

9 April 2026

Tuan Biomass Pty Ltd
c/- Town Planning Alliance
Att: Brendan Ferris
PO Box 7657
EAST BRISBANE QLD 4169

Dear Brendan,

DECISION NOTICE – APPROVAL WITH CONDITIONS – DA2025/02/01

(GIVEN UNDER SECTION 63 PLANNING ACT 2016 AND THE PROVISIONS OF PORT OF BUNDABERG LAND USE PLAN 2020)

1. Application Details

This development application was **properly made** to the Gladstone Ports Corporation Limited on **27 February 2025**.

Application Number:	DA2025/02/01
Applicant Name:	Tuan Biomass Pty Ltd
Contact Details:	Brendan Ferris Town Planning Alliance PO Box 7657 EAST BRISBANE QLD 4169 Ph. 07 3361 9999 Email: eda@tpalliance.com.au
Approvals Sought (Land Use Plan):	Material Change of Use for Utility Installation
Proposed Development:	Utility Installation - Fire Storage Water Tanks
Street Address:	46 Wharf Drive, Burnett Heads
Real Property Description:	Lot 1 SP308111
Land Owner:	Gladstone Ports Corporation Limited and Sugar Terminal Limited (Head Lessee)
Land Use Plan Precinct:	Port Industry Precinct

2. Details of Proposed Development

Material Change of Use for a Utility Installation (fire storage water tanks) two (2) x 74KL² water tanks for fire management purposes.

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.

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) Material Change of Use for Utility Installation (Fire storage water tanks) (*Planning Regulation 2017* reference Schedule 10, part 13, division 5, subdivision 1)

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) Any relevant Building and Plumbing works; and
- (b) Operational works where not compliant with the 'Accepted subject to requirements' of the Port of Bundaberg Land Use Plan 2020.

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
Fire Protection Services – Legend, Notes & Site Plan	Ferm Engineering	19/032/2026	FH-001	06
Fire Protection Services - Overall Site Plan	Ferm Engineering	19/03/2026	FH-101	09
Fire Protection Services - Schematics	Ferm Engineering	19/03/2026	FH-601	06

Drawing/report title	Prepared by	Date	Reference No.	Version
Fire Protection Services – Overall Site Plan Landscaping	Ferm Engineering	19/03/2026	FH-102	04
Landscape Plan – Amended Location of Plantings / Screening		02/04/2026	GPC01	-
Fire Protection Services – Future Water Connection & New Booster Cabinet	Ferm Engineering	19/03/2026	FH-103	01

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 Material Change of Use this approval lapses if the first change of use does not happen within 6 years after the approval has effect.

9. Rights of Appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

Attachment 3 is an extract from the *Planning Act 2016* that sets down the applicant's appeal rights and the appeal rights of a submitter.

For further information please contact Trudi Smith, Planning Specialist on 07 4976 1314 or via email planning@gpcl.com.au.

Yours sincerely,



Rob Torrasi
Acting Chief Operating Officer

Cc: Bundaberg Regional Council

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

Attachment 2: Approved plans and specifications

Attachment 3: Right of Appeal Waiver

Attachment 4: Extract of appeal provisions

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* – Material Change of Use on Strategic Port Land

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/construction.

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 10 business days, unless otherwise conditioned, to initially assess the drawings or documentation provided prior to the commencement of the development/construction

3. The Applicant must at their cost and expense, keep and maintain the development footprint, including existing services, in a state that is satisfactory to the Assessment Manager.

Landscaping

4. Landscaping is to be provided generally in accordance with the Landscape Plan – Amended Location of Plantings / Screening dated 2 April 2026 as follows -
 - a) Provision of two (2) rows of shrubs along the Wharf Drive road frontage (approx. 20m long) incorporating the following plantings –
 - i) Front row - *Raphiolepis intermedia* (Indian Hawthorn).
 - ii) Back row - *Graptophyllum* (Holly Fuchsia).
 - b) Provision of screening plants or an alternative screening solution within the buffer area adjacent to the water tanks (approximately 10m long) is to be provided for the purpose of reducing impacts from vehicle traffic lights reflecting off the tanks.

Note: The applicant may propose an alternative solution for the screening, to be considered by the Assessment Manager.

5. Landscaping is to be carried out and maintained in accordance with the approved plans. The applicant must maintain the property frontage in a clean and tidy manner at all times.

Engineering

6. The Applicant is required to apply for and obtain from the Assessment manager a Permit to Dig/Excavate prior to commencing works by contacting, the Port Infrastructure Asset Manager. All reasonable measures must be taken to identify and protect existing services recorded or otherwise, and where necessary the applicant will submit a plan

to the Assessment manager 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 Applicant must provide the Assessment manager with RPEQ certified “As Constructed” plans in both PDF and electronic CAD format (including spatial reference coordinates) which illustrate all infrastructure and services installed on, under or over Port land and Port tidal areas associated with the activity.
8. Prior to the use commencing, the Applicant must certify that the development is constructed as per design and generally in accordance with the Approved plans.

Stormwater

9. Construction activities shall be undertaken in accordance with the requirements of the latest edition of the International Erosion Control Association (IECA) – Best Practice Erosion & Sediment Control guideline.

Infrastructure

10. 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, walkways and underground services or infrastructure, as a result of the approved use or during construction. The applicant must undertake necessary repairs at their expense and to the satisfaction of the Assessment manager.

Construction

11. 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 7.30am 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.
12. In the event works are required to be carried out outside the lease area, the applicant or their contractor must obtain a Consent to Enter from GPC’s Property section prior to works commencing.
13. No mud, dirt or other debris is to be tracked onto public or port roads during construction and operation of development.
14. Construction fill material must be uncontaminated and reused from onsite or sourced from a licensed quarry.

Acid Sulphate Soils

15. In the event acid sulphate soils are disturbed/excavated and require treatment on site or on 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.
16. Upon approval of the Site Specific Acid Sulphate management plan (as applicable), the works must be carried out in accordance with this plan and the plan.

Incident notification

17. 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.

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

18. Environmental incident notification must be included in any Environmental Management Plans for the development.

ADVICE NOTES

- A. 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 application number DA2023/01/03.
- B. All other relevant approvals must be obtained before commencement of the development or operation of the development, including any Plumbing or Drainage works or Operational works where not compliant with the 'Accepted subject to requirements' outcomes within the Port of Bundaberg Land Use Plan 2020.
- C. A plumbing application is required to be submitted to Council's Plumbing compliance team to be assessed and approved for all plumbing work. The proponents may like to Contact Council's Plumbing compliance team in this regard on 1300 883 699. More information about Plumbing approvals in the Bundaberg Region can be found on Council's [website](#).
- D. 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 (07) 4976 1332 or bartono@gpcl.com.au.
- E. 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 GPC Property Team on property@gpcl.com.au prior to works commencing.
- F. 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.
- G. 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.
- H. Connections to water and sewerage infrastructure will require Plumbing and Drainage works approvals from a suitably qualified person.
- I. Where communication with GPC Port Security is required e.g. for schedules or service requests, direct communication to the following: securitydept@gpcl.com.au and gpcsupervisor@diamondprotection.com.

Gladstone Ports Corporation Limited

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ACN 131 965 896 ABN 96 263 788 242

Attachment 2 Approved Plans and Specifications

LEGEND OF SYMBOLS

FIRE HYDRANT SYSTEM

- FIRE HOSE REEL
- FIRE HYDRANT - DUAL HEAD
- VALVE - ISOLATION OSY (RISING STEM)
- VALVE - ISOLATION (NORMALLY OPEN)
- VALVE - ISOLATION (BUTTERFLY)
- VALVE - ISOLATION (NORMALLY CLOSED)
- VALVE - ISOLATION (MONITORED)
- VALVE - ISOLATION (PRESSURE REDUCING)
- BOOSTER CONNECTION - QUAD
- SUCTION CONNECTION - QUAD
- SUCTION CONNECTION - FIRE STORAGE TANK
- WATER METER
- FIRE PUMP
- FLEXIBLE CONNECTION
- PUMP - PRESSURE VESSEL
- PIPE JOINT - CONCENTRIC REDUCER
- PIPE JOINT - ECCENTRIC REDUCER
- PRESSURE GAUGE
- GAUGE
- EXISTING PIPE (A/G)
- EXISTING PIPE (U/G)
- NEW PIPE (A/G)
- NEW PIPE (U/G)
- TOWNS MAIN
- DROPPER / RISER
- DROP
- RISE

