

15 April 2026

Queensland Sugar Limited
c/- Khris Menz
Level 12, 348 Edward Street
BRISBANE QLD 4000

Dear Khris,

DECISION NOTICE – APPROVAL WITH CONDITIONS – DA2026/01/01

(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 **9 March 2026**.

| | |
|-----------------------------------|---|
| Application Number: | DA2026/01/01 |
| Applicant Name: | Queensland Sugar Limited |
| Applicant Contact Details: | c/- Khris Menz Level 12, 348 Edward Street BRISBANE QLD 4000 Email: Khris.menz@bureauveritas.com |
| Approvals Sought (LUP): | Operational Works involving excavating and filling |
| Proposed Development: | OPW – Earthworks (replacement of wastewater treatment system) |
| Street Address: | 46 Wharf Drive, Burnett Heads |
| Real Property Description: | Lot 1 SP308111 |
| Land Owner: | Gladstone Ports Corporation Limited |
| Land Use Plan: | Port Industry |

2. Details of Proposed Development

Development on Strategic Port land for –

- Operational Works – Earthworks (Replacement of Waste Water Treatment Plant)

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) Development on Strategic Port land for –
 - (i) Operational works involving excavating and filling – Earthworks (replacement of Waste Water Treatment Plant)

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) Building and Plumbing

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 |
|---|----------------------|------------|---------------|---------|
| Waste Water Treatment & Effluent Disposal System – Title Page | Taylor Environmental | 13/11/2025 | SL0 | C |
| Waste Water Treatment 7 Effluent Disposal System – Proposed Works | Taylor Environmental | 13/11/2025 | SL1 | C |
| Waste Water Treatment & Effluent Disposal System - Detail | Taylor Environmental | 13/11/2025 | SL2 | C |

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 approvals other than a Material Change of Use or Reconfiguring a Lot, the approval lapses if the development does not substantially started within 2 years of this approval taking 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

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

Attachment 2: Approved plans and specifications

Attachment 3: Extract of appeal provisions

Attachment 4: Right of Appeal Waiver

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* – Operational Works on Strategic Port Land

General

1. Development/construction must be carried out generally in accordance with the Approved plans, except where modified by conditions of this permit.
2. At all times, the Operational Works must be undertaken in accordance with the approved plans. Where the construction is required to deviate from the approved plans, the RPEQ shall submit updated plans that relate to the change only and seek written approval from the Assessment manager (Gladstone Ports Corporation [GPC]) prior to undertaking the works.
3. 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.

Note: 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.

4. 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.

Hours of Construction

5. The hours for the construction of the facility (i.e. operation of any machinery and/or other equipment) is to be restricted to between 6.30am and 6:30pm Monday to 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.

Engineering

6. 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.

Acid Sulphate Soils

7. 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.
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 and use of the development 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.

9. Prior to construction commencing, the Applicant must ensure all details of proposed mitigation measure/s to reduce skyglow from all external lighting associated with the construction/development has been documented and are available for review by the Assessment manager for review if requested.
10. Upon completion of the construction works, the Applicant must reinstate the property to the same condition prior to the works being undertaken unless agreed to in writing by the Assessment manager.
11. No mud, dirt or other debris is to be tracked onto public or port roads during construction and operation of development.
12. Construction fill material must be uncontaminated and reused from onsite or sourced from a licensed quarry.

Stormwater

13. 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.
14. A Dewatering Management Plan is to be provided to the Assessment Manager for our records if groundwater is encountered at the works site during construction of the approved development for Wastewater Treatment Plant.

Infrastructure

15. 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.

Environment

Operational Environmental Management Plan

16. At least 10 days prior to the commencement of the use, an Operational Environmental Management Plan (EMP) is to be submitted to the Assessment manager for approval, specific to the development that ensures:
 - a) environmental risks are identified, managed and continually assessed; and
 - b) that staff are trained, competency assessed and aware of their obligations under the EMP, including a copy of the management plan and development approval available on site at all times; and
 - c) that reviews of environmental performance are undertaken at least annually; and
 - d) any amendments to the EMP are to be submitted to the Assessment manager for review and approval; and
 - e) any rehabilitation and decommissioning works where required.

Once approved by the Assessment manager, the approved development must be carried out in accordance with this EMP.

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

17. 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.*
18. Environmental incident notification must be included in any Environmental Management Plans for the premises/development.

