

GPC Document No.1823146: EC: TS GPC Ref.: DA2022/09/01

4 October 2022

Graham Bailey Pty Ltd C/- Michael Coumbe PO Box 979 FREMANTLE WA 6160

Dear Mr Coumbe,

DECISION NOTICE – APPROVAL WITH CONDITIONS – DA2022/09/01

(GIVEN UNDER SECTION 63 PLANNING ACT 2016 AND THE PROVISIONS OF GPC LAND USE PLAN 2012V2)

1. Application Details

This development application was **properly made** to the Gladstone Ports Corporation Limited on **27 June 2022**.

Application Number:	DA2022/09/01			
Applicant Name:	Graham Bailey Pty Ltd			
Applicant Contact Details:	Michael Coumbe Graham Bailey Pty Ltd PO Box 979 FREMANTLE, WA 6160 Email: <u>mcoumbe@ampol.com.au</u>			
Approval sought (Land Use Plan)	Port application for works for Fuel Line replacement			
Details of Proposed Development:	Upgrade of the pipework within the landside of the Gladstone Trawler Wharf diesel refuelling facility from single skinned steel to a secondary contained UPP semi-rigid pipework system.			
Location Street Address:	Alf O'Rourke Drive, CALLEMONDAH QLD 4680			
Location Real Property Description:	Lot 209 on SP120888 and Lot 210 on SP120888			
Land Owner:	Gladstone Ports Corporation Limited			
Land Use Plan Precincts:	Strategic Port Land – Marine Industry			
Port Overlay Precincts:	Marine Services sub-precinct			

Gladstone Ports Corporation Limited



2. Details Of Proposed Development

Baileys Marine Fuels are requiring approval to upgrade the pipework on the landside of the Gladstone trawler wharf diesel refuelling facility from single skinned steel to a secondary contained UPP semi-rigid pipework system. The extent of the proposed works are described as:

- Removal of the existing steel diesel line and underground lines for the refuelling facility
- New transition sump with ball valve isolation and
- Installation of 50 meters of 75-63mm secondary contained UPP diesel pipeline

3. Details Of Decision

This development application was decided on 5 October 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 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

Note: Works within the development footprint have been considered 'excluded works' for development that is operational works for tidal work. Anything outside of these parameters may require further permits.

7. Referral Agencies for the Application

The proposed development did not trigger referral to any referral agencies

8. Approved Plans and Specifications

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

Gladstone Ports Corporation Limited



Title	Drawn BY	Drawing No.	Sheet	Date
		NO.	Revision	
Gladstone Harbour Trawler Wharf Alf O'Rourke Drive, Site Plan	Bailey's Marine Fuels Australia	88529	Sheet 0 Rev 0	16/11/2020
Gladstone Harbour Trawler Wharf removal of existing steel diesel line underground lines from pump pit	Bailey's Marine Fuels Australia	87583	Sheet 1 Rev A	25/03/2022
Gladstone Harbour Trawler Wharf removal of existing steel diesel line underground lines from pump pit	Bailey's Marine Fuels Australia	87583	Sheet 2 Rev A	25/03/2022
Gladstone Harbour Trawler Wharf removal of existing steel diesel line underground lines from pump pit	Bailey's Marine Fuels Australia	87583	Sheet 3 Rev A	25/03/2022
Gladstone Harbour Trawler Wharf removal of existing steel diesel line underground lines from pump pit	Bailey's Marine Fuels Australia	87583	Sheet 4 Rev A	25/03/2022
Gladstone Harbour Trawler Wharf diesel line upgrade to U.P.P. Key Plan	Bailey's Marine Fuels Australia	87582	Sheet 0 Rev A	25/03/2022
Gladstone Harbour Trawler Wharf diesel line upgrade to U.P.P. Pump to isolation valve pit	Bailey's Marine Fuels Australia	87584	Sheet 1 Rev A	25/03/2022
Gladstone Harbour Trawler Wharf diesel line upgrade to U.P.P. Isolation valve pit to Bent No 2	Bailey's Marine Fuels Australia	87584	Sheet 2 Rev A	25/03/2022
Gladstone Harbour Trawler Wharf diesel line upgrade to U.P.P. Bent No. 2 to Bent No. 4	Bailey's Marine Fuels Australia	87584	Sheet 3 Rev A	25/03/2022
Gladstone Harbour Trawler Wharf diesel line upgrade to U.P.P. Bent No. 4 to Bent No. 6	Bailey's Marine Fuels Australia	87584	Sheet 4 Rev A	25/03/2022
Gladstone Harbour Trawler Wharf diesel line upgrade to U.P.P. Bent No. 6 to Bent No. 8.	Bailey's Marine Fuels Australia	87584	Sheet 5 Rev A	25/03/2022
Gladstone Harbour Trawler Wharf diesel line upgrade to U.P.P. bunker point riser – Bent No. 8 to Bent o. 10	Bailey's Marine Fuels Australia	87584	Sheet 6 Rev A	25/03/2022
Gladstone Harbour Trawler Wharf diesel line upgrade to U.P.P. Pump Pit Details	Bailey's Marine Fuels Australia	87584	Sheet 7 Rev A	25/03/2022
Gladstone Harbour Trawler Wharf diesel line upgrade to U.P.P. Isolation valve pit details	Bailey's Marine Fuels Australia	87584	Sheet 8 Rev A	25/03/2022

Gladstone Ports Corporation Limited T: +61 7 4976 1333 • Fax: +61 7 4972 3045 • 40 Goondoon St/PO Box 259, Gladstone QLD, 4680, AUSTRALIA • www.gpcl.com.au ACN 131 965 896 ABN 96 263 788 242



Title	Drawn BY	Drawing No.	Sheet Revision	Date
Gladstone Harbour Trawler Wharf diesel line upgrade to U.P.P. bunker Point Riser & Transition Sump	Bailey's Marine Fuels Australia	87584	Sheet 9 Rev A	25/03/2022

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 Trudi Smith, Planning Specialist, on 07 4976 1314 or the undersigned on 07 4976 1287 or via email <u>planning@gpcl.com.au</u>.

Yours sincerely,

Erin Clark Principal Planner

Enc. Attachment 1: Conditions of Approval 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 1: ASSESSMENT MANAGER CONDITIONS

Part 1a: Approval sought under GPC Land Use Plan 2012v2 – Port Application

CONDITIONS

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. 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.
- 5. The proponent must at its cost and expense, keep and maintain the development footprint 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. 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.
- 7. 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.
- 8. 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

 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

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

CONSTRUCTION MANAGEMENT

- 10. 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 6.30am 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 GPC.
- 11. 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.
- 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. All works are to achieve safety for the property, staff and customers.
- 13. To ensure public safety with regard to potential hazards, security fencing to a minimum height of 1.8m is to be provided around the development footprint and materials storage area prior to works commencing at the site.
- 14. All fencing is to be of a design that provides maximum security and/or separation without adversely affecting overall amenity and streetscape quality.

Note: One way of achieving compliance is to provide mesh cloth screening to the security fence.