GENERAL NOTES

- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH FIRE SERVICES SPECIFICATION.
- THESE DRAWINGS TO BE READ IN CONJUNCTION WITH MECHANICAL, ELECTRICAL AND HYDRAULIC DRAWINGS FOR COORDINATION AND INTERFACE WITH OTHER SERVICES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY AS A MINIMUM TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE, DEEMED TO SATISFY (DTS) PROVISIONS AND INCORPORATE THE REQUIREMENTS OF ANY ALTERNATIVE BUILDING SOLUTION RELEVANT TO THIS PROJECT. THESE DOCUMENTS DETAIL THE GENERAL SCOPE OF WORKS AND INCLUDE ANY ADDITIONAL REQUIREMENTS OVER AND ABOVE THE MINIMUM DTS REQUIREMENTS.
- EQUIPMENT NOMINATED IS INDICATIVE ONLY, ALLOW TO PROVIDE CAPACITY AND PERFORMANCE AS REQUIRED TO SUIT THE SYSTEM PERFORMANCE AS DETERMINED AS PART OF THE INSTALLATION WHICH IS PART OF THE SCOPE SHOWN IN THESE DOCUMENTS.
- ALL WORKS ARE TO BE UNDERTAKEN BY A REGISTERED AND APPROPRIATELY LICENSED QBCC CONTRACTOR.
- THE COMPLETE INSTALLATION SHALL BE OF FIRST QUALITY WORKMANSHIP AND TO THE APPROVAL OF THE CLIENT AND CLIENT REPRESENTATIVE.
- ALL MATERIALS AND WORKS SHALL COMPLY WITH THE CODES, STANDARDS, RULES AND REGULATIONS OF ALL STATUTORY AUTHORITIES HAVING JURISDICTION OVER THE WORKS. THE LATEST STANDARDS AND CODES AVAILABLE AT THE TIME BUILDING APPROVAL IS GRANTED SHALL BE USED UNLESS NOTED OTHERWISE.
- ALL EQUIPMENT USED SHALL INCLUDE ALL RELEVANT APPROVALS SUCH AS NCC, ACTIVEFIRE, LOCAL FIRE BRIGADE AND ANY OTHER AUTHORITY HAVING JURISDICTION.
- COORDINATE INSTALLATION WITH OTHER TRADES AND SERVICES TO APPROVAL OF THE CLIENT OR CLIENT'S REPRESENTATIVE.
- CARRY OUT ALL WORKS IN SUCH A MANNER AS TO CAUSE THE LEAST INCONVENIENCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR ALLOWANCE AND FOR ANY CLAIMS THAT MAY ARISE THEREFROM, ANY DAMAGE SHALL BE MADE GOOD, PROVIDE NECESSARY PROTECTIVE MEASURES FOR THE SAFETY OF THE PUBLIC, STAFF AND THE BUILDING.
- NO CHANGES TO THE DESIGN CRITERIA IS TO OCCUR WITHOUT WRITTEN APPROVAL FROM THE CLIENT, CLIENT'S REPRESENTATIVE AND SUPERINTENDENT. IF THERE IS A CONFLICT WITH THIS SCOPE, RESOLVE WITH THE CLIENT AND CLIENT'S REPRESENTATIVE.
- ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- SEAL PENETRATIONS FOR WEATHER/FIRE/ACOUSTICS WITH COMPATIBLE AND APPROVED SEALANTS MEETING MANUFACTURER'S/SUPPLIER'S SPECIFICATIONS.

HYDRANT NOTES:

- THIS BUILDING IS CLASS 7b STORAGE, TYPE C CONSTRUCTION.
- HYDRANT SYSTEM REQUIRES 3 x 5 L/sec @ 700 kPa AS AN ATTACK HYDRANT USING A FIRE PUMP.
- TANK SUCTION AT BOOSTER TO BE A 125mm CRT HARD SUCTION COUPLING WITH LOCAL ISOLATION VALVE.
- REVISE BLOCK PLAN AND PRESSURE SIGNAGE.
- COVERAGE IS 60m + 10m THROW FROM QFES APPLIANCE BOOSTED SYSTEM.
- ALL PIPE SIZES ARE INTERNAL DIAMETER AS PE100 SDR11.
- HYDRANT PIPE DESIGN TO 24.19.1 TEST PRESSURE 1700kPa.
- UNDERGROUND PIPE TO BE PE100 WELDED OR DENSO WRAPPED GALVANIZED STEEL WITH VICTAULIC COUPLINGS.
- THRUST BLOCKS TO SUIT PIPE SUPPLIERS DETAILS AND SOIL TYPE.
- FINAL DESIGN CERTIFICATION TO BE UNDERTAKEN BY A RPEQ HYDRAULIC CONSULTANT OR ENGINEER.
- ALL WORK SHALL BE UNDERTAKEN BY A LICENSED QBCC PLUMBER WITH FIRE HYDRANT CERTIFICATION.

WATER TANK NOTES:

- SUPPLY AND INSTALL TWO NEW PANEL TANKS, 50% CAPACITY EACH WITH A CONTINUOUS CAPACITY INFILL.
- COMBINED TANK STORAGE IS USED FOR THE TWO (2) ALLOCATED FIRE WATER TANKS. ALLOW COMBINED SUCTION POINTS TO ENSURE A 144kl MIN.
- TANKS TO HAVE APPROVED ACCESS LADDER FOR INSPECTIONS AND ACCESS HATCH.
- CONNECT TO THE 'T' OFF ON SUCTION PIPE FOR FUTURE, DETERMINE LOCATION ON SITE.
- STRUCTURAL DESIGN AND FOOTINGS FOR TANK BY TANK SUPPLIER AND PROPERTY OWNER.
- ENSURE TANK BASE IS ON A SUITABLE 'RL' TO ALLOW FALL TO BOOSTER POINT.
- REVISE BLOCK PLANS TO PUMP ENCLOSURE AND BOOSTER CABINET.

COUNCIL CONNECTION NOTES:

- NEW TANK INFILL WATER CONNECTION FOR TWO ADDED WATER TANKS.
- NEW Ø100 MAINS CONNECTION FROM THE FIRE FEED PIPE TO PORT OF BUNDEBERG SITE HYDRANTS.
- TANK USES A REGISTERED AS3500 AIR GAP AS THE BACKFLOW TO MAINS MORE THAN 100mm.
- PLUMBER TO COMPLETE FROM 7 APPLICATION.

REFERENCES

- BUILDING ACT 1975
- BUILDING REGULATION
- BUILDING CODE OF AUSTRALIA 2015
- NCC 2015 VOLUME ONE
- AS2419-2005
- AS2941-2013
- AS2304

DRAWING REGISTER

FERM DRAWING #	DESCRIPTION:
FH-001	LEGEND, NOTES & SITE PLAN
FH-101	OVERALL SITE PLAN
FH-102	FIRE WATER TANKS LOCATION & LANDSCAPING
FH-103	FUTURE WATER CONNECTION & NEW BOOSTER CABINET
FH-601	SCHEMATICS

PERFORMANCE OF THE CURRENT FIRE HYDRANT SYSTEM

SERVICE	DESCRIPTION:
HYDRANTS	AS2419-2005 5 L/sec @ 700 kPa ATTACK PUMP ASSISTED (3 HYDRANTS), TOTAL 15 L/sec @ 700 kPa 10 L/sec @ 700 kPa BOOST BY QFES APPLIANCE (3 HYDRANTS), TOTAL 30 L/sec @ 700 kPa
FIRE PUMPS	15 L/S AT 800 kPa (AS 2941)
JOCKEY PUMP	1 L/sec @ 950 kPa
TOWN MAINS SUPPLY	20 L/sec @ 360 kPa (2025)
CLASS	7, TYPE 'C' CONSTRUCTION

PERFORMANCE OF THE REVISED FIRE HYDRANT SYSTEM

SERVICE	DESCRIPTION:
HYDRANTS	AS2419-2005 5 L/sec @ 700 kPa ATTACK PUMP ASSISTED (3 HYDRANTS), TOTAL 15 L/sec @ 700 kPa 10 L/sec @ 700 kPa BOOST BY QFES APPLIANCE (3 HYDRANTS), TOTAL 30 L/sec @ 700 kPa
FIRE TANKS (NEW)	2 x 74 KL (APPROXIMATE 4.75m x 4.75m x 3.6m HEIGHT, EACH TANK)
FIRE PUMPS	15 L/sec AT 800 kPa (AS 2941)
JOCKEY PUMP	1 L/sec @ 950 kPa
TOWN MAINS SUPPLY	30 L/sec @ 320 kPa (2025)
CLASS	7, TYPE 'C' CONSTRUCTION

NOTE:
THE SYSTEMS WERE THE SUBJECT OF A BUILDING PERFORMANCE SOLUTION. REFER TO THE DETAILS OF THE FIRE ENGINEERING ASSESSMENT (F14185 FER) AS BELOW:

- DELETION OF HOSE REELS TO SHED (E1.4).
 - USE OF ADDITIONAL PORTABLE FIRE EXTINGUISHERS.
 - PERFORMANCE PARTS APPLIED EP1.1, EP1.2
- DELETION OF E2.2A SPRINKLERS, SMOKE EXHAUST, ROOF VENTS OR DETECTION IN SHED (C2.3, EP2.2, CP9).
 - USE OF BURN AWAY MEMBRANE ROOF MATERIAL AND END VENTILATION FANS

NOTE:
REFER TO THE TOWN PLANNING ALLIANCE REPORT (REFERENCE NUMBER 250119).

PROPERTY OWNER:
GLADSTONE PORT CORPORATION

No. OF LOTS
1

RP DESCRIPTION
LOT 1 - SP308111

PORT INDUSTRY



SITE PLAN
SCALE: N.T.S.