ADVICE NOTES – WHEN RELEVANT

- 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.
- All other relevant approvals must be obtained before commencement of the development or operation of the development, including any Building works or Plumbing and Drainage works.
- 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.
- 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.
- Connections to water and sewerage infrastructure will require Plumbing and Drainage works approvals from a suitably qualified person.

Attachment 2 Approved Plans and Specifications

PROJECT:

NEW ONSITE WASTEWATER TREATMENT AND EFFLUENT DISPOSAL SYSTEM FOR EXISTING STAFF FACILITIES AT BUNDABERG BULK SUGAR TERMINAL



REVISIONS

| # | DATE | SUBJECT | AUTHORISED |
|---|------------|---------------|------------|
| A | 17/06/2025 | REVISION A | C. TAYLOR |
| B | 14/08/2025 | PUMP STATION | C. TAYLOR |
| C | 13/11/2025 | MOVE TRENCHES | C. TAYLOR |

GENERAL NOTES

- LOCATION OF HSTP, ORG, VENT PIPE AND OTHER WASTE PIPES TO BE DETERMINED BY PLUMBER
- REFER TO COMPLIANCE PERMIT FOR CONDITIONS OF COUNCIL APPROVAL
- PROPERTY FEATURES, STRUCTURES AND CONTOURS HAVE BEEN REPRODUCED BASED ON THE BEST AVAILABLE INFORMATION AND MAY NOT BE COMPLETE OR ACCURATE
- THE SYSTEM INSTALLER IS RESPONSIBLE TO ESTABLISH THE LOCATION, LEVELS AND DEPTHS OF ALL EXISTING SERVICES ON-SITE PRIOR TO COMMENCING ANY WORKS
- LOCATIONS AND SETOUT DIMENSIONS SHOWN ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE
- ACCESS AND LAY DOWN AREAS ARE TO BE CONFIRMED BY THE SYSTEM INSTALLER
- EXISTING BUILDINGS AND EXTERNAL STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED FROM THE AVAILABLE INFORMATION AND MAY NOT BE COMPLETE AND ACCURATE
- ALL DIMENSIONS ARE IN MM U.N.O
- PLUMBING AND DRAINAGE TO QLD PLUMBING & WASTEWATER ACT, AS / NZS 3500
- ALL PIPE WORK TO AS / NZS 4020
- ALL TANKS TO BE INSTALLED AND ANCHORED IN COMPLIANCE WITH THE MANUFACTURERS SPECIFICATIONS
- FLEXIBLE JOINTS ON ALL INSTALLED TANKS (AS / NZS 3500)
- THERE SHALL BE NO CROSS CONNECTION BETWEEN ANY WASTEWATER / EFFLUENT PIPEWORK AND ANY POTABLE WATER SUPPLY PIPEWORK
- MINIMUM DISTANCE BETWEEN TANKS AND BUILDINGS TO BE MAINTAINED (AS/NZS 3500)
- USE ONLY A LICENSED DRAINER THAT HAS BEEN ACCREDITED BY THE SYSTEM SUPPLIER
- FINAL LOCATION OF THE LAND APPLICATION AREA AND ASSOCIATED PIPE WORK CAN ONLY BE ALTERED ON SITE TO MEET THE SITE CONDITIONS AFTER APPROVAL FROM TAYLOR ENVIRONMENTAL (AUSTRALIA) PTY LTD
- GRADE ALL BATTERS EVENLY AT 1 IN 5, UNLESS NOTED OTHERWISE
- ANY SOILS ENCOUNTERED WHICH SHOW EVIDENCE OF CONTAMINATION ARE TO BE STOCKPILED SEPARATELY. CONTAMINATED SOIL SHALL BE HANDLED IN ACCORDANCE WITH ALL WORKPLACE HEALTH & SAFETY AND ENVIRONMENTAL REGULATIONS
- IT IS THE INSTALLERS RESPONSIBILITY TO PROVIDE ACCURATE 'AS CONSTRUCTED' DRAWINGS TO RELEVANT LOCAL AUTHORITY AND INCUR ASSOCIATED COST
- ALL DISTURBED AREAS TO BE REINSTATED TO NATURAL GROUND CONDITIONS
- EXISTING TOPSOIL IS TO BE RETAINED AND SET ASIDE (WINDROWED) TO PREVENT DAMAGE FROM MACHINERY AND REDISTRIBUTED ONCE INSTALLATION IS COMPLETE
- AT LEAST A 5 TONNE MACHINE WITH POSI-TRACK SYSTEM IS REQUIRED FOR EARTHWORKS TO ELIMINATE POTENTIAL TRACK INDENTATIONS INTO GROUND LEVEL
- ALL MATERIALS SHALL BE NEW, PROVEN IN SERVICE AND SUITABLE FOR THE INTENDED USE
- IT IS THE RESPONSIBILITY OF THE INSTALLER TO ENGAGE THE DESIGNER TO UNDERTAKE INSPECTIONS DURING INSTALLATION. FAILURE TO DO SO WILL RESULT IN THE FORM 8 / COMMISSIONING CERTIFICATE NOT BEING ABLE TO BE COMPLETED DO NOT SCALE FROM DRAWINGS
- TAYLOR ENVIRONMENTAL TAKES NO RESPONSIBILITY FOR WORKS UNDERTAKEN BY THE INSTALLER AND/OR INSTALLATIONS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS
- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE SITE AND SOIL REPORT, ARTICULATED JOINT DESIGN AND REGULATOR ISSUED COMPLIANCE PERMITS