- 15. A designated parking area and the location of security fencing is to be identified on a site plan and provided to the Assessment Manager prior to any works commencing at the site.
- 16. A Construction Traffic Management Plan (CTMP) shall be submitted to the Assessment Manager, for approval, prior to commencing any works onsite. The plan shall be developed in accordance with Austroad's Guide To Temporary Traffic Management (AGTTGM) and where applicable, the amendments referenced in the Qld Guide To Temporary Traffic Management (QGTTM).
- 17. The proponent shall reinstate any damage caused to the existing carpark pavement, concrete kerb or footpath, etc. as a result of the works, to the same standard and quality as the original construction unless as agreed in writing by the Assessment Manager (GPC).. The GPC Port Infrastructure Engineer can be contacted on (07) 49761127 to obtain detailed drawings of the existing infrastructure.
- 18. No mud, dirt or other debris is to be tracked onto public roads during construction and operation of development.
- 19. Any construction fill material used must be uncontaminated and reused from onsite or sourced from a licensed quarry.

WASTE MANAGEMENT

20. 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.

AMENITY

21. The extent of filling or excavation at the site is to be no more than 1.5m high within 2m of the boundary at any time during the works. Screening is to be attached to any security fencing erected at the site to ensure that visual amenity is maintained at all times.

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ENVIRONMENT

Construction Environmental Management Plans

- 22. Prior to construction works commencing on site, an Environmental Management Plan (EMP) specific to these works, is to be submitted to the Assessment Manager (GPC) for approval.
- 23. The construction must be undertaken in accordance with the approved EMP that ensures:
 - a) environmental risks, including but not limited to, noise, odour, lighting, dust, are identified, managed and continually assessed in relation to the construction activity;
 - any stormwater runoff within the development footprint is managed during any rain event by providing bunding (or the like) around any stockpiles of soil (or other materials) to ensure that contamination of the Marina/ nearby waters does not occur. 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;
 - c) that reviews of environmental performance are undertaken at least annually; and
 - d) any amendments to the EMP are to be submitted to GPC for review and approval.

Once approved by the Assessment Manager, the activity 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

- 24. 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 conditions of this approval or any other environmental approval obtained in relation to the approved activity.

ACID SULPHATE SOIL

25. In the event acid sulphate soils are disturbed/excavated and require treatment on site, a site specific Acid sulphate Management Plan must be submitted to GPC for approval prior to such works commencing. Once the management plan is approved, the works must be carried out in accordance with this plan.

