

17 December 2025

Rex J Andrews Pty Ltd
On behalf of Vestas
Att: John Stokes
PO Box 271
PENRITH NSW 2751

Email: john@rja.com.au

Dear John,

DECISION NOTICE – APPROVAL WITH CONDITIONS – DA2025/08/01

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

1. Application Details

This development application was **properly made** to the Gladstone Ports Corporation Limited on 11 November 2025.

Application Number:	DA2025/08/01
Applicant Name:	Rex J Andrews Pty Ltd obo Vestas
Applicant Contact Details:	Att: John Stokes Rex J Andrews obo Vestas PO Box 271 PENRITH NSW 2751 Email: john@rja.com.au
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 – Access modifications (site works, excavation and filling).
Approval Sought (Port Overlay):	N/a
Approval Sought (SARA):	N/a
Details of Proposed Development:	Port Application for Operational Works for access modifications (site work and excavation and filling) to facilitate the movement of over dimensional over size (OSOM) loads from ship to

	storage PC4.
Street Address:	PC4 Port Central - Macfarlane Drive and Port Central Way, Gladstone
Real Property Description:	Part of Lot 300 SP272314
Land Owner:	Gladstone Ports Corporation Limited
Priority Port Overlay:	Port Industry and Commerce Port Central Sub Precinct
Land Use Plan:	Port Industry

2. Details of Proposed Development

Port Application for Operational Works for access/egress modifications (site works, excavation/filling) to facilitate the movement of over dimensional loads (OSOM). Works include the –

- removal of fencing and light poles
- provision of a hardstand area and remediation works at the stormwater outlet.

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:

- Port Application for undertaking work in, on, over or under premises that materially affects the premises or their use including excavating or filling.

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:

- Nil

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
Drawing Index and Locality	HIG Harrison Infrastructure Group	03/09/2025	1554-601	1
Type Cross Section and Notes	HIG Harrison Infrastructure Group	03/09/2025	1554-602	1
General Arrangement and Setout	HIG Harrison Infrastructure Group	03/09/2025	1554-603	1
Blade Vehicle Paths	HIG Harrison Infrastructure Group	03/09/2025	1554-604	1
Discharge Tower Vehicle Path	HIG Harrison Infrastructure Group	03/09/2025	1554-601	1

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 via email planning@gpcl.com.au.

Yours sincerely,



Andrew Johnson

Chief Executive Officer

Enc. Attachment 1: Conditions of Approval
Part 1 – Conditions imposed by the assessment manager

Attachment 2: Approved plans and specifications

Gladstone Ports Corporation Limited

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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

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 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 by the Assessment Manager, to initially assess the drawings or documentation provided prior to the commencement of the works. Should further information be required for assessment, the Assessment Manager will require a further 5 business days to complete the information request assessment and response.
4. Upon completion of all movements of over dimensional components associated with this windfarm project, all bollards, fencing, gates, guardrail and light poles removed to facilitate this proposed development are to be reinstated to the satisfaction of Gladstone Ports Corporation. <i>Note: These works may trigger the lodgement of a development application for operational works.</i>
5. For the full duration of the movement of over dimensional and over mass (OSOM) components associated with this windfarm project, temporary security fencing or similar fencing, is to be provided in the location of the previous fencing (removed as part of this proposal), to ensure security risks associated with public access is managed.
ENGINEERING AND PLANNING
6. 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 land associated with the activity.
7. The disposal of any excavated material off site must be in accordance with requirements for lots registered on the Queensland Environmental Management Register, or alternately retained on site in accordance with all relevant legislative requirements.
Outdoor Lighting
8. The Applicant is to ensure during the works associated with lighting (and ongoing use afterwards), that the remaining light fixtures at Port Central stay connected (continue to light the area) when the impacted lights are removed.

9. 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 continually reviewed during construction 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.

INFRASTRUCTURE

10. All infrastructure constructed by the Applicant must be maintained by the Applicant for the duration of the development to the satisfaction of the Assessment Manager.
11. The Applicant must notify the Assessment Manager 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, stormwater drains, and underground services or infrastructure during construction. The Applicant must undertake necessary repairs at their expense and to the satisfaction of the Assessment Manager.