LEGEND

- PROPERTY BOUNDARY
- - - EASEMENT
- - - CONTOUR - MINOR
- - - CONTOUR - MAJOR
- - - DECOMMISSION
- MSES VEGETATION
- VEGETATION LINE
- TREE LINE
- PROTECTED TREE
- INTERMITTENT WATERBODY
- PERMANENT WATERBODY
- FLOW PATH
- DEFINED FLOOD LINE
- CHANGE OF GRADE
- TOP OF BANK
- RETAINING WALL
- WASTEWATER COMPONENT
- S GRAVITY DRAINAGE - NEW
- S GRAVITY DRAINAGE - EXISTING
- R RISING MAIN - NEW
- R RISING MAIN - EXISTING
- SW STORMWATER PIPE
- W WATER MAINS
- E ELECTRICAL - OVER HEAD
- E-UG ELECTRICAL - UNDERGROUND
- COMM COMM SERVICES
- NBN NBN SERVICES
- T TELSTRA SERVICES
- GAS GAS SERVICES
- FM FIRE MAIN SERVICES

ABBREVIATIONS

- AAV AIR ADMITTANCE VALVE
- AS AUSTRALIAN STANDARD
- B HAND BASIN
- BTH BATH TUB
- COS CLEAR OUT TO SURFACE
- CS CLEANERS SINK
- DG DISCONNECTER GULLY
- DW DISHWASHER
- EXISTING ITEM
- FFL FINISHED FLOOR LEVEL
- FSL FINISHED SURFACE LEVEL
- FwG FLOOR WASTE GRATE
- HSTP HOME SEWAGE TREATMENT PLANT
- IL INVERT LEVEL
- ID INSPECTION OPENING
- IO INSPECTION OPENING TO SURFACE
- IV INDEXING VALVE
- LAA LAND APPLICATION AREA
- LT LAUNDRY TUB
- NGL NATURAL GROUND LEVEL
- ORG OVERFLOW RELIEF GULLY
- OSSF ON-SITE SEWAGE FACILITY
- RL REDUCED LEVEL
- S SINK
- SHR SHOWER
- ST STACK
- UR URINAL
- V VENT
- WC WATER CLOSET

SANITARY DRAINAGE AND PLUMBING

- SANITARY DRAINAGE SHALL BE Ø100 UPVC AT A 160 MINIMUM GRADE
- IO'S UNDER CONCRETE/IMPERMEABLE GROUND COVERINGS SHALL BE TAKE TO SURFACE LEVEL AS AN IOS AND FITTED WITH AN APPROVED SCREW CAP
- ORG RISERS SHALL BE TO AS3500.2 AND EXTEND TO AN APPROVED GRATE AT 150mm BELOW LOWEST FIXTURE, 75mm ABOVE GROUND LEVEL AND ABOVE DEFINED FLOOD LEVEL
- UNDERSLAB SANITARY DRAINAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE ARTICULATED JOINT DESIGN (WHERE REQUIRED) AND AS3500.2 APPENDIX G
- LAGGING IN ACCORDANCE WITH AS3500
- BURIED PIPEWORK SHALL BE IN ACCORDANCE WITH AS3500