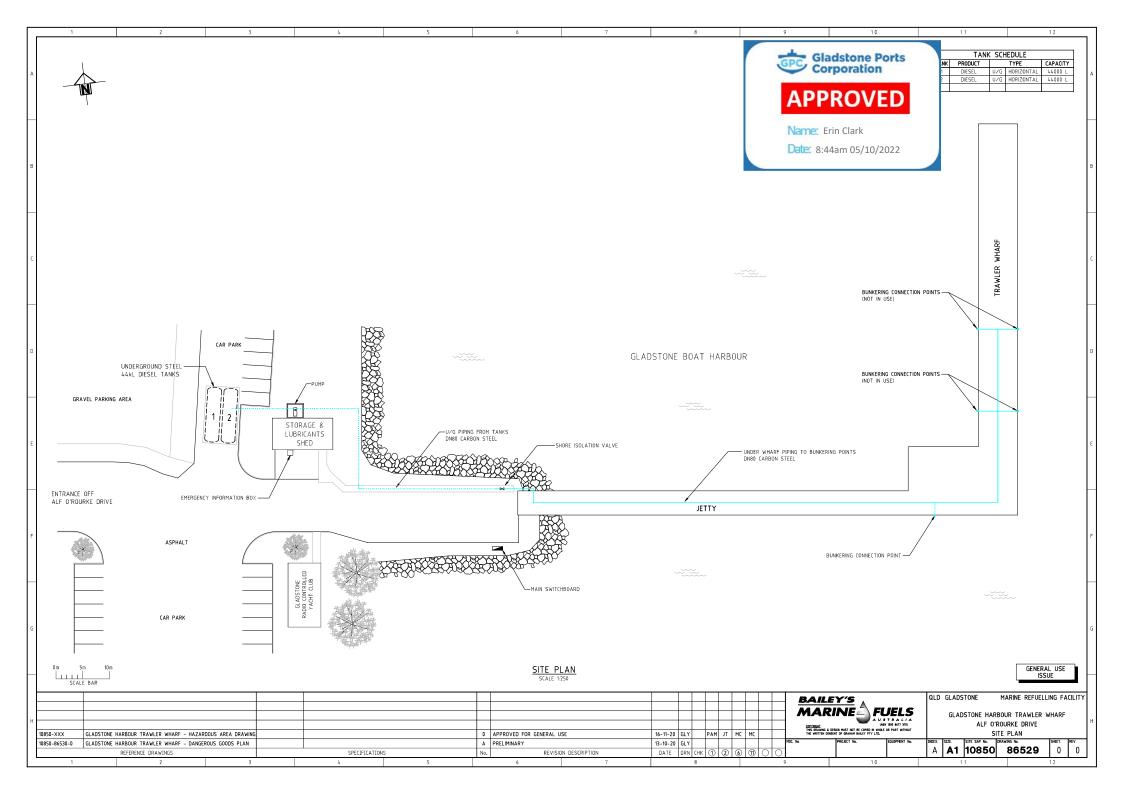


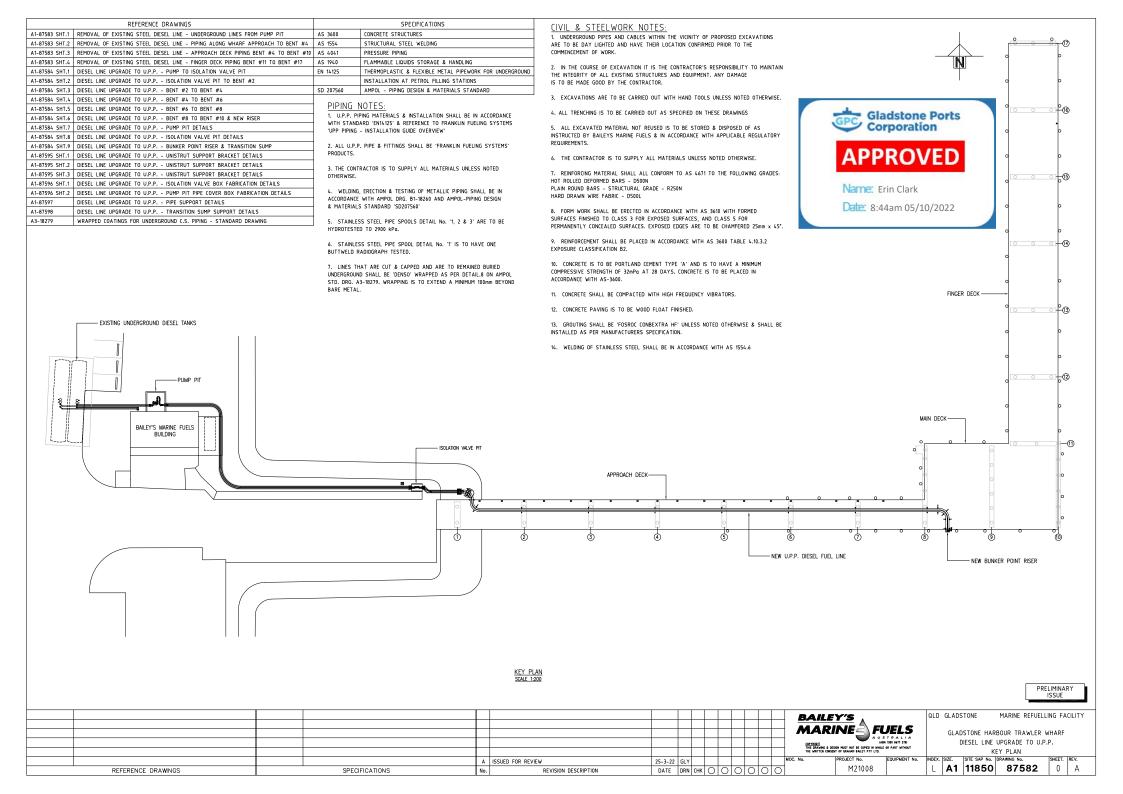
ADVICE NOTES

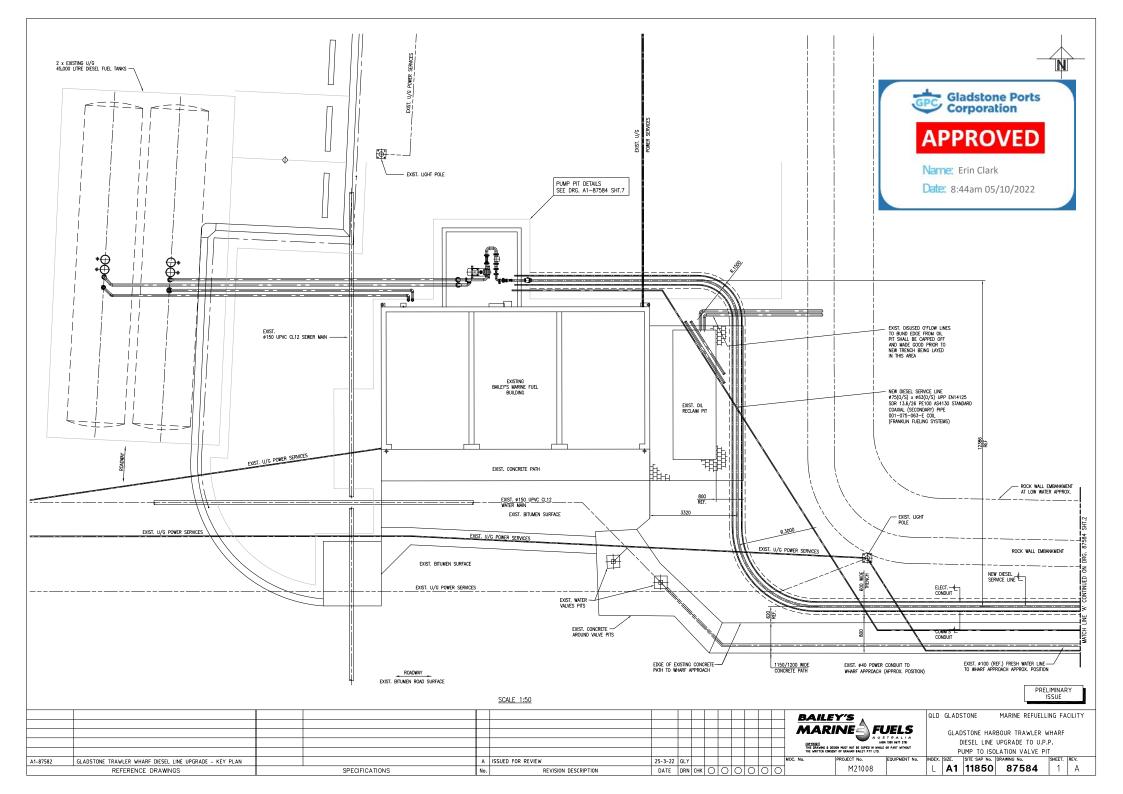
- 1. All other relevant approvals must be obtained before commencement of the development or operation of the development.
- 2. Where a Permit to Dig/Excavate prior to commencing excavation or digging for the development, the proponent or their contractor is required to apply for and obtain the permit by contacting the Port Infrastructure Asset Manager on 4976 1332 or <u>bartono@gpcl.com.au</u>.
- 3. Where a construction compound or laydown area is required, the proponent or their contractor is required to apply for and obtain a Consent to Enter from the Assessment Manager's Property Specialist via 07 4976 1334 or property@gpcl.com.au prior to works commencing.
- 4. Where works are to be undertaken outside tenured areas, 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.
- 5. 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.
- 6. Where the Applicant is required to submit further documentation to the Assessment Manager, this is to be directed to the Planning section at <u>planning@gpcl.com.au</u>, including reference to the allocated development application number.
- 7. Where communication with GPC Port Security is required e.g. for schedules or service requests, direct communication to the following: <u>pfso@gpcl.com.au</u>, <u>contracted_security@gpcl.com.au</u> and <u>gpcsupervisor@diamondprotection.com</u>.

