

20 November 2025

Orica Limited
c/- SLR Consulting Pty Ltd
Att: Jim Lawler
PO Box 1779
MILTON QLD 4064

Dear Jim,

DECISION NOTICE – APPROVAL WITH CONDITIONS – DA2025/07/01

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

1. Application Details

This development application was **properly made** to the Gladstone Ports Corporation Limited on **13 October 2025**.

Application Number:	DA2025/07/01
Applicant Name:	Orica Limited
Applicant Contact Details:	Jim Lawler c/- SLR Consulting Pty Ltd PO Box 1779 MILTON QLD 4064 Email: Jim.Lawler@slrconsulting.com
Approval Sought (Land Use Plan):	Port Application for Operational Works - undertaking work in, on over or under premises that materially affects premises or their use - alteration to existing pipes on the wharf platform FL5
Approval Sought (Port Overlay):	N/A
Approval Sought (SARA):	N/A
Details of Proposed Development:	Alteration to existing pipes on the FL5 wharf platform (does not include use of the pipes beyond the current intensity)
Street Address:	FL5 Wharf, Bernie Muir Esplanade, Fisherman's Landing, Yarwun

Real Property Description:	Lot 500 SP120901
Land Owner:	Gladstone Ports Corporation Limited
Priority Port Overlay:	Port Industry and Commerce
Land Use Plan:	Wharves

2. Details of Proposed Development

Port Application for Operational Works - undertaking work in, on over or under premises that materially affects premises or their use - alteration to existing pipes on the wharf platform FL5.

3. Details of Decision

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 undertaking work in, on over or under premises that materially affects premises or their use - alteration to existing pipes on the wharf platform FL5 (approval does not include use of the pipes beyond the current intensity).

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 broader use of the development:

- (a) Material Change of Use

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
Wharf Activities Plan	SLR	21/02/2025	625-010505.00001	-

Ammonia Import Terminal Flat Ammonia Ship Loading Wharf Piping General Arrangement	Worley	18/06/2025	211005- 00011-P1- DGA-00007	1
Ammonia Import Terminal Flat Ammonia Ship Loading Wharf Piping Isometric View	Worley	18/06/2025	211005- 00011-P1- DGA-00006	1

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:

- (a) 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 Trudi Smith, Planning Specialist on 07 4976 1314 or via email planning@gpcl.com.au.

Yours sincerely,



Andrew Johnson
Chief Executive Officer

- 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 1a: Approval sought under Land Use Plan - Port Application - Operational Works
- undertaking work in, on over or under premises that materially affects premises or their use (alteration to existing pipes on the wharf platform FL5).

GENERAL

1. This development permit only authorises the physical works associated with the alteration to existing pipes on Fisherman's Landing Wharf 5 (FL5) and does not give approval for any increase in scale or intensity, beyond the existing approved activity over / through FL5.
2. Development must be carried out generally in accordance with the Approved plans, except where modified by conditions of this permit.
3. Unless otherwise stated, all conditions must be complied with and completed prior to the commencement of the development.
4. Where additional "approval" is required under these conditions by the Assessment Manager (GPC) for drawings or documentation the applicant must submit for review, amend to the satisfaction of, and obtain written approval from the Assessment Manager.

Furthermore, the Assessment Manager will require no less than 20 business days, unless otherwise conditioned, to initially assess the drawings or documentation provided prior to the commencement of the works.

5. The applicant 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.
6. In the event works are required to be carried out outside the **licence or** lease area, the proponent or their contractor must obtain a Consent to Enter from GPC's Property Advisor prior to works commencing.
7. Prior to works commencing, the Applicant or their contractor must supply to the Assessment Manager for review and approval an Emergency Management Plan for works for all potential incidents e.g. contaminant spill, riverine flood, adverse weather etc

ENVIRONMENT

Construction Environmental Management Plans

8. Prior to works commencing on site, a Construction Environmental Management Plan (CEMP) specific to these works, is to be submitted to the Assessment Manager (GPC) for approval.

The construction works must be undertaken in accordance with the approved CEMP 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;
- b) that staff are trained, aware and competency assessed of their obligations under the CEMP, 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 CEMP are to be submitted to the Assessment Manager for review and approval.

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

Incident notification

9. At all times, Gladstone Ports Corporation Environment Hotline (07) 4976 1617 is to be notified of the occurrence of any:
- release / spill of contaminants (e.g. fuels / chemicals / sewerage) greater than 20L to land;
 - release / spill of contaminants (e.g. fuels / chemicals / sewerage) of any amount to water;
 - any environmental complaints received by the holder of this approval; and
 - non-compliance with environment related conditions of this approval, or any other environmental approval obtained in relation to the approved activity.

Note: 'land' is to be defined as where not within a containment system.

10. Environmental incident notification must be included in any Environmental Management Plans for the premises/development.

CONSTRUCTION

11. Upon completion of the works, the applicant must supply the Assessment Manager with RPEQ certified "As Constructed" plans in both hard copy (2 of PDF) and electronic (CAD format) which illustrate all infrastructure and services installed on, under or over Port infrastructure associated with the activity unless otherwise approved in writing by the Assessment Manager.
12. The applicant must notify the Assessment Manager immediately following commissioning and testing of the installation of the pipework, or within **six** months of installation, whichever occurs first.
13. Any site lighting used during works 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 the works with respect to navigation. Where an issue is identified or a validated complaint received, the applicant must immediately rectify to the satisfaction of the Assessment Manager.
14. Any material which is deposited or any debris which falls or is deposited on tidal lands or into tidal waters during the construction of the approved works shall be removed by the applicant at their cost and expense. The applicant is to notify the Assessment Manager if any material or debris is deposited.
15. Upon completion of the works, the applicant shall provide the Assessment Manager with written confirmation that the seabed is clear of foreign materials.
16. If, as a result of the works, or other cause attributable to the applicant, any Port bank or tidal structure is displaced, the applicant at its cost and expense shall restore the bank or structure to its former condition and take such other action as is necessary to ensure the stability of the bank or structure to the satisfaction of the Assessment manager.

ADVICE NOTES – WHEN RELEVANT

- a. This approval only relates to work on the wharf deck, any works that are located outside of this scope of work, or that constitutes operational works that is tidal works, will require an additional approval and the subsequent lodgement of a development application.
- b. Where a construction compound or laydown area is required, the applicant 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.
- c. Where works are to be undertaken outside tenured areas, the applicant 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.
- d. 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.
- e. 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.
- f. 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



Gladstone Ports
Corporation

APPROVED

Name: Trudi Smith

Date: 8:54 am, 20/11/2025

The approximate area where the pipe and instruments will be installed on the existing infrastructure to facilitate loading of material onto ships

500
SP120901

The wharf with the existing infrastructure used for offloading material from ships. This 'other change' application proposes to:

- a) increase the throughput over the wharf for both offloading and loading of ships;
- b) install pipes and instruments on the existing infrastructure to facilitate the loading of material onto ships.

507
SP239651

LEGEND

- Pipe/Instruments Installation Location (indicative only)
- Cadastral Boundary



DISCLAIMER: All information within this document may be based on external sources. SLR Consulting Pty Ltd makes no warranty regarding the data's accuracy or reliability for any purpose.



0 10 20 Metres

Coordinate System: GDA2020 MGA Zone 55

Scale: 1:500 at A4

Project Number: 625.010508.00001

Date Drawn: 21/02/2025

Drawn by: GL

Reviewed by: JL

Service Layer Credits:
Esri, TomTom, FAO, NOAA, USGS, Esri, USGS

ORICA FISHERMAN'S LANDING

WHARF ACTIVITIES PLAN