ENVIRONMENT

12. Prior to construction works commencing on site, an Environmental Management Plan (EMP) must be submitted to the Assessment Manager for approval, specific to these works that ensures;
- Environmental risks are identified, managed and continually assessed; and
 - The staff are trained, aware and competency assessed of their obligations under the EMP, including a copy of the management plan available on site at all times; and
 - That reviews of environmental performance are undertaken at least annually, and
 - Any amendments to the EMP are to be submitted to the Assessment manager for review and approval; and
 - Any rehabilitation and decommission works where required.

Once approved by the Assessment Manager, the construction activity must be carried out in accordance with this EMP.

Note: GPC has a guideline in its Land Use Plan for the development of environmental management plans that may be utilised in meeting the requirements of this condition.

13. In the event acid sulphate soils are disturbed/excavated and require treatment on site or any land owned by GPC, a Site Specific Acid Sulphate Management Plan, including treatment locality and volumes and disposal locality, must be submitted to the Assessment Manager for approval prior to such works commencing.

Upon approval of the management plan, the works must be carried out in accordance with this plan.

Note: the ASSMP may be incorporated into the EMP

CONSTRUCTION MANAGEMENT

14. The Applicant is required to apply for and obtain from GPC a Permit to Dig/Excavate prior to commencing works by commencing works by contacting, GPC's Port Infrastructure Asset Manager.
15. Where works are to be carried out outside the Permit to Occupy/Lease area, the Applicant or their contractor must obtain a Consent to Enter from GPC's Property specialist, prior to works commencing.
16. 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. Any variations to these times will be subject to the written approval of the Assessment Manager.
17. Construction fill material must be uncontaminated and reused from onsite or sourced from a licensed quarry.
18. No mud, dirt or other debris is to be tracked onto public roads during construction.
19. Upon completion of the construction works, the Applicant must reinstate the property to the same condition prior to the works being undertaken unless agree to in writing by the Assessment Manager. <i>Note: Other conditions within this permit may be related to this requirement.</i>
20. Prior to works commencing, an Erosion and Sediment Control Plan, developed in accordance with the International Erosion Control Association (IECA), Best Practice Erosion & Sediment Control Guideline is to be provided to the Assessment Manager for approval.
21. A Construction Traffic Management Plan (CTMP) must be provided to GPC for approval, at least 10 business days prior to the commencement of construction works. All activities associated with construction must be carried out in accordance with the approved CTMP.
22. The CTMP must comply with the Austroad's Guide To Temporary Traffic Management (AGTTM) and where applicable, the amendments referenced in the Queensland Guide To Temporary Traffic Management (QGTMM) https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Queensland-Guide-to-Temporary-Traffic-Management
INCIDENT NOTIFICATION
23. At all times, Gladstone Ports Corporation Environment Hotline (07) 4976 1617 is to be notified of the occurrence of any: <ul style="list-style-type: none"> 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.
24. Environmental incident notification must be included in any Environmental Management Plans for the premises/development

ADVICE NOTES – WHEN RELEVANT

- a. Where a Permit to Dig/Excavate prior to commencing excavation or digging for the development, the Applicant or their contractor is required to apply for and obtain the permit by contacting the Port Infrastructure Asset Manager on 4976 1332 or bartono@gpcl.com.au.
- b. 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.
- 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.

Gladstone Ports Corporation Limited

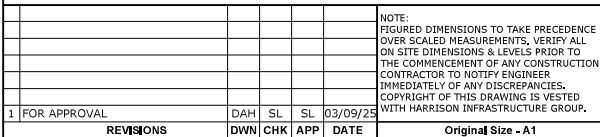
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- d. All development should proceed in accordance with the duty of care guidelines under the *Aboriginal Cultural Heritage Act 2003*. Penalties may apply where duty of care under that Act has been breached.
- e. Where the Applicant is required to submit 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.