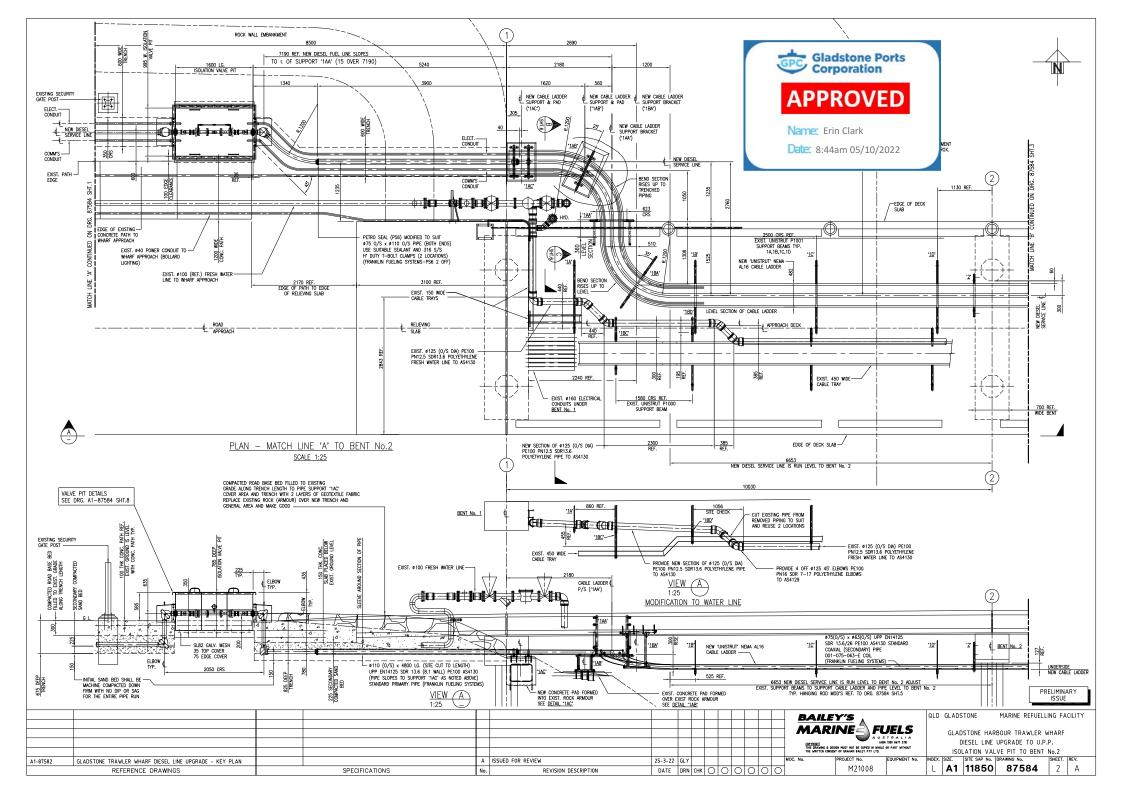


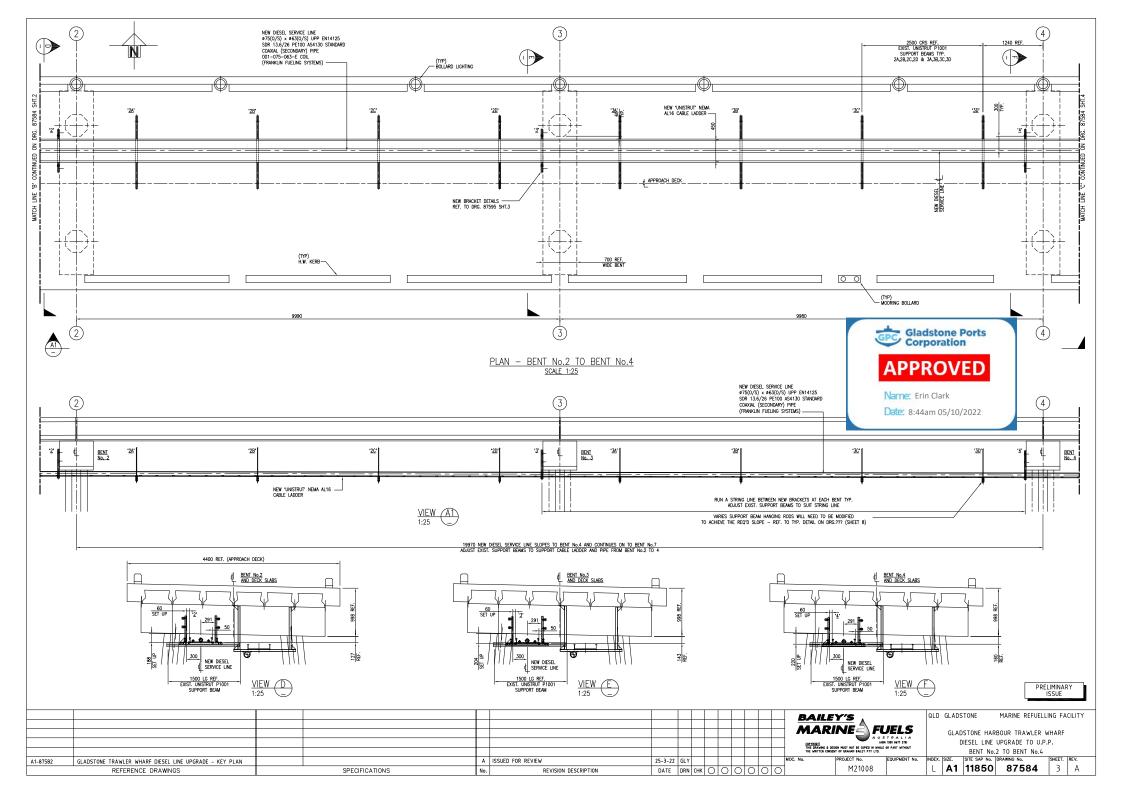
Attachment 2 Approved Plans and Specifications

