPE COATING SHALL BE TESTED AFTER INSTALLATION TO ENSURE INTEGRITY IS MAINTAINED. A CURRENT DENSITY CHECK SHALL BE COMPLETED PRIOR TO TIE-IN.
12. CATHODIC PROTECTION TEST POINT TO BE PLACED ON ONE SIDE OF THE ROAD. LOCATION TO BE SELECTED WITH PRINCIPLE TO SUIT PREVAILING SITE CONDITIONS.
13. THE WORK AREA AND SURFACE DRAINAGE SHALL BE REINSTATED IN ACCORDANCE WITH THE ROAD AUTHORITY.
14. THE BITUMEN OVER THE TRENCH SHALL BE CUT IN STRAIGHT LINES AND UNIFORM WIDTH PRIOR TO EXCAVATION.
15. BITUMEN ROAD - ROAD BASE SUB-BASE AND BITUMEN SHALL BE REPAIRED IN ACCORDANCE WITH THE ROAD AUTHORITY SPECIFICATIONS.
16. CONTRACTOR TO DESIGN AND PROCURE PE SLABS WITH SUFFICIENT THICKNESS (MINIMUM 150mm) TO PROTECT FROM EXCAVATORS AND TO COVER BOTH PIPELINES WITH A MINIMUM OF 300mm ON EITHER SIDE OF THE PIPE. THE SLABS SHALL BE PLACED 300mm ABOVE THE PIPELINES.
17. MARKER TAPE TO BE INSTALLED 150mm ABOVE PE SLABS AND SHALL BE INSTALLED IN ACCORDANCE WITH AS 2885.1-5.4.6 (ii).
18. EXCAVATION TO BE CONDUCTED IN ACCORDANCE WITH THE RELEVANT ORIGIN ENERGY EXCAVATION PROCEDURE (HOLD 1).
19. CONTRACTOR TO PROVIDE TRENCH, BACK FILL, PE PROTECTIVE SLAB, PAVEMENT, CURBING DESIGN IN COMPLIANCE WITH ALL LOCAL AND REGULATORY REQUIREMENTS TO ORIGIN AND ORIGIN APPOINTED ENGINEER FOR REVIEW.
20. REPLACEMENT OF THE REMOVED ROAD SECTION SHALL BE IN ACCORDANCE WITH THE CAPRICORN MUNICIPAL DEVELOPMENT GUIDELINES.
21. CONTRACTOR TO PROVIDE DETAILED EXCAVATION PROCEDURE TO ORIGIN AND ORIGIN APPOINTED ENGINEER FOR REVIEW.
22. ALL DIMENSIONS ARE INDICATIVE, DIMENSIONS TO BE CONFIRMED ON SITE.

HOLDS:

1. DIMENSIONS TO BE CONFIRMED ON SITE.



ISSUED FOR CONSTRUCTION

BILL OF MATERIALS			
ITEM	SIZE	DESCRIPTION	QTY
1	DN250	PIPE ERW, ASTM A333 Gr.6 SCH80	30m
2	DN100	PIPE SMLS, ASTM A333 Gr.6 SCH80	36m
3	DN250	ASME B 16.9 LR ELBOW 90° AST A420 WPL6 SCH80	4
4	DN100	ASME B 16.9 LR ELBOW 90° AST A420 WPL6 SCH80	4
5	DN250	ASME B16.5 300# ASTM A350 LF2 RF FLANGE SCH80	4
6	DN100	ASME B16.5 300# ASTM A350 LF2 RF FLANGE SCH80	4

DOC No.	DESCRIPTION	REV No	DATE	DESCRIPTION	DRN	CHK'D	DSG'D	DSGCHK/PM APP
		0	03/02/22	ISSUED FOR CONSTRUCTION	ISS	BC	JMS	GEP

CLIENT:	
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SCALE:	N.T.S		
DRAWN	ISS	<i>[Signature]</i>	03/02/22
CHECKED	BC	<i>[Signature]</i>	03/02/22
DESIGNED	JMS		03/02/22
DES. CHECK	GEP		03/02/22
PROJ. MGR	GEP		03/02/22
CLIENT:			

GLADSTONE L.P.G STORAGE TERMINAL
REPLACEMENT WHARF LINE ROAD
MARK FENTON DRIVE
CROSSING DETAIL

DRG. No. **LPG-GLA-CIV-LAY-0003** Rev **0**