INSTALLATION

- IT IS THE INSTALLERS RESPONSIBILITY TO ENSURE THAT ALL COMPONENTS COMPLY WITH THESE GUIDES UPON COMMISSIONING OF THIS SYSTEM
- ALL BURIED PIPE WORK IS TO BE IDENTIFIED WITH UNDERGROUND MARKING TAPE PLACED ABOVE THE PIPE WORK
- ALONG THE BOUNDARY OF THE LAND APPLICATION AREA THERE SHALL BE AT LEAST 2 WARNING SIGNS CLEARLY VISIBLE TO ADVISE THAT RECYCLED WATER IS USED (EACH SIGN SHALL COMPLY WITH AS1319 AND HAVE THE WORDING RECYCLED WATER - AVOID CONTACT DO NOT DRINK)

MAINTENANCE

- SYSTEM TO BE SERVICED AND MAINTAINED IN ACCORDANCE WITH MANUFACTURE SPECIFICATIONS AND COUNCIL GUIDELINES
- SEPTIC TANKS TO BE CHECKED FOR SOLIDS BUILD UP ANNUALLY
- SEPTIC TANKS TO PUMPED OUT IF ¼ FULL OF SOLIDS OR 5 YEARS (WHICHEVER IS SOONER)
- LAND APPLICATION IS IMPORTANT AND IS TO BE REGULARLY MOWED AND ANIMALS AND VEHICLES EXCLUDED



SUBJECT PROPERTY

1:4,000

TAYLOR ENVIRONMENTAL



QBCC LICENCE NUMBER 150 556 72
ABN NUMBER 95268308955

Phone: +61 400 301 364
Email: chris@taylorenviro.com.au
Web: www.taylorenviro.com.au

WASTE WATER TREATMENT & EFFLUENT DISPOSAL SYSTEM

AUTHORISED FOR ISSUE DATE
MCTaylor 13/11/2025

STREET ADDRESS
BUNDABERG BULK SUGAR TERMINAL (BBST)
46 WHARF DRIVE, BURNETT HEADS 4670

LOT & PLAN
LOT 1 SP308111

COUNCIL
BUNDABERG REGIONAL COUNCIL

NAME OF CLIENT
THE APP GROUP

DESIGNER
C. TAYLOR

DRAWN
M. MAHONY

DRAWING DETAILS
TITLE PAGE

JOB NUMBER
TE2590320

| SCALE | REVISION | DWG # |
|--------|----------|-------|
| 1:4000 | C | SLO |



REVISIONS

| # | DATE | SUBJECT | AUTHORISED |
|---|------------|---------------|------------|
| A | 17/06/2025 | REVISION A | C. TAYLOR |
| B | 14/08/2025 | PUMP STATION | C. TAYLOR |
| C | 13/11/2025 | MOVE TRENCHES | C. TAYLOR |

TAYLOR ENVIRONMENTAL



QBCC LICENCE NUMBER 150 556 72
 ABN NUMBER 95268308955
 Phone: +61 400 301 364
 Email: chris@taylorenviro.com.au
 Web: www.taylorenviro.com.au

WASTE WATER TREATMENT & EFFLUENT DISPOSAL SYSTEM

AUTHORISED FOR ISSUE DATE
MCTaylor 13/11/2025

STREET ADDRESS
 BUNDBERG BULK SUGAR TERMINAL (BBST)
 46 WHARF DRIVE, BURNETT HEADS 4670

LOT & PLAN
 LOT 1 SP308111

COUNCIL
 BUNDBERG REGIONAL COUNCIL

NAME OF CLIENT
 THE APP GROUP

DESIGNER
 C. TAYLOR

DRAWN
 M. MAHONY

DRAWING DETAILS
 PROPOSED WORKS

JOB NUMBER
 TE2590320

| SCALE | REVISION | DWG # |
|-------|----------|-------|
| 1:300 | C | SL1 |

LOT: 1
 PLAN: SP308111
 AREA: 2148ha
 COUNCIL: BUNDBERG COUNCIL
 ZONE: HIGH DENSITY ZONE

OVERLAYS
 - STORM TIDE INUNDATION (BURNETT RIVER) OVER PARTS OF PROPERTY. WASTEWATER SYSTEM NOT AFFECTED
 - POTENTIAL ACID SULPHATE SOILS (LAND BELOW 5m AHD)
 - SEVERAL BORES AROUND THE SITE FOR GROUNDWATER MONITORING (NO DOMESTIC WATER SUPPLY)
 - NO SURFACE WATERS IDENTIFIED WITHIN 50m