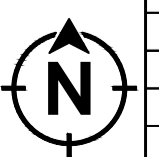
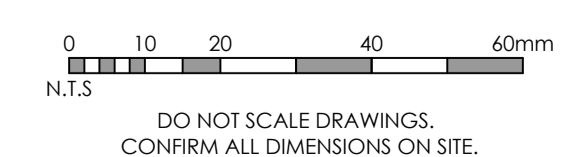


IMPORTANT NOTE:
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND PIPE LOCATIONS BEFORE INSTALLATION AND MODIFICATION.

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This drawing may be printed in colour for the intended use of clarification.



Reference Drawings		Drawing Revisions					
Type	Drawing Number	Rev.	Date	Description	Des'd	Chk'd	App'd
-	-	-	01	05/04/24	PRELIMINARY ISSUE	SB	SB
-	-	-	02	22/04/24	APPROVAL ISSUE	SB	SB
-	-	-	03	05/02/25	APPROVAL ISSUE	SB	SB
-	-	-	04	05/12/25	PRELIMINARY ISSUE	SB	SB
-	-	-	05	26/02/26	APPROVAL ISSUE	SB	SB
-	-	-	06	19/03/26	APPROVAL ISSUE	SB	SB

ferm
ENGINEERING

2/270 Orange Grove Road,
Salisbury, QLD, 4107
Website: www.ferm.com.au

Phone: (07) 3277 6314
Email: ferm@ferm.com.au

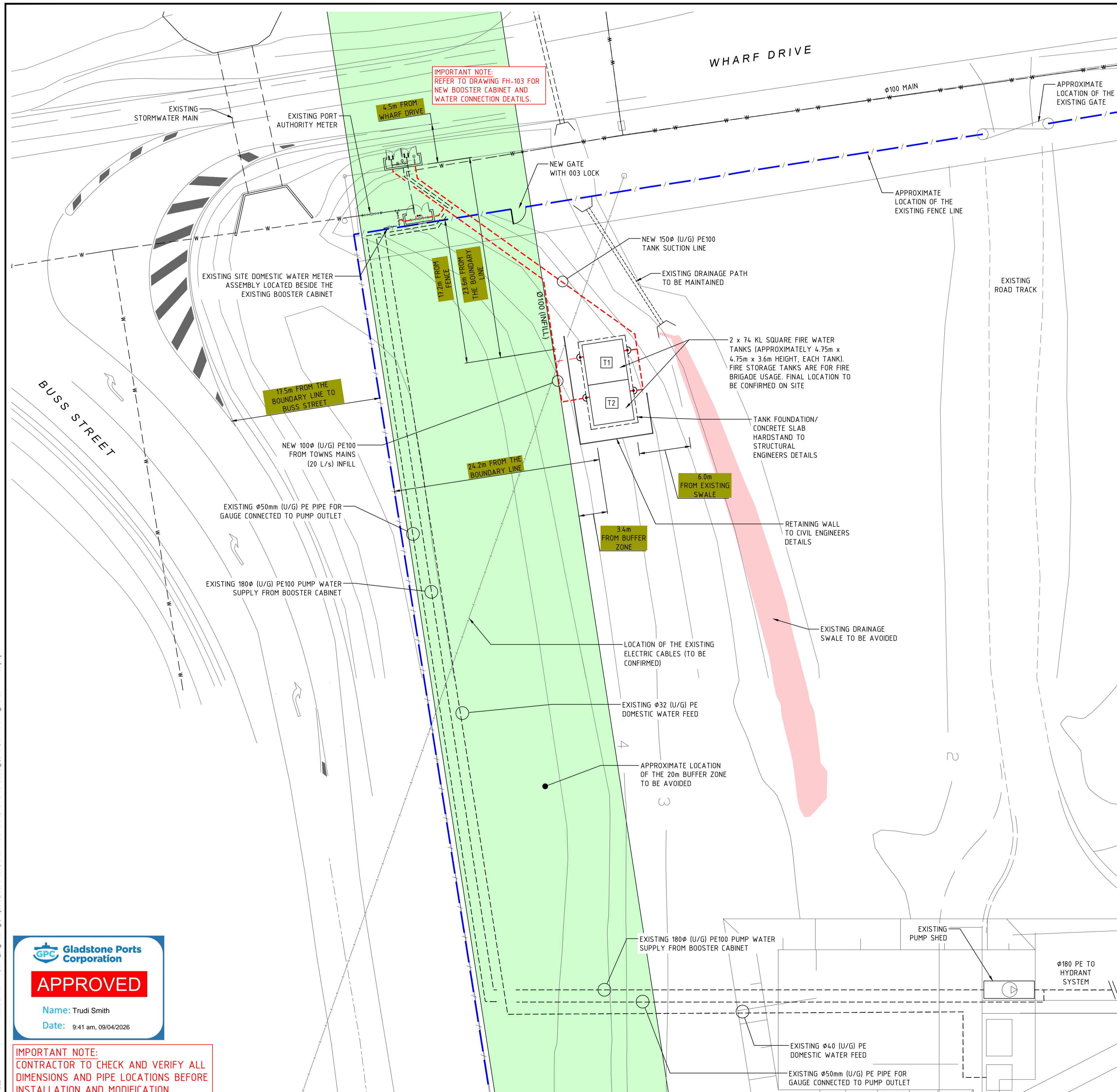
Client
TUAN BIOMASS PTY LTD
TUAN MILL ROAD, TUAN FOREST, QLD 4650

Project
ALBIOMA SITE
46 WHARF DRIVE, BURNETT HEADS, QLD 4670

Title
FIRE PROTECTION SERVICES
LEGEND, NOTES & SITE PLAN

Status			
APPROVAL			
NOT FOR TENDER OR CONSTRUCTION PURPOSES			
Drawn	Project No	Scale	Sheet Size
AJ	F24007	N.T.S	A1
Designed	Drawing No	Revision	
SB	FH-001	06	
Checked	SB		
Approved	SB		

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PLOT DATE & TIME: 19/03/2026 12:30:18 PM
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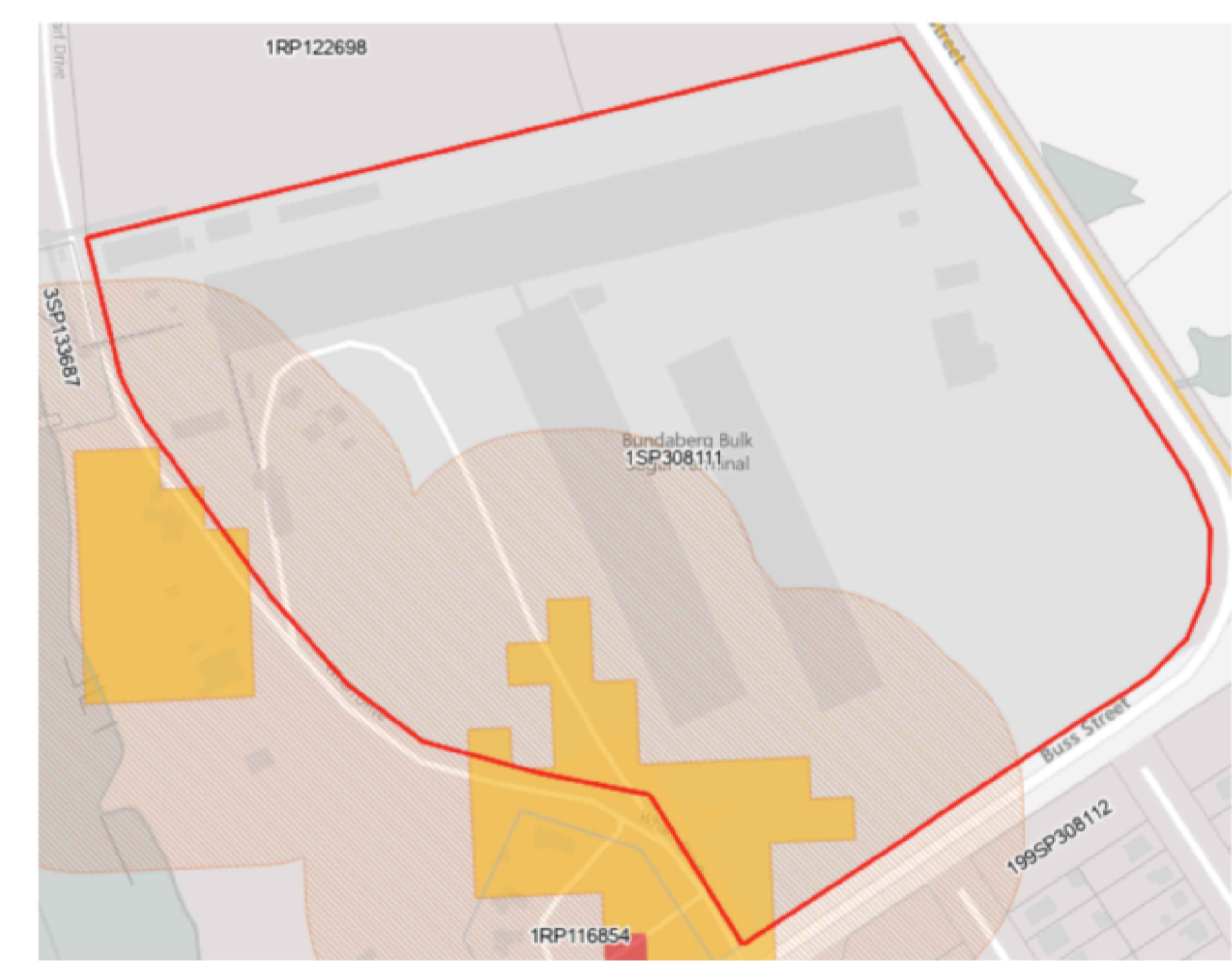


IMPORTANT NOTE:
REFER TO DRAWING FH-103 FOR
NEW BOOSTER CABINET AND
WATER CONNECTION DETAILS.