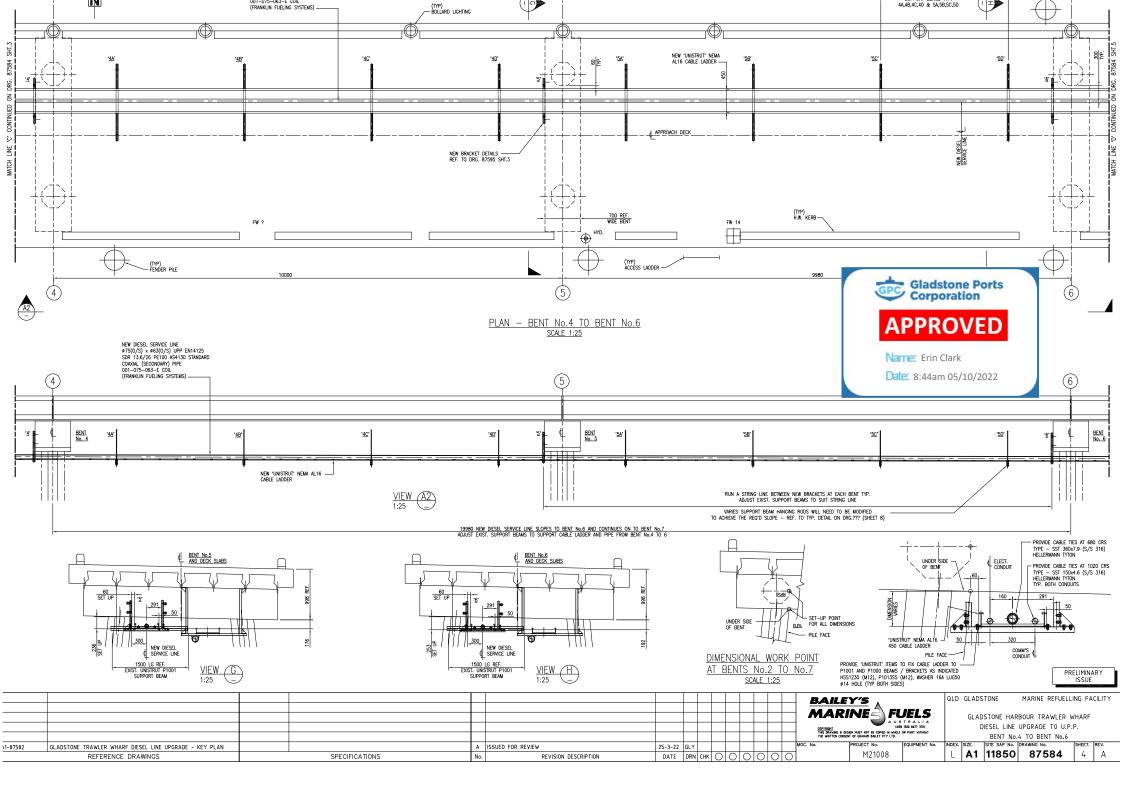


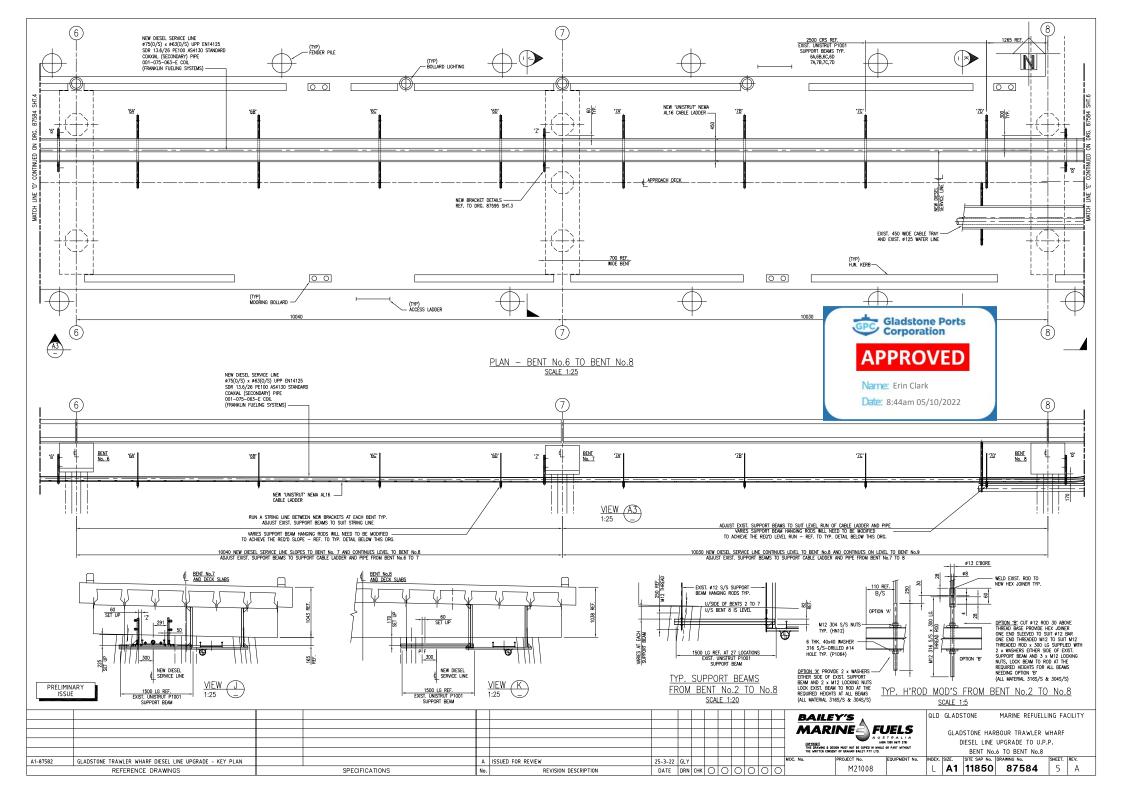


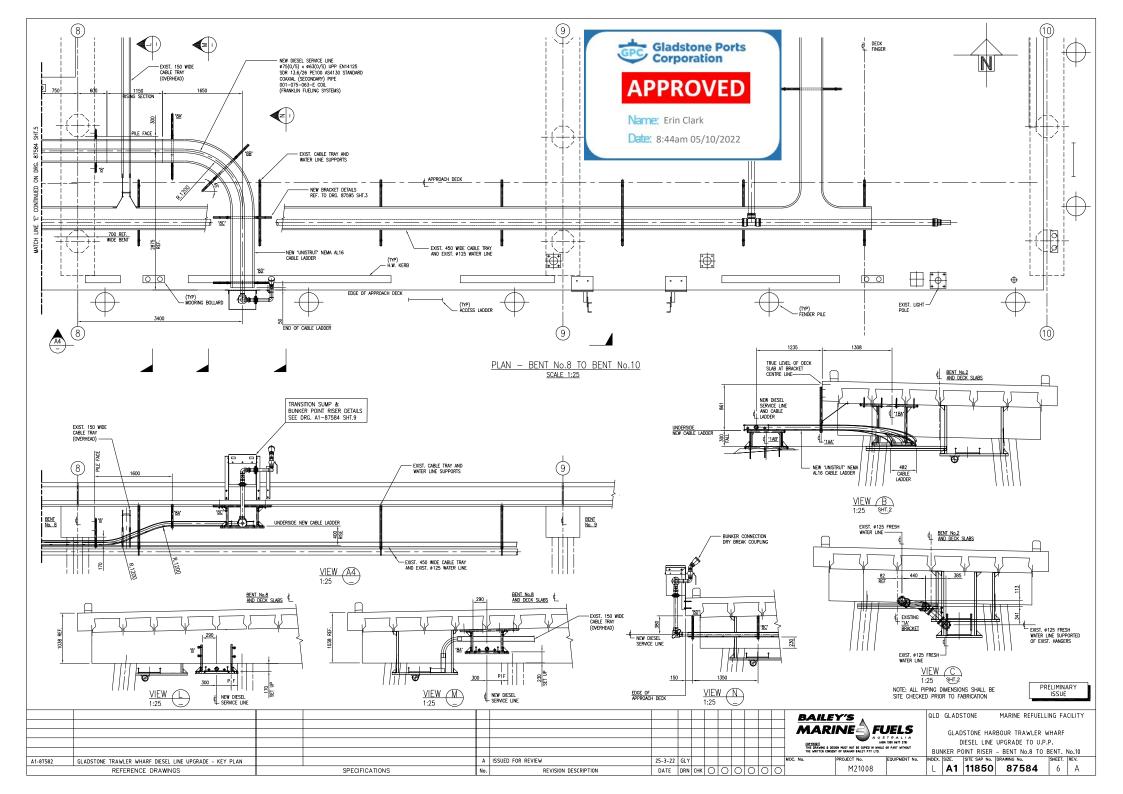


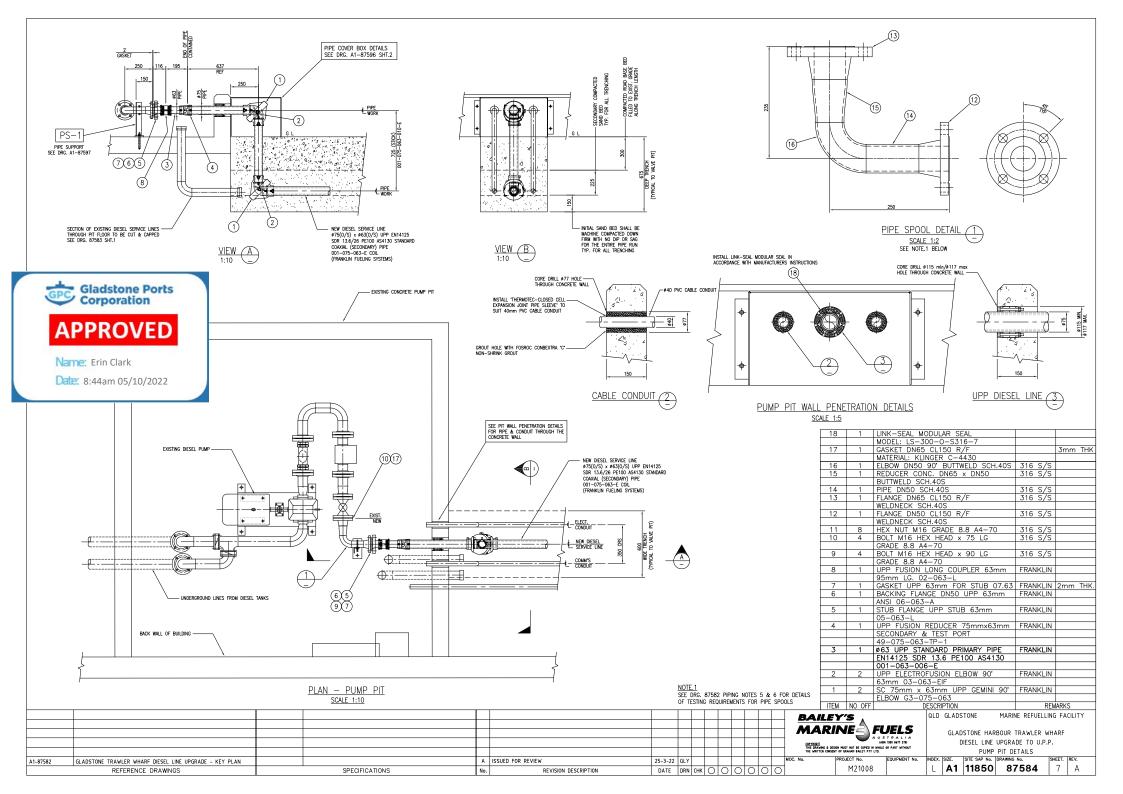


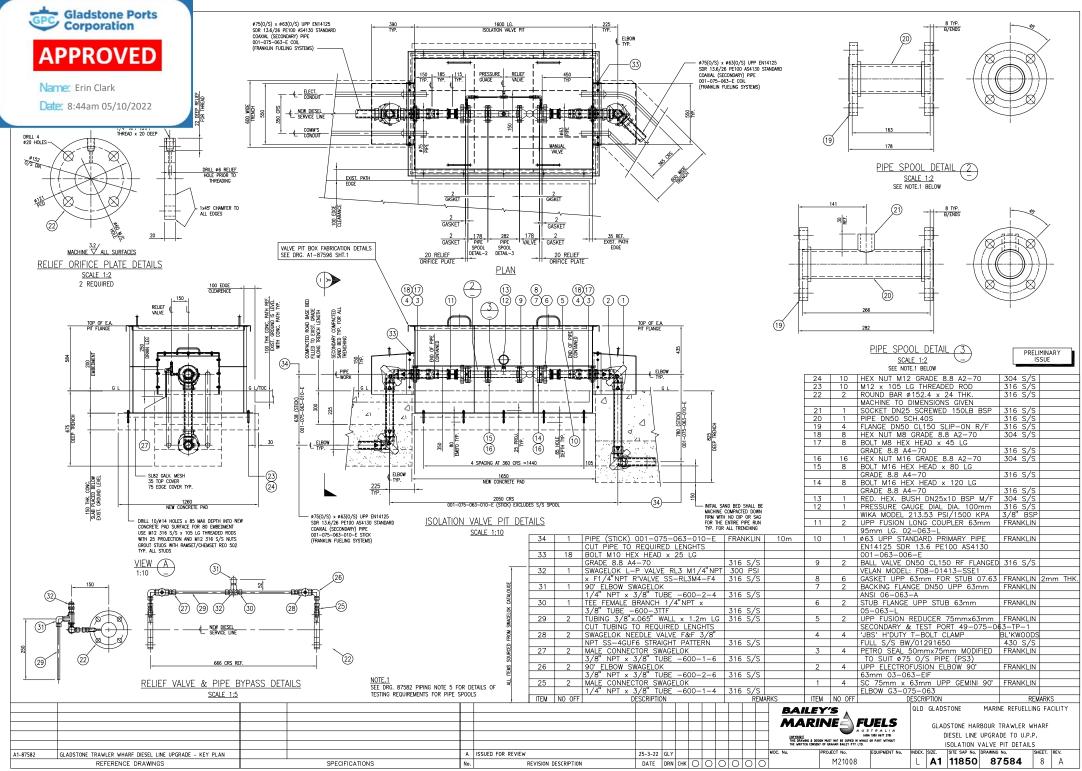


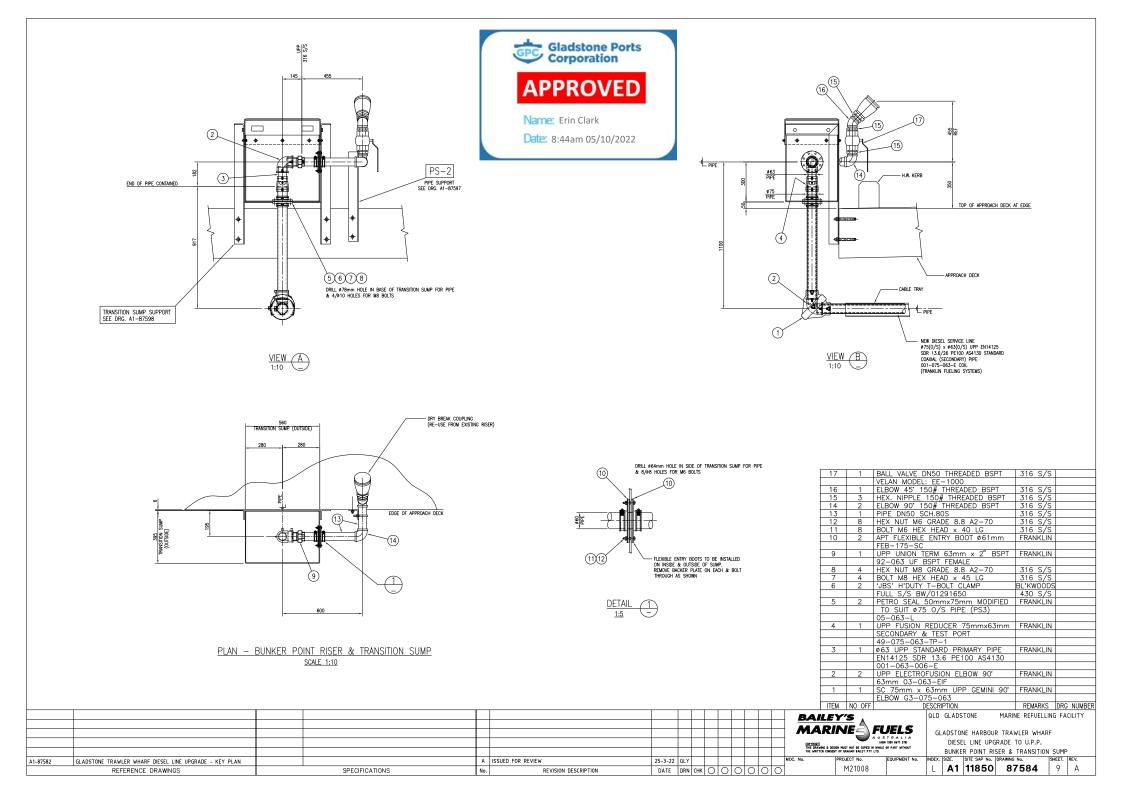