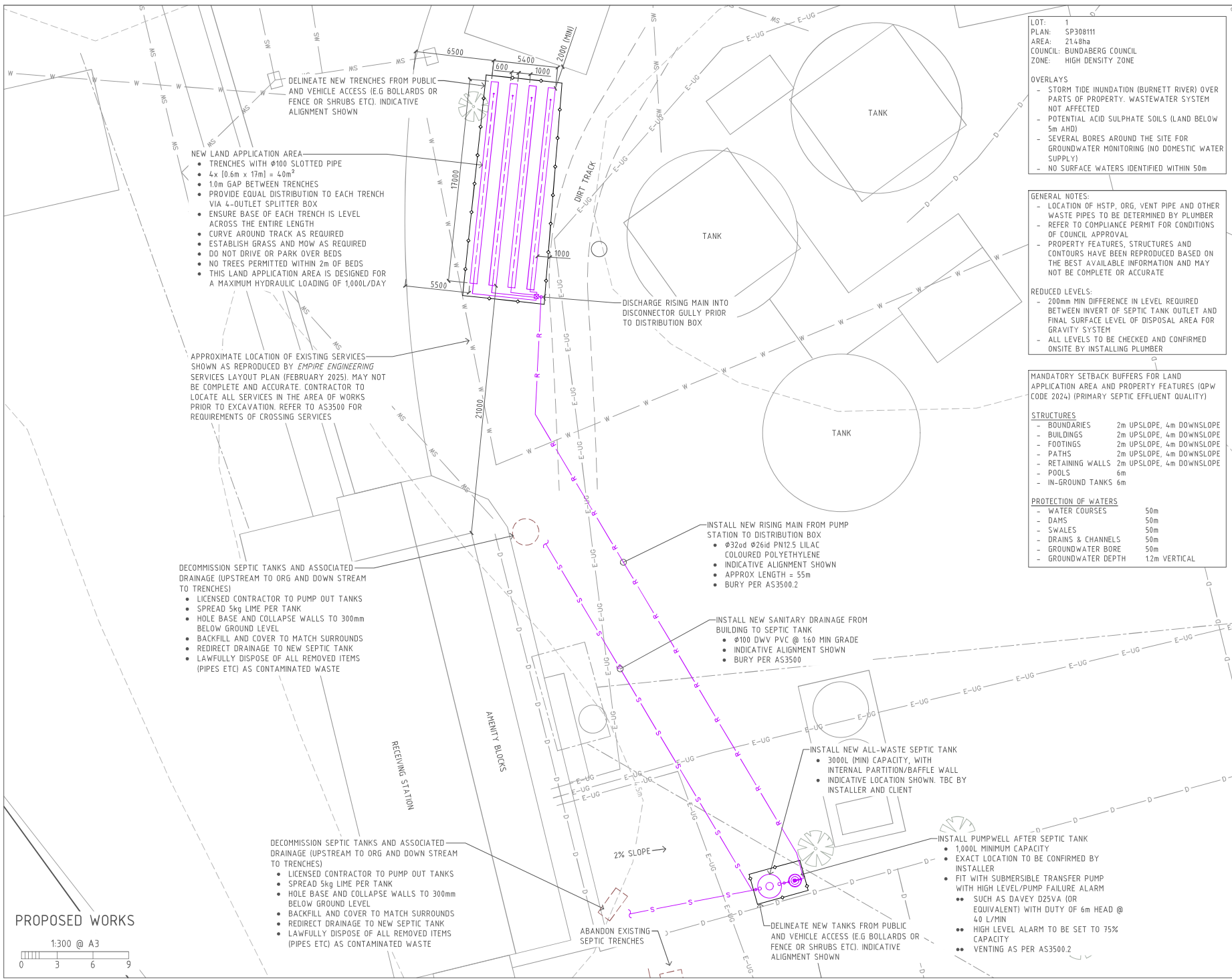
GENERAL NOTES:
 - LOCATION OF HSTP, ORG, VENT PIPE AND OTHER WASTE PIPES TO BE DETERMINED BY PLUMBER
 - REFER TO COMPLIANCE PERMIT FOR CONDITIONS OF COUNCIL APPROVAL
 - PROPERTY FEATURES, STRUCTURES AND CONTOURS HAVE BEEN REPRODUCED BASED ON THE BEST AVAILABLE INFORMATION AND MAY NOT BE COMPLETE OR ACCURATE

REDUCED LEVELS:
 - 200mm MIN DIFFERENCE IN LEVEL REQUIRED BETWEEN INVERT OF SEPTIC TANK OUTLET AND FINAL SURFACE LEVEL OF DISPOSAL AREA FOR GRAVITY SYSTEM
 - ALL LEVELS TO BE CHECKED AND CONFIRMED ONSITE BY INSTALLING PLUMBER