IMPORTANT NOTE:
CONTRACTOR TO CHECK AND VERIFY ALL
DIMENSIONS AND PIPE LOCATIONS BEFORE
INSTALLATION AND MODIFICATION.



MEDIUM AND HIGH STORM TIDE INUNDATION AREA MAP
SCALE: N.T.S.



BUSHFIRE PRONE AREA MAP
SCALE: N.T.S.

GPC Gladstone Ports Corporation

APPROVED

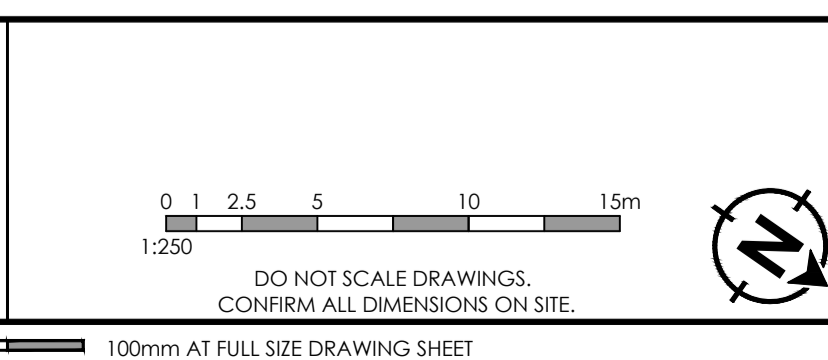
Name: Trudi Smith
Date: 9:41 am, 09/04/2026

DIAL BEFORE YOU DIG
WWW.BYDA.COM.AU

PROPERTY OWNER: GLADSTONE PORT CORPORATION
No. OF LOTS 1
RP DESCRIPTION LOT 1 - SP308111
PORT INDUSTRY

FILE LOCATION: N:\FERM_Engineering\Projects\Jobs_24000\24007_Albion\1\24007_FH-101.dwg

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This drawing may be printed in colour for the intended use of clarification.



Reference Drawings		Drawing Revisions						
Type	Drawing Number	Rev.	or Date	Date	Description	Des'd	Chk'd	App'd
DRG.	XRA-BASIN	-	-	04/05/2025	APPROVAL ISSUE	SB	SB	SB
		05		05/12/25	PRELIMINARY ISSUE	SB	SB	SB
		06		26/02/26	APPROVAL ISSUE	SB	SB	SB
		07		10/03/26	APPROVAL ISSUE	SB	SB	SB
		08		12/03/26	APPROVAL ISSUE	SB	SB	SB
		09		19/03/26	APPROVAL ISSUE	SB	SB	SB

ferm ENGINEERING

2/270 Orange Grove Road,
Salisbury, QLD, 4107
Website: www.ferm.com.au

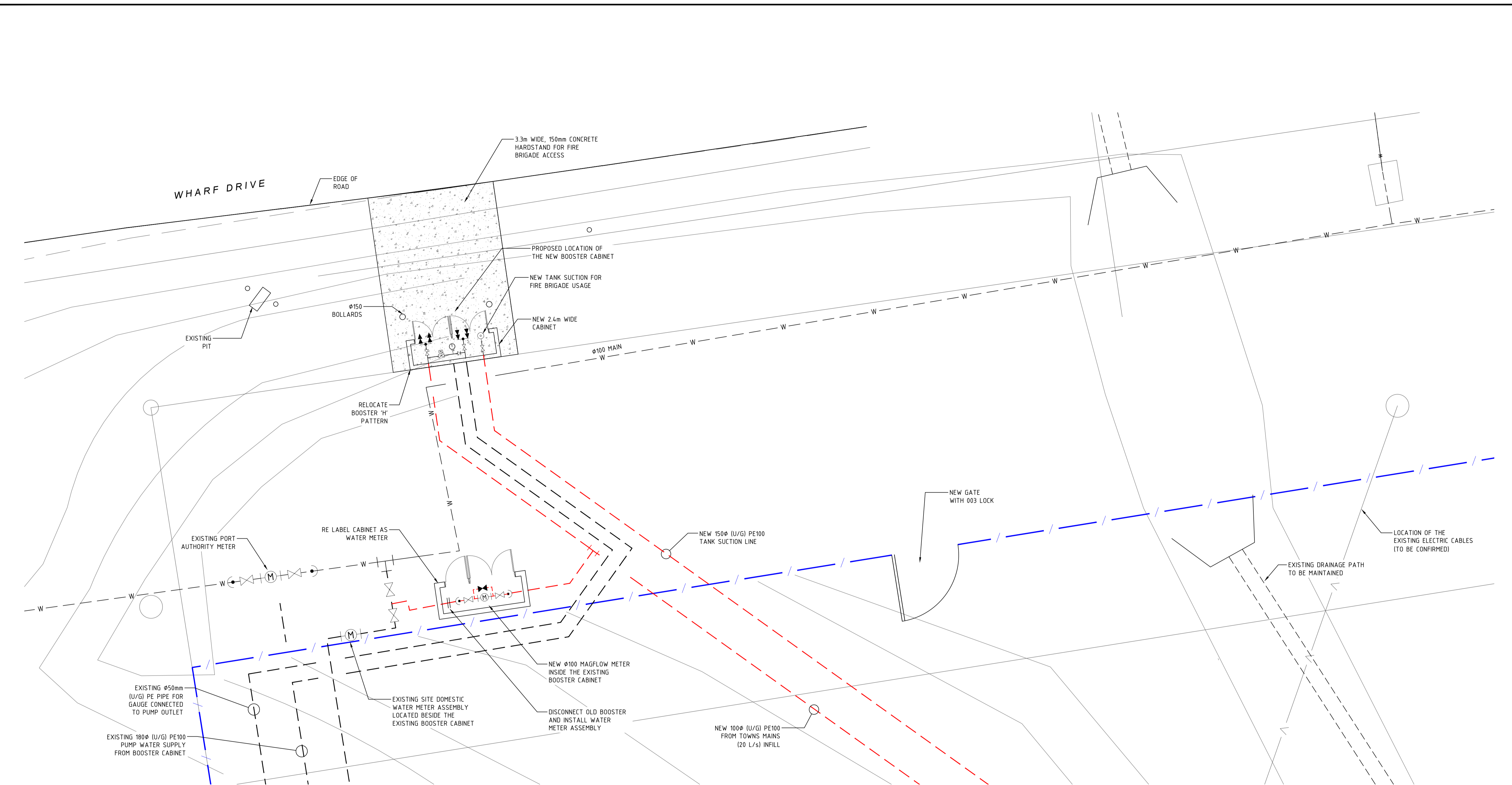
Phone: (07) 3277 6314
Email: ferm@ferm.com.au

Client	TUAN BIOMASS PTY LTD
	TUAN MILL ROAD, TUAN FOREST, QLD 4650
Project	ALBIOMA SITE
	46 WHARF DRIVE, BURNETT HEADS, QLD 4670

Title	FIRE PROTECTION SERVICES
	OVERALL SITE PLAN

Status	APPROVAL						
	NOT FOR TENDER OR CONSTRUCTION PURPOSES						
Drawn	AJ	Project No	F24007	Scale	1:250	Sheet Size	A1
Designed	SB	Drawing No	FH-101	Revision	09		
Checked	SB						
Approved	SB						

FILE LOCATION: N:\FERM_Engineering\Projects\Jobs_24000\F24007\Albioma\Site (Part of Bundaberg)\CAD\FERM Drawings\F24007 - FH-100 (09)
 PLOT DATE & TIME: 19/03/2026 2:32:02 PM



IMPORTANT NOTE:
 CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND PIPE LOCATIONS BEFORE INSTALLATION AND MODIFICATION.