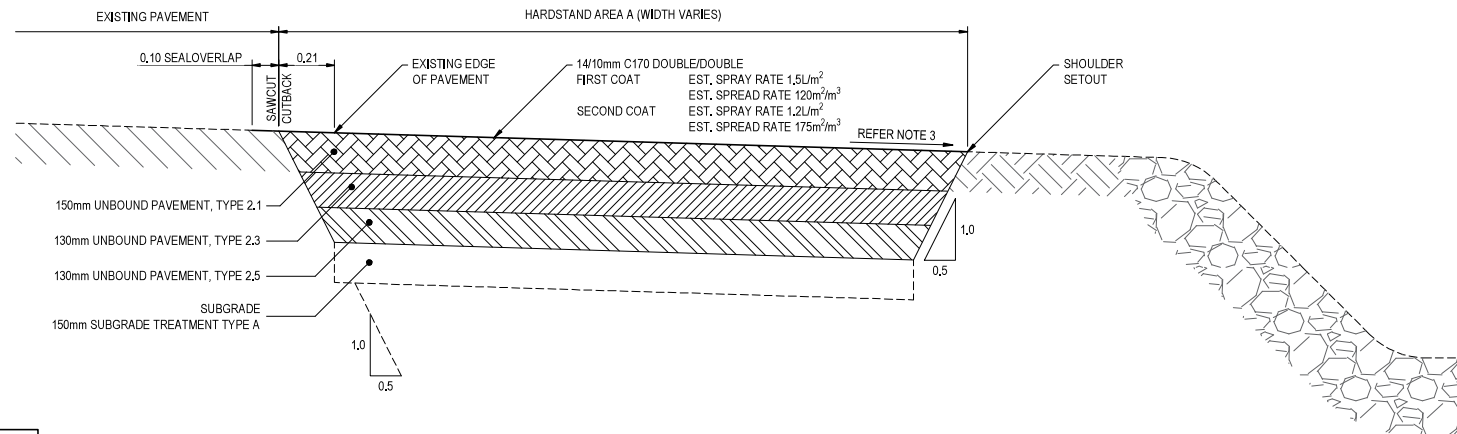
Attachment 2 Approved Plans and Specifications

Dwg Ref. c:\t265\data\TWB-DM01\p1210 - roc rja\cwf_3706\4.0 drawings\4.1_Dwg\1554-601 DRAWING INDEX AND LOCALITY.dwg Plot Date: 02.09.2025

DWG NO.	REV.	DATE	DRAWING TITLE
1554-601	1	SEP-25	DRAWING INDEX AND LOCALITY
1554-602	1	SEP-25	TYPE CROSS SECTION AND NOTES
1554-603	1	SEP-25	GENERAL ARRANGEMENT AND SETOUT
1554-604	1	SEP-25	BLADE VEHICLE PATHS
1554-605	1	SEP-25	DISCHARGE TOWER VEHICLE PATH



Engineering Certification RPEQ:   HARRISON Steve Luther Institute of Education Group RPEQ # 3118	Drawn DAH	Check SL	Design DAH	Verified SL	
	Project No. P11210		Drawing No. 1554-601		
	Horizontal Datum NO DATUM			Revision <div style="font-size: 2em; text-align: center;">1</div>	
	Vertical Datum NO DATUM				