MANDATORY SETBACK BUFFERS FOR LAND APPLICATION AREA AND PROPERTY FEATURES (QPW CODE 2024) (PRIMARY SEPTIC EFFLUENT QUALITY)

STRUCTURES
 - BOUNDARIES 2m UPSLOPE, 4m DOWNSLOPE
 - BUILDINGS 2m UPSLOPE, 4m DOWNSLOPE
 - FOOTINGS 2m UPSLOPE, 4m DOWNSLOPE
 - PATHS 2m UPSLOPE, 4m DOWNSLOPE
 - RETAINING WALLS 2m UPSLOPE, 4m DOWNSLOPE
 - POOLS 6m
 - IN-GROUND TANKS 6m

PROTECTION OF WATERS
 - WATER COURSES 50m
 - DAMS 50m
 - SWALES 50m
 - DRAINS & CHANNELS 50m
 - GROUNDWATER BORE 50m
 - GROUNDWATER DEPTH 12m VERTICAL



DELINEATE NEW TRENCHES FROM PUBLIC AND VEHICLE ACCESS (E.G. BOLLARDS OR FENCE OR SHRUBS ETC). INDICATIVE ALIGNMENT SHOWN

NEW LAND APPLICATION AREA
 • TRENCHES WITH Ø100 SLOTTED PIPE
 • 4x [0.6m x 17m] = 40m²
 • 1.0m GAP BETWEEN TRENCHES
 • PROVIDE EQUAL DISTRIBUTION TO EACH TRENCH VIA 4-OUTLET SPLITTER BOX
 • ENSURE BASE OF EACH TRENCH IS LEVEL ACROSS THE ENTIRE LENGTH
 • CURVE AROUND TRACK AS REQUIRED
 • ESTABLISH GRASS AND MOW AS REQUIRED
 • DO NOT DRIVE OR PARK OVER BEDS
 • NO TREES PERMITTED WITHIN 2m OF BEDS
 • THIS LAND APPLICATION AREA IS DESIGNED FOR A MAXIMUM HYDRAULIC LOADING OF 1,000L/DAY

APPROXIMATE LOCATION OF EXISTING SERVICES SHOWN AS REPRODUCED BY EMPIRE ENGINEERING SERVICES LAYOUT PLAN (FEBRUARY 2025). MAY NOT BE COMPLETE AND ACCURATE. CONTRACTOR TO LOCATE ALL SERVICES IN THE AREA OF WORKS PRIOR TO EXCAVATION. REFER TO AS3500 FOR REQUIREMENTS OF CROSSING SERVICES

DECOMMISSION SEPTIC TANKS AND ASSOCIATED DRAINAGE (UPSTREAM TO ORG AND DOWN STREAM TO TRENCHES)
 • LICENSED CONTRACTOR TO PUMP OUT TANKS
 • SPREAD 5kg LIME PER TANK
 • HOLE BASE AND COLLAPSE WALLS TO 300mm BELOW GROUND LEVEL
 • BACKFILL AND COVER TO MATCH SURROUNDS
 • REDIRECT DRAINAGE TO NEW SEPTIC TANK
 • LAWFULLY DISPOSE OF ALL REMOVED ITEMS (PIPES ETC) AS CONTAMINATED WASTE

DECOMMISSION SEPTIC TANKS AND ASSOCIATED DRAINAGE (UPSTREAM TO ORG AND DOWN STREAM TO TRENCHES)
 • LICENSED CONTRACTOR TO PUMP OUT TANKS
 • SPREAD 5kg LIME PER TANK
 • HOLE BASE AND COLLAPSE WALLS TO 300mm BELOW GROUND LEVEL
 • BACKFILL AND COVER TO MATCH SURROUNDS
 • REDIRECT DRAINAGE TO NEW SEPTIC TANK
 • LAWFULLY DISPOSE OF ALL REMOVED ITEMS (PIPES ETC) AS CONTAMINATED WASTE

INSTALL NEW RISING MAIN FROM PUMP STATION TO DISTRIBUTION BOX
 • Ø320d Ø26id PN12.5 LILAC COLOURED POLYETHYLENE
 • INDICATIVE ALIGNMENT SHOWN
 • APPROX LENGTH = 55m
 • BURY PER AS3500.2