DIAL BEFORE YOU DIG
WWW.BYDA.COM.AU

PROPERTY OWNER:
 GLADSTONE PORT CORPORATION

No. OF LOTS
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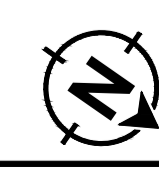
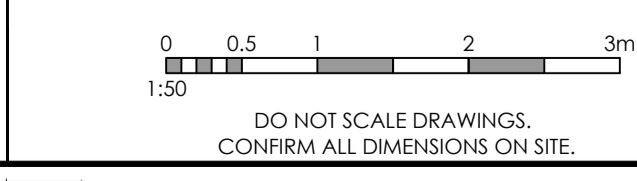
RP DESCRIPTION
 LOT 1 - SP308111

PORT INDUSTRY

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Reference Drawings		Drawing Revisions						
Type	Drawing Number	Rev. or Date	Rev	Date	Description	Des'd	Chk'd	App'd
DRG.	XRA-BASIN	-	01	19/03/26	APPROVAL ISSUE	SB	SB	SB

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Client
 TUAN BIOMASS PTY LTD
 TUAN MILL ROAD, TUAN FOREST, QLD 4650

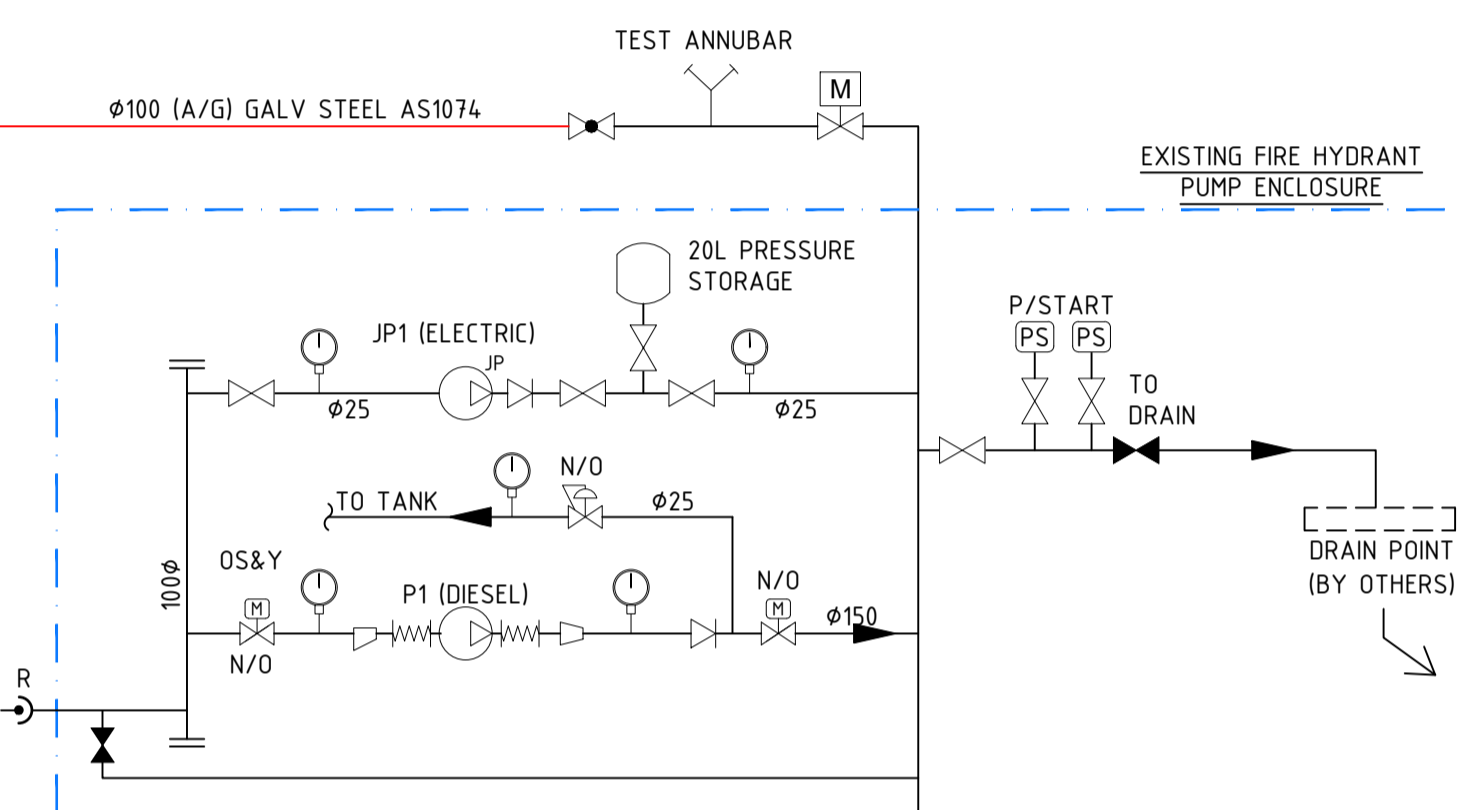
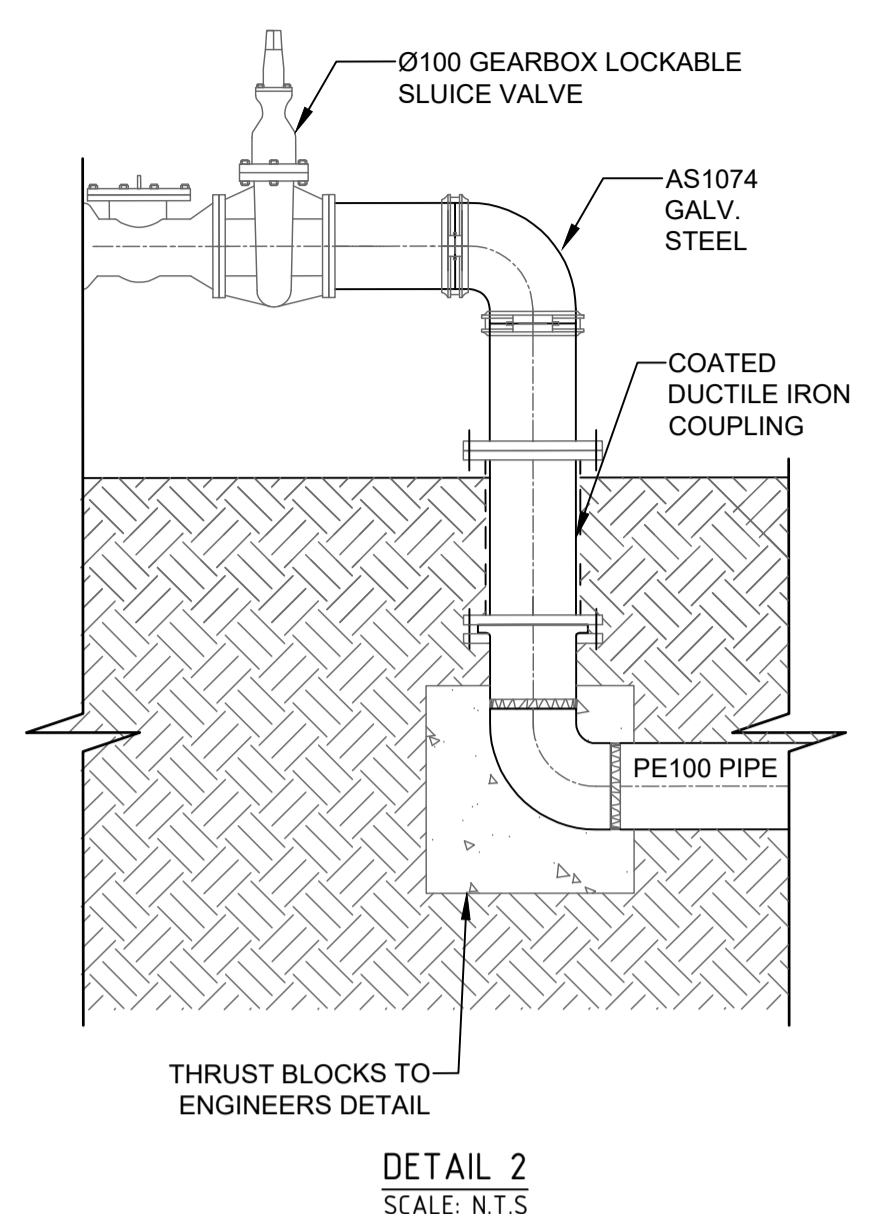
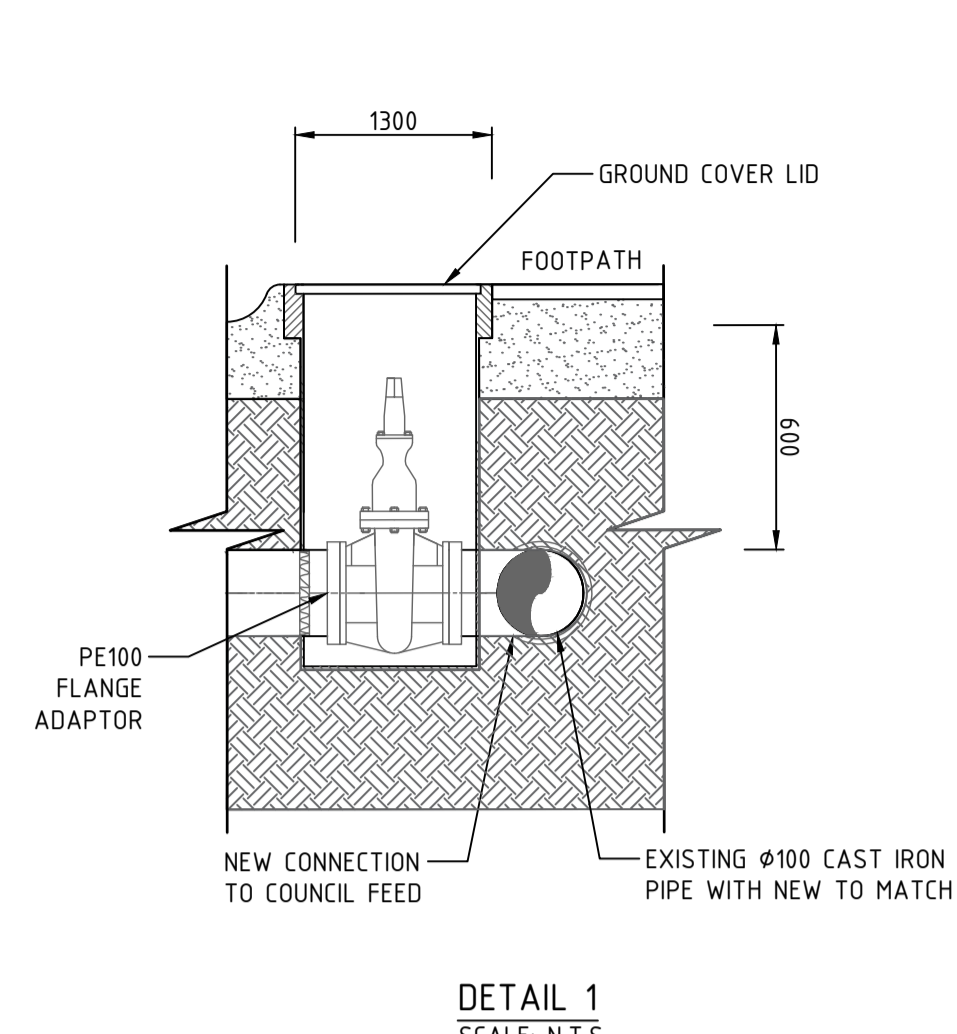
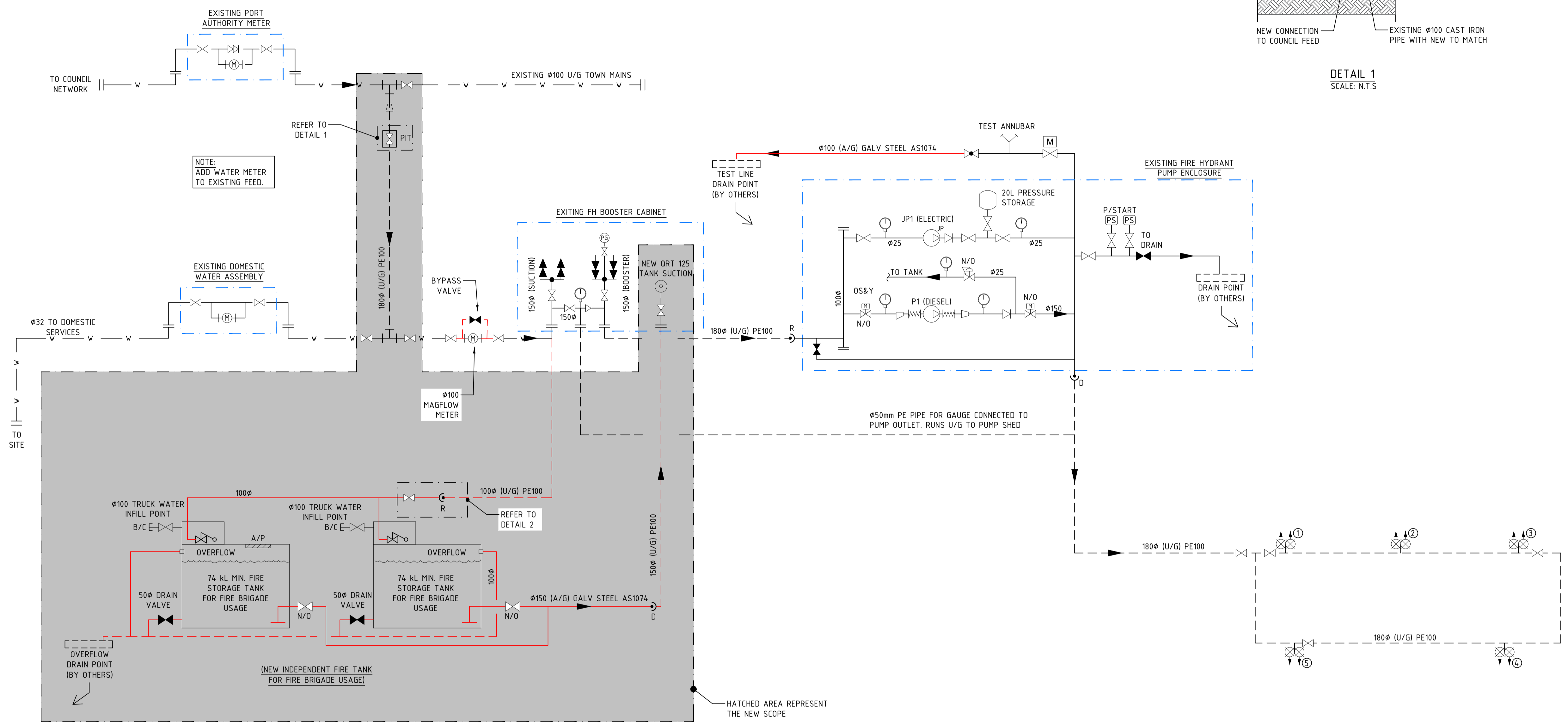
Project
 ALBIOMA SITE
 46 WHARF DRIVE, BURNETT HEADS, QLD 4670