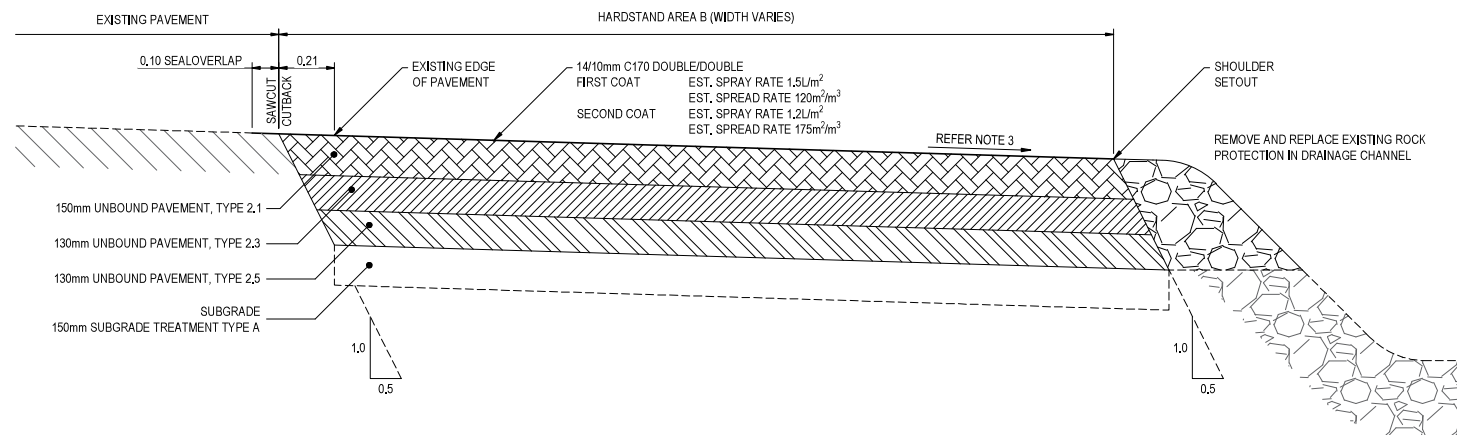
TYPE CROSS SECTION - HARDSTAND AREA A

NOT TO SCALE

NOTES

- EXISTING FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
- ALL BOLLARDS, FENCING, GATES, GUARDRAIL AND LIGHT POLES REMOVED TO FACILITATE TRANSPORT MOVEMENTS SHALL BE REINSTATED UPON COMPLETION OF THOSE MOVEMENTS. ALL REINSTATEMENT WORKS SHALL BE COMPLETED TO THE SATISFACTION AND APPROVAL OF THE GLADSTONE PORTS CORPORATION.
- TO PROMOTE SURFACE DRAINAGE, HARDSTAND AREAS SHALL BE GRADED TOWARDS OPEN DRAINAGE CHANNELS.
- EXTENSION OF 525 RCP TO BE CLASS 2 AND SUITABLE FOR AN AGGRESSIVE ENVIRONMENT IN ACCORDANCE WITH TRANSPORT AND MAIN ROADS TECHNICAL SPECIFICATION MRTS25, SECTION 5.3.
- DRAWING HAS BEEN PREPARED UPON AVAILABLE AERIAL IMAGERY. THE CONTRACTOR IS TO CONFIRM ALL FEATURES AND SUITABILITY OF THE DESIGN PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL LOCATE ALL EXISTING SERVICES PRIOR TO CONSTRUCTION.

BEFORE YOU DIG AUSTRALIA (BYDA)
PH: 1100
GLADSTONE PORTS CORPORATION
PH: 07 4976 1333



TYPE CROSS SECTION - HARDSTAND AREA B

NOT TO SCALE



NOTE:
FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. COPYRIGHT OF THIS DRAWING IS VESTED WITH HARRISON INFRASTRUCTURE GROUP.



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CLIENT:

REX J ANDREWS
ENGINEERED TRANSPORTATION

PROJECT:

**LOTUS CREEK WIND FARM
GLADSTONE PORT, YARD 4
HARDSTAND AREA, ACCESS WIDENING AND FENCING REMOVAL**

TITLE:

TYPE CROSS SECTION AND NOTES

Engineering Certification
RPEQ:

S. Lutter
HARRISON
Infrastructure Group
18/12/2025 11:18

Drawn	Check	Design	Verified
DAH	SL	DAH	SL

Project No.	Drawing No.
P11210	1554-602

Horizontal Datum	Vertical Datum	Revision
NO DATUM	NO DATUM	1

1	FOR APPROVAL	DAH	SL	SL	03/09/25
REVISIONS		DWN	CHK	APP	DATE

Original Size - A1