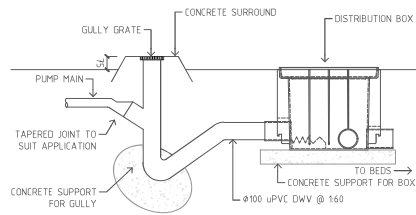
INSTALL NEW SANITARY DRAINAGE FROM BUILDING TO SEPTIC TANK
 • Ø100 DWV PVC @ 1:60 MIN GRADE
 • INDICATIVE ALIGNMENT SHOWN
 • BURY PER AS3500

INSTALL NEW ALL-WASTE SEPTIC TANK
 • 3000L (MIN) CAPACITY, WITH INTERNAL PARTITION/Baffle WALL
 • INDICATIVE LOCATION SHOWN. TBC BY INSTALLER AND CLIENT

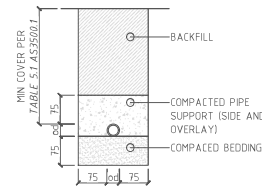
INSTALL PUMPWELL AFTER SEPTIC TANK
 • 1,000L MINIMUM CAPACITY
 • EXACT LOCATION TO BE CONFIRMED BY INSTALLER
 • FIT WITH SUBMERSIBLE TRANSFER PUMP WITH HIGH LEVEL/PUMP FAILURE ALARM
 • SUCH AS DAVEY D25VA (OR EQUIVALENT) WITH DUTY OF 6m HEAD @ 4.0 L/MIN
 • HIGH LEVEL ALARM TO BE SET TO 75% CAPACITY
 • VENTING AS PER AS3500.2



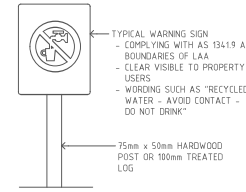
| SOIL CHARACTERISTICS | |
|--------------------------------|---|
| TEXTURE | SANDY LOAM |
| CATEGORY | 3 |
| STRUCTURE | HIGHLY STRUCTURED |
| INDICATIVE PERMEABILITY | 1.5 - 3.0 m/DAY |
| DESIGN LOADING RATE | 25 mm/DAY (MAXIMUM RATE FOR SEPTIC TRENCHES) |
| DESIGN VOLUME | |
| WATER SUPPLY | RETICULATED WATER |
| VOLUME ALLOWANCE | 50 L/P/DAY (AS1547 TABLE H4 'RURAL FACTORY') |
| DESIGN POPULATION | UPTO 20 PERSONS/DAY USING THE AMENITIES |
| TOTAL DESIGN VOLUME | 1,000 L/DAY |
| TREATMENT | |
| TYPE OF FACILITY | PARTITIONED ALL-WASTE SEPTIC TANK |
| CAPACITY | 3,000L (MIN) |
| TREATMENT LEVEL | PRIMARY |
| PUMP STATION | 1,000L (MIN) |
| LAND APPLICATION AREA | |
| DISPOSAL METHOD | TRENCHES WITH $\phi 100$ SLOTTED PIPE |
| REQUIRED LAND APPLICATION AREA | $A = Q/DLR = 40 \text{ m}^2$ |
| INSTALL AS | 4 TRENCHES @ (0.6m x 17m) = 40.8m ² |
| TOTAL LINEAR LENGTH | 68m OF TRENCHES |
| RESERVE AREA | 4 TRENCHES @ (0.6m x 17m) = 40.8m ² |