Title
 FIRE PROTECTION SERVICES
 FUTURE WATER CONNECTION
 & NEW BOOSTER CABINET

Status			
NOT FOR TENDER OR CONSTRUCTION PURPOSES			
Drawn	Project No	Scale	Sheet Size
AJ	F24007	1:50	A1
Designed	Checked	Approved	Revision
SB	SB	SB	01
Drawing No			Revision
FH-103			01

100mm AT FULL SIZE DRAWING SHEET

WHARF DRIVE



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PROPERTY OWNER:
GLADSTONE PORT CORPORATION

No. OF LOTS
1

RP DESCRIPTION
LOT 1 - SP308111

PORT INDUSTRY

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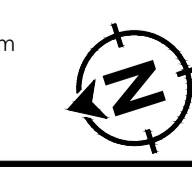
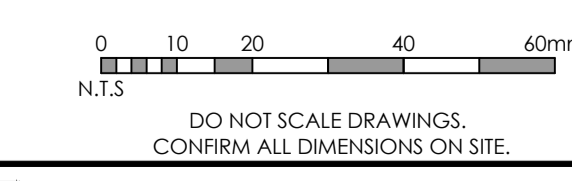
Name: Trudi Smith
Date: 9:41 am, 09/04/2026

IMPORTANT NOTE:
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND PIPE LOCATIONS BEFORE INSTALLATION AND MODIFICATION.

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Reference Drawings		Drawing Revisions					
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-	-	03	05/02/25	APPROVAL ISSUE	SB	SB	SB
-	-	04	05/12/25	PRELIMINARY ISSUE	SB	SB	SB
-	-	05	26/02/26	APPROVAL ISSUE	SB	SB	SB
-	-	06	19/03/26	APPROVAL ISSUE	SB	SB	SB