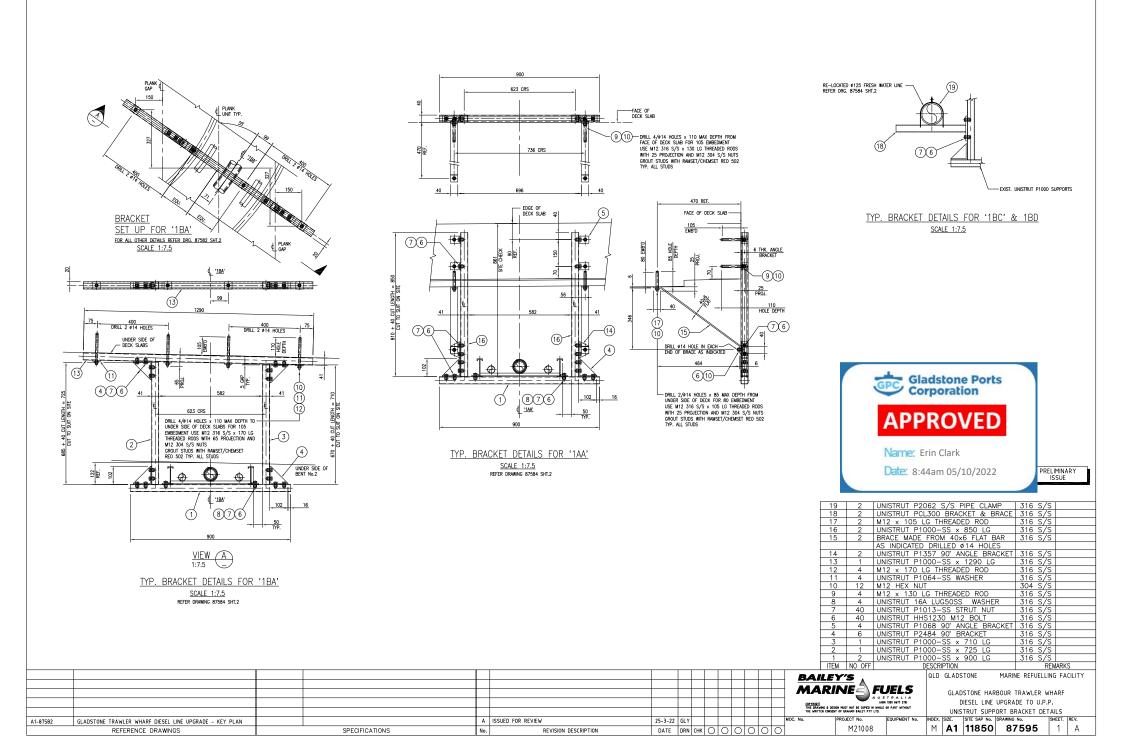


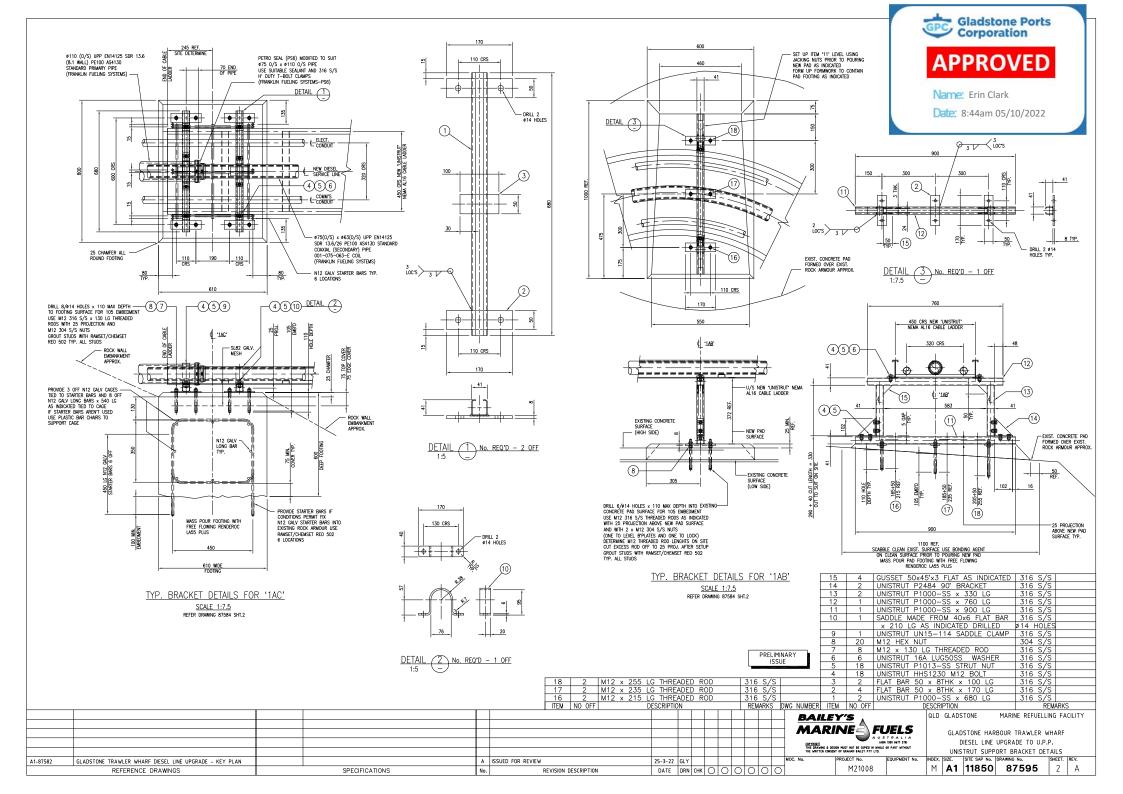


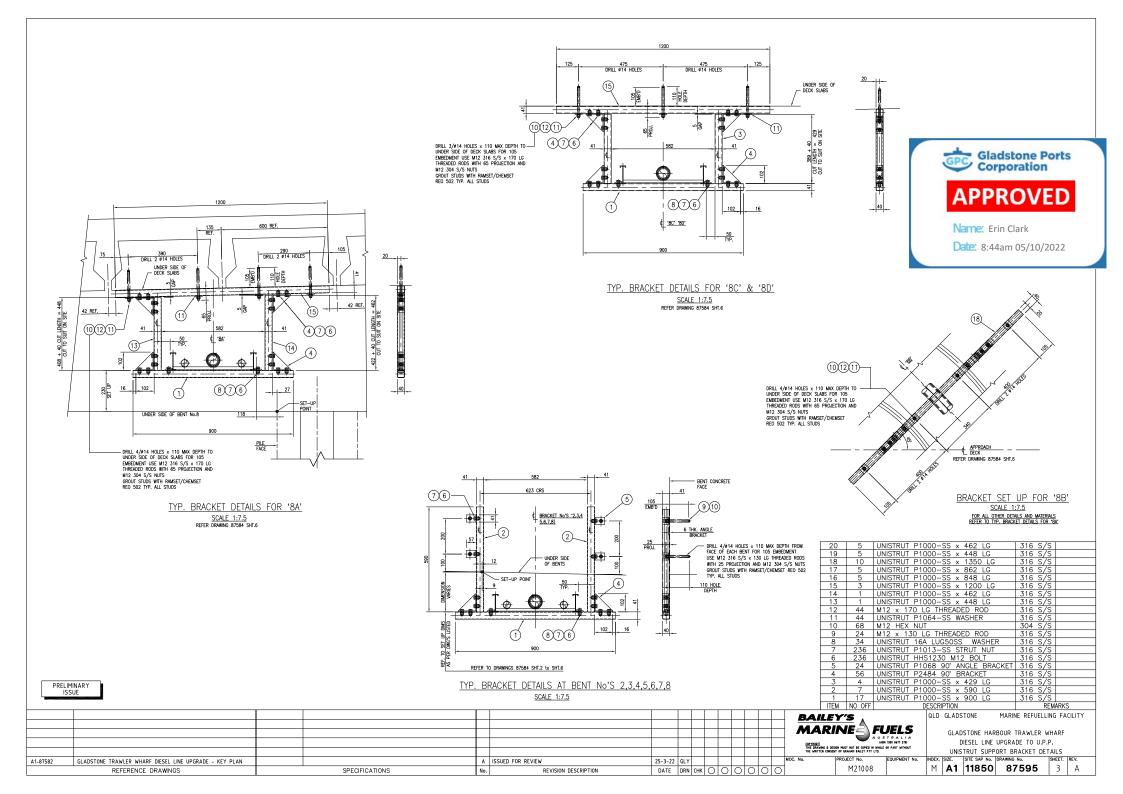


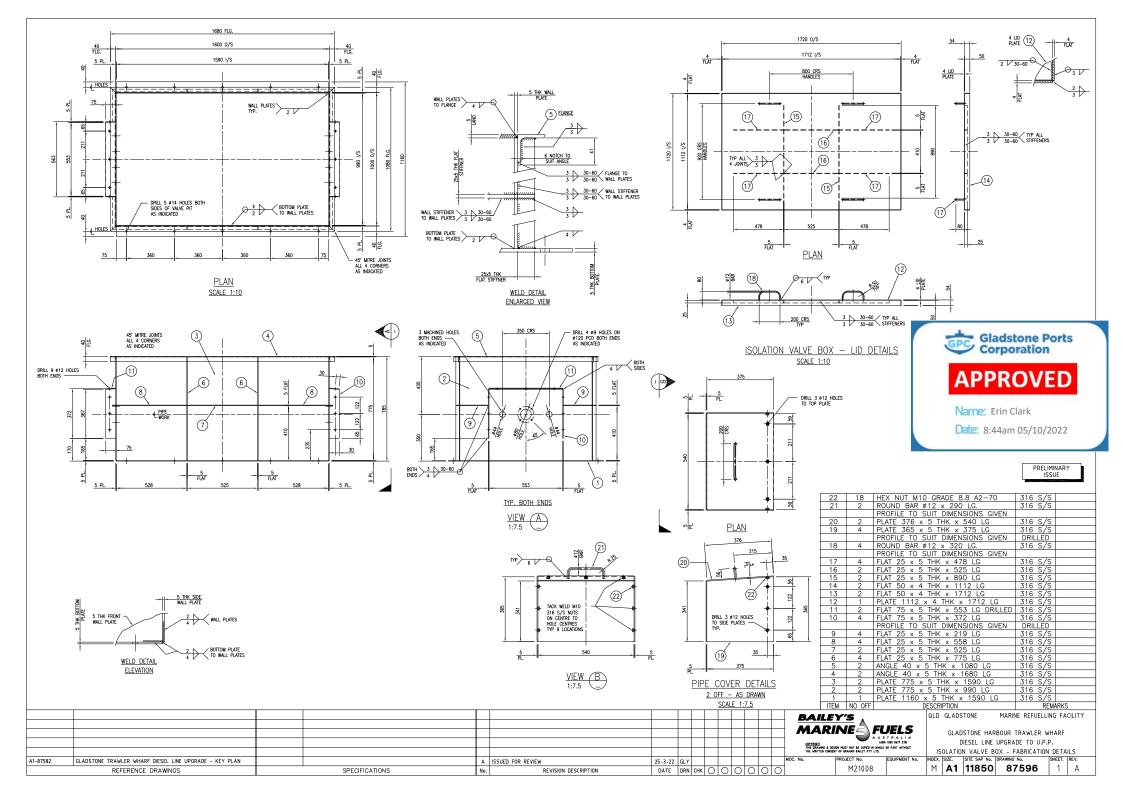


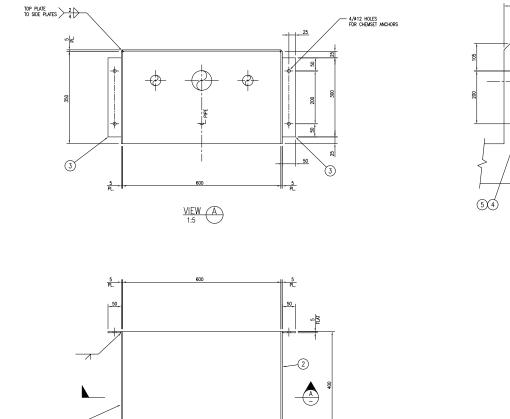












A ISSUED FOR REVIEW

No.

REVISION DESCRIPTION

150

TOP OF CONCRETE PIT WALL

€ PIPE

SIDE VIEW SCALE 1:5

25-3-22 GLY

DATE DRN CHK O O O O O

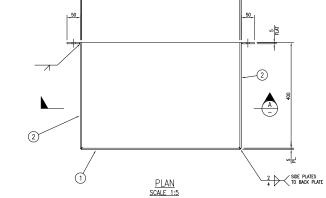
- DRILL 4/#12 HOLES \times 90 MAX DEPTH INTO PIT WALL FOR 85 EMBEDMENT USE M10 316 S/S \times 110 LG THREADED RODS AND M10 316 S/S NUTS GROUT STUDS WITH RAMSET/CHEMSET RE0 502

완발

BAILEY'S

ROJECT No.





SPECIFICATIONS

GLADSTONE TRAWLER WHARF DIESEL LINE UPGRADE - KEY PLAN

REFERENCE DRAWINGS

A1-87582