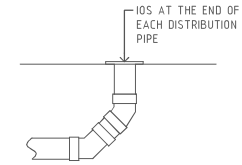
TYPICAL DISCONNECTOR GULLY



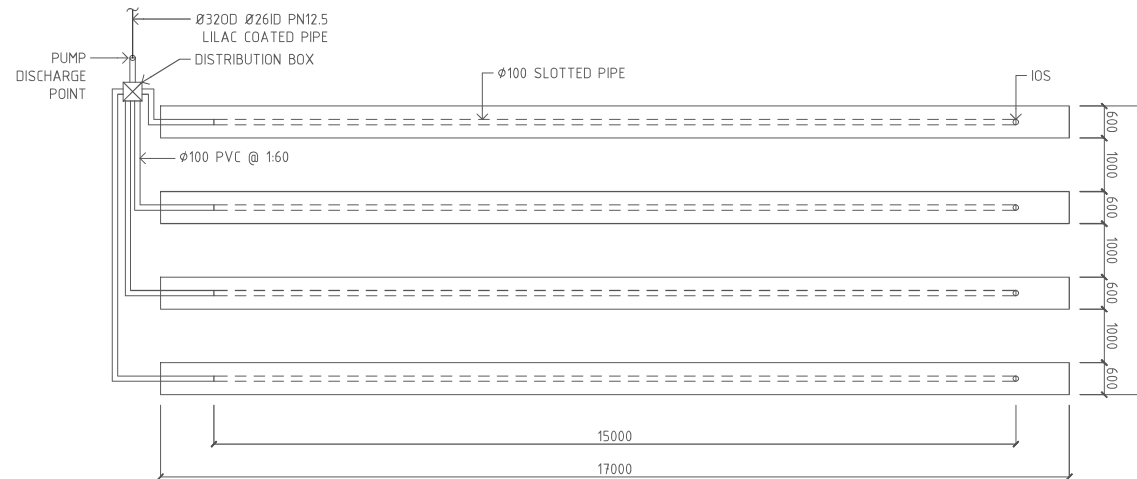
TYPICAL PIPE TRENCHING



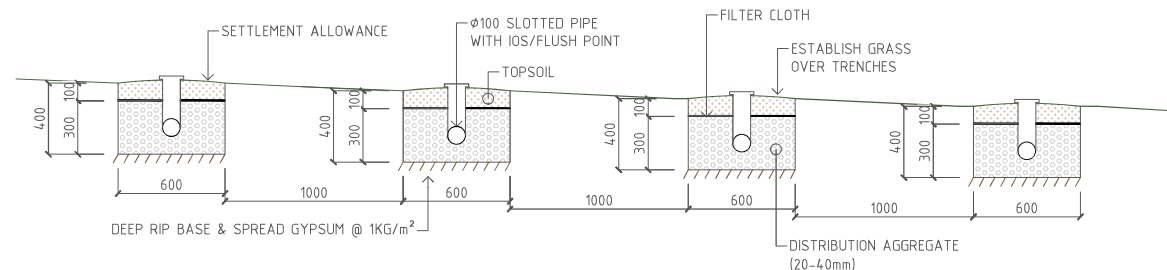
TYPICAL WARNING SIGN



TYPICAL FLUSH POINT



TYPICAL PLAN VIEW



TYPICAL SECTIONAL VIEW

- TRENCH/BED CONSTRUCTION**
- EXCAVATE WITH LASER LEVEL
 - RIP LEVEL OF BASE ± 200 to 300mm
 - RE-EXCAVATE BACK TO CORRECT LEVEL USING A LASER LEVEL
 - GYPSUM BASE AT 1kg/m²
 - PLACE DISTRIBUTION PIPE ENSURING THEY ARE LEVEL
 - PLACE AGGREGATE THEN FILTER CLOTH
 - REPLACE EXCAVATED TOP SOIL
 - ALLOWANCE TO BE PROVIDED FOR RAIN WATER SHEDDING AND FUTURE SETTLEMENT
 - GRASS TO PROMOTE EVAPOTRANSPIRATION

| REVISIONS | | | |
|-----------|------------|---------------|------------|
| # | DATE | SUBJECT | AUTHORISED |
| A | 17/06/2025 | REVISION A | C. TAYLOR |
| B | 14/08/2025 | PUMP STATION | C. TAYLOR |
| C | 13/11/2025 | MOVE TRENCHES | C. TAYLOR |

TAYLOR ENVIRONMENTAL



QBCC LICENCE NUMBER 150 556 72
ABN NUMBER 95268308955

Phone: +61 400 301 364
Email: chris@taylorenviro.com.au
Web: www.taylorenviro.com.au

WASTE WATER TREATMENT & EFFLUENT DISPOSAL SYSTEM

AUTHORISED FOR ISSUE DATE
M.C. Taylor 13/11/2025

STREET ADDRESS
BUNDABERG BULK SUGAR TERMINAL (BBST)
46 WHARF DRIVE, BURNETT HEADS 4670

LOT & PLAN
LOT 1 SP308111

COUNCIL
BUNDABERG REGIONAL COUNCIL

NAME OF CLIENT
THE APP GROUP

DESIGNER
C. TAYLOR

DRAWN
M. MAHONY

DRAWING DETAILS
DETAIL

JOB NUMBER
TE2590320

| SCALE | REVISION | DWG # |
|-------|----------|-------|
| N/A | C | SL2 |

Attachment 3 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 | — | — |

Attachment 4 Right of Appeal Waiver

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

GPC Reference:
Property Address:

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: ____/____/____