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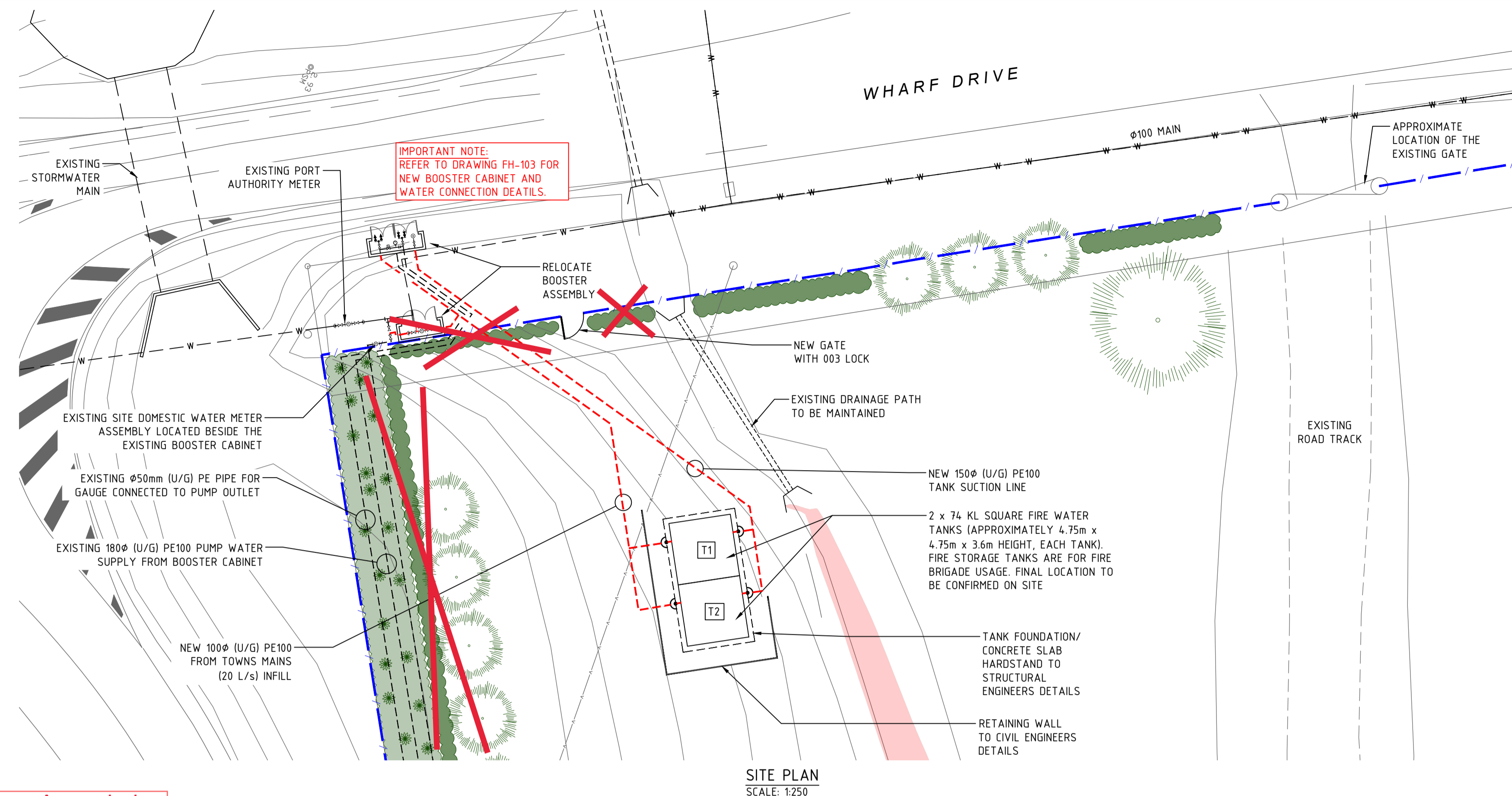
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TUAN MILL ROAD, TUAN FOREST, QLD 4650

Project: ALBIOMA SITE
46 WHARF DRIVE, BURNETT HEADS, QLD 4670

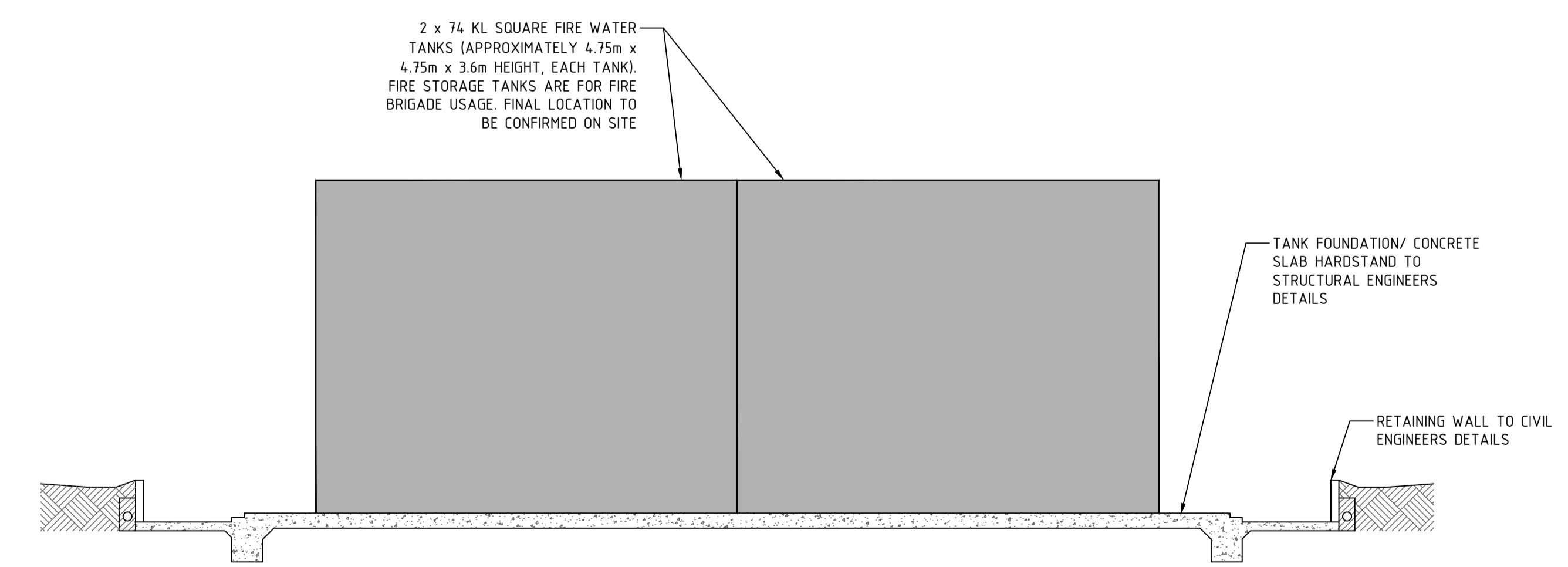
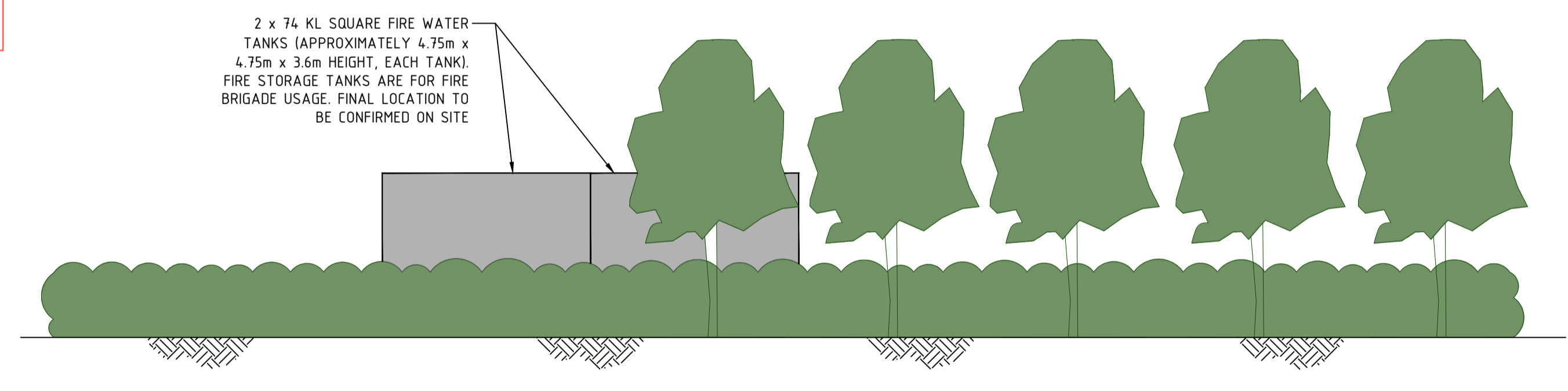
Title: FIRE PROTECTION SERVICES
SCHEMATICS

Status: APPROVAL			
NOT FOR TENDER OR CONSTRUCTION PURPOSES			
Drawn	Project No	Scale	Sheet Size
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Designed	Checked	Approved	Revision
SB	SB	SB	
Drawing No: FH-601			Revision: 06

100mm AT FULL SIZE DRAWING SHEET



Refer to Landscape Plan - Amended Location of Plantings / Screening
2 April 2026 - GPC01



PROPOSED SQUARE FIRE WATER TANKS (VISUAL IMAGE ONLY)
SCALE: N.T.S



EXISTING SITE VIEW
SCALE: N.T.S



EXISTING SITE VIEW
SCALE: N.T.S



EXISTING SITE VIEW
SCALE: N.T.S

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PROPERTY OWNER:
GLADSTONE PORT CORPORATION

No. OF LOTS
1

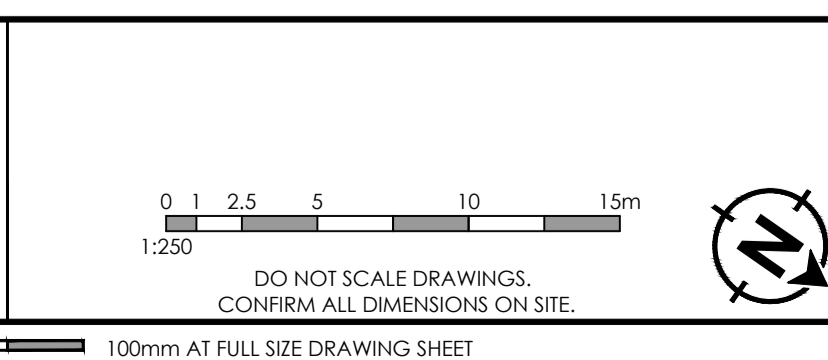
RP DESCRIPTION
LOT 1 - SP308111
PORT INDUSTRY



IMPORTANT NOTE:
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND PIPE LOCATIONS BEFORE INSTALLATION AND MODIFICATION.

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PLOT DATE & TIME: 19/03/2026 12:31:42 PM
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Reference Drawings		Drawing Revisions							
Type	Drawing Number	Rev.	or Date	Rev.	Date	Description	Des'd	Chk'd	App'd
DRG.	XRA-BASIN	-	-	01	05/12/25	PRELIMINARY ISSUE	SB	SB	SB
				02	26/02/26	APPROVAL ISSUE	SB	SB	SB
				03	12/03/26	APPROVAL ISSUE	SB	SB	SB
				04	19/03/26	APPROVAL ISSUE	SB	SB	SB

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Client: TUAN BIOMASS PTY LTD
TUAN MILL ROAD, TUAN FOREST, QLD 4650

Project: ALBIOMA SITE
46 WHARF DRIVE, BURNETT HEADS, QLD 4670

Title: FIRE PROTECTION SERVICES
FIRE WATER TANKS LOCATION & LANDSCAPING

Status			
NOT FOR TENDER OR CONSTRUCTION PURPOSES			
Drawn	Project No	Scale	Sheet Size
AJ	F24007	1:250	A1
Designed	Checked	Approved	Revision
SB	SB	SB	
Drawing No: FH-102			Revision: 04



Landscape Plan -
Amended Location of
Plantings / Screening
2 April 2026 - GPC01

NORTH

SCALE 1: 500 (A3)

0 10 20 metres

Spatial Reference: MGA Zone 56 (GDA2020) [WKID: 7856]

GPC Gladstone Ports Corporation

APPROVED

Name: Trudi Smith

Date: 9:42 am, 09/04/2026

Attachment 3 Right of Appeal Waiver

Mail to: Gladstone Ports Corporation Limited
Email address: planning@gpcl.com.au
Attention: Planning and Strategy (Planning)

GPC Reference: DA2025/02/01

Property Address: 46 Wharf Drive, Burnett Heads

I/We are the Applicant in this matter. I/We have received the above approval and agree to the conditions contained therein. I/We hereby waive the applicant appeal rights available under the provisions of the *Planning Act (Qld)* 2016.

Applicant's Name: _____

Signature: _____

Date: ____/____/____

Attachment 4 Extract of Appeal Provisions

Schedule 1 Appeals

section 229

1 Appeal rights and parties to appeals

(1) Table 1 states the matters that may be appealed to—

- (a) the P&E court; or
- (b) a tribunal.

Note—

For limitations on appeal rights in relation to a development approval for development requiring social impact assessment, see section 106ZJ.

(2) However, table 1 applies to a tribunal only if the matter involves—

- (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
- (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
- (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
- (d) a development condition if—

-
- (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
 - (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
- (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (h) a decision to give an enforcement notice—
 - (i) in relation to a matter under paragraphs (a) to (g); or
 - (ii) under the *Plumbing and Drainage Act 2018*; or
 - (i) an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or

- (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
 - (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—

storey see the Building Code, part A1.1.

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal
<p>1. Development applications</p> <p>For a development application other than an excluded application, an appeal may be made against—</p> <ul style="list-style-type: none"> (a) the refusal of all or part of the development application; or (b) the deemed refusal of the development application; or (c) a provision of the development approval; or (d) if a development permit was applied for—the decision to give a preliminary approval.

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency’s referral response—the concurrence agency	<ol style="list-style-type: none"> 1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application
<p>2. Change applications</p> <p>For a change application other than an excluded application, an appeal may be made against—</p> <p>(a) the responsible entity’s decision on the change application; or</p> <p>(b) a deemed refusal of the change application.</p>			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 The applicant</p> <p>2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice</p>	<p>The responsible entity</p>	<p>If an affected entity starts the appeal—the applicant</p>	<p>1 A concurrence agency for the development application</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 A private certifier for the development application</p> <p>4 Any eligible advice agency for the change application</p> <p>5 Any eligible submitter for the change application</p>
<p>3. Extension applications</p> <p>For an extension application other than an extension application called in by the Minister or made to the chief executive under section 87A, an appeal may be made against—</p> <p>(a) the assessment manager’s decision on the extension application; or</p> <p>(b) a deemed refusal of the extension application.</p>			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 The applicant</p> <p>2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application</p>	<p>The assessment manager</p>	<p>If a concurrence agency starts the appeal—the applicant</p>	<p>If a chosen assessment manager is the respondent—the prescribed assessment manager</p>
<p>4. Infrastructure charges notices</p> <p>An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds—</p> <p>(a) the notice involved an error relating to—</p> <p style="padding-left: 20px;">(i) the application of the relevant adopted charge; or</p> <p><i>Examples of errors in applying an adopted charge—</i></p> <ul style="list-style-type: none"> • the incorrect application of gross floor area for a non-residential development • applying an incorrect ‘use category’, under a regulation, to the development <p style="padding-left: 20px;">(ii) the working out of extra demand, for section 120; or</p> <p style="padding-left: 20px;">(iii) an offset or refund; or</p> <p>(b) there was no decision about an offset or refund; or</p> <p>(c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or</p> <p>(d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</p>			

Table 1			
Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
<p>5. Conversion applications</p> <p>An appeal may be made against—</p> <p>(a) the refusal of a conversion application; or</p> <p>(b) a deemed refusal of a conversion application.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
<p>6. Enforcement notices</p> <p>An appeal may be made against the decision to give an enforcement notice.</p>			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government
7. Enforcement notices under the <i>Plumbing and Drainage Act 2018</i> An appeal may be made against the decision to give an enforcement notice.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The local government that gave the enforcement notice	—	—

Table 2 Appeals to the P&E Court only
1. Appeals from tribunal An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of— (a) an error or mistake in law on the part of the tribunal; or (b) jurisdictional error.

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
<p>2. Eligible submitter appeals</p> <p>For a development application or change application other than an excluded application, an appeal may be made against the decision to approve the application, to the extent the decision relates to—</p> <p>(a) any part of the development application or change application that required impact assessment; or</p> <p>(b) a variation request.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency’s referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>

**Table 2
Appeals to the P&E Court only**

3. Eligible submitter and eligible advice agency appeals

For a development application or change application other than an excluded application, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to—

(a) any part of the development application or change application that required impact assessment; or

(b) a variation request.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p> <p>3 An eligible advice agency for the development application or change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency’s referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>

4. Compensation claims

An appeal may be made against—

(a) a decision under section 32 about a compensation claim; or

(b) a decision under section 265 about a claim for compensation; or

(c) a deemed refusal of a claim under paragraph (a) or (b).

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—
<p>5. Registered premises An appeal may be made against a decision of the Minister under chapter 7, part 4.</p>			

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 A person given a decision notice about the decision</p> <p>2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision</p> <p>3 If the decision is to amend the registration of premises to include additional land in the affected area for the premises—an owner or occupier of premises within the additional land who is dissatisfied with the decision</p>	<p>The Minister</p>	<p>—</p>	<p>If an owner or occupier starts the appeal—the owner of the registered premises</p>

Table 2 Appeals to the P&E Court only			
<p>6. Local laws</p> <p>An appeal may be made against a decision of a local government, or conditions applied, under a local law about—</p> <p>(a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or</p> <p>(b) the erection of a building or other structure.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>A person who—</p> <p>(a) applied for the decision; and</p> <p>(b) is dissatisfied with the decision or conditions.</p>	<p>The local government</p>	—	—

Table 3 Appeals to a tribunal only
<p>1. Building advisory agency appeals</p> <p>An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.</p>

Table 3 Appeals to a tribunal only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1 A concurrence agency for the development application related to the approval 2 A private certifier for the development application related to the approval
<p>2. Inspection of building work</p> <p>An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision	—	—
<p>3. Certain decisions under the Building Act and the <i>Plumbing and Drainage Act 2018</i></p> <p>An appeal may be made against—</p> <p>(a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or</p> <p>(b) a decision under the <i>Plumbing and Drainage Act 2018</i>, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act.</p>			

Table 3 Appeals to a tribunal only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision	The entity that made the decision	—	—
<p>4. Failure to decide an application or other matter under the Building Act</p> <p>An appeal may be made against a failure to make a decision under the Building Act within the period required under that Act, other than a failure by the Queensland Building and Construction Commission to make a decision, if an information notice about the decision was required to be given under that Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The entity that failed to make the decision	—	—
<p>5. Failure to decide an application or other matter under the <i>Plumbing and Drainage Act 2018</i></p> <p>An appeal may be made against a failure to make a decision under the <i>Plumbing and Drainage Act 2018</i> within the period required under that Act, other than a failure by the Queensland Building and Construction Commission to make a decision, if an information notice about the decision was required to be given under that Act.</p>			

Table 3 Appeals to a tribunal only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive an information notice about the decision	The entity that failed to make the decision	—	—