



Gladstone Ports Corporation

Growth, Prosperity, Community.

GPC Document No. 1467598
GPC Ref: DA2018/10
Your Reference:

12 February 2019

Pacific Marine Base Bundaberg Pty Ltd
c/- Jim Lawley
Pacific Tug (Aust) Pty Ltd
PO Box 5245
VICTORIA POINT QLD 4165

Email: JimL@pacifictug.com

Dear Mr Lawley

INFORMATION REQUEST – DA2018/10

(GIVEN UNDER SECTION 12 OF THE DEVELOPMENT ASSESSMENT RULES)

Gladstone Ports Corporation Limited (GPC) has carried out a further review of your development application for the following premises:

1. Application & Location Details

Application Number:	DA2018/10
Applicant Name:	Pacific Marine Base Bundaberg Pty Ltd
Applicant Contact Details:	Jim Lawley Pacific Tug (Aust) Pty Ltd PO Box 5245 8/119 Colbum Avenue VICTORIA POINT QLD 4165 Email: JimL@pacifictug.com
Approval Sought:	Material Change of Use for: <ul style="list-style-type: none">• Marine industry base on Strategic Port Land• Environmentally Relevant Activities 16, 38 & 49• Tidal Works in a Coastal Management District &• Premises near a state-controlled road and Operational Works for: <ul style="list-style-type: none">• Marine industry base on Strategic Port Land• Disposal of dredged material on Strategic Port Land• Tidal works that is dredging, reclamation and construction of sheet pile wall, dock, additional piles, stormwater outfall and navigational aids

Nature of Proposed Development:	Marine Industry Base
Location Street Address:	Buss Street, Burnett Heads Qld 4680
Location Real Property Description:	Lease AU on SP305678 in Lot 501 on SP279707, Lots 5 & 6 on RP7193, Lot 6 on SP166192, Lease AW on SP305678 in Lot 287 on SP166199 and unallocated state land adjacent to Lot 287 on SP166199
Present Zoning & Precinct	Strategic Port Land – Port Industry Precinct, Terminals/Wharves Precinct and Investigation Area Precinct

GPC has determined that the following additional information is needed to assess the application:

GENERAL ITEMS

1. The development application report dated November 2018 indicates that the project is to be developed over two stages with Stage 1 from 2020 – 2024 and Stage 2 from 2025 to 2029. GPC will require further information regarding the staging including:
 - a) Clarification including a detailed description of the proposed commercial activities to be undertaken on site during Stage 1 e.g. pg 13 of the development application report says Stage 1 includes ERA's for boat maintenance and repairs and surface coating but the Stage Plan Drawing No. 41-31423-C201 doesn't show any buildings for maintenance or painting are to be constructed during Stage 1.
 - b) Nearly all of the drawings only show the proposed Stage 2 development. Please provide drawings highlighting which aspects of the Stage 2 development are proposed to occur during Stage 1 including:
 - i. Earthworks
 - ii. Stormwater and stormwater outfall
 - iii. Water treatment prior to discharge
 - iv. Pavement
 - v. Electricity
 - vi. Fencing
 - vii. Reclamation.
 - c) Amendment of the Perpetual Lease requires all reclamation to be completed by 31 July 2024 i.e. within Stage 1. Provide drawing/s for Stage 1 construction showing all the reclamation being completed.
 - d) Provide drawing/s showing proposed location and construction of Stage 1 stormwater outfall in the event the outfall on the western side of dock as shown in Stage Plan Drawing No. 41-31423-C201 is not to be constructed until Stage 2.
 - e) Please provide a Stage 1 Stormwater Management Plan.
 - f) Suggest the application includes a request for extended currency period/s for the Development Approval as required due to staging occurring over 9 years.
2. Earthworks Drawing No. 41-31423-C315 and Site Sections Sheet 2 of 2 Drawing No. 41-31423-C321 to provide additional information for boundaries including:

- a) Add boundaries to section C;
- b) Provide levels for both boundaries in section D; and
- c) Demonstrate proposed batters are within lease boundaries and show adjoining properties natural surface.

3. Earthworks Drawing No. 41-31423-C315 indicates 51,500m³ of material will be "cut to spoil". Please advise where this material is to be disposed of and associated transport requirements.
4. Maritime Layout Drawing No. 41-31423-K001 indicates that scour protection which would constitute tidal works is to be located outside the nominated development property descriptions. Please confirm whether:
 - a) The scour protection will be moved into the approval area to be covered under existing tidal works approvals sought; or
 - b) Approval for tidal works will be sought on additional sites subject to obtaining tenure of the additional area.
4. Master Services Layout Plan Drawing No. 41-31423-C500 – please explain the yellow line between boat shed 1 and boat shed 3.
5. Please provide information regarding the method of capture and treatment of washbay waste waters at the dock.
6. Please clarify what is meant by reference to using a licensed sub-contractor for on-site treatment of regulated waste or sewage and on-site bulk storage on pg 13 of the development application report. Such activities will require site-specific development approvals from GPC.
7. Please amend the Operational Environmental Management Plan as follows:
 - a) Clarify objective 3 in Table 4-1 OEMP Core Environmental Objectives; and
 - b) Provide an Environmental Impact Mitigation Plan for "in-water cleaning" which was identified in Table 6-1 Register of Aspects and Impacts.
8. Provide information regarding the proposed B-double route to be used during Stage 1 operations.
9. Provide peak traffic movement data for construction during Stage 1 and Stage 2 to enable GPC to determine whether a Construction Traffic Management Plan is required.
10. Pavement Plan Drawing No. 41-31423-C310 refers to "passenger carparks". Do the proposed site activities include passenger services?
11. Drawings to refer to GPC instead of Bundaberg Regional Council where appropriate.

DREDGING AND DISPOSAL

12. The Dredge Management Plan (DMP) indicates that approval is being sought for both capital dredging and subsequent maintenance dredging, which is uncommon. Whether approval for maintenance dredging is required will depend upon a number of issues including but not limited to:
 - a) Whether a current Environmental Authority for ERA 16 is held at the time maintenance dredging is to occur;

- b) The location of the disposal area to be used e.g. at sea or on land;
- c) The method of maintenance dredging; and
- d) The availability of valid sediment sampling and analysis results (usually results are no longer considered valid after 5 years).

In the event approval for maintenance dredging continues to be being sought, please provide all necessary information to support an application for maintenance dredging including a description of the dredging method and equipment, the volume to be dredged, timing and duration of dredging, a description of the disposal location and an assessment of environmental impacts. GPC recommends discussing maintenance dredging approval requirements with the Department of Environment and Science.

11. Due to the GPC Material Relocation Area (MRA) being identified as the location for capital dredge material disposal, GPC requires:

- a) The sediment characterisation report Reference: R.B22999.003.00.SAP results.docx dated August 2018 to be updated to include the dredge area on unallocated state land adjacent to Lot 287 on SP166199. This would achieve compliance with GPC's Tidal Works Code AO3.1 which requires a description of the type of material to be removed and State Code 8 PO21 which requires all dredging to be compliant with National Assessment Guidelines for Dredging 2009 (NAGD 2009).
- b) The acid sulfate soils assessment and management plan dated 7 November 2018 be updated to include results of sediment sampling from the unallocated state land adjacent to Lot 287 on SP166199.

12. Please provide clarification for capital dredging of the dock in relation to:

- a) the likely timing of the capital dredging;
- b) the methodology of capital dredging;
- c) where material is to be disposed of; and
- d) how the material is to be transported to the disposal site.

In the event it is proposed to dispose of the capital dredged material from the dock into GPC's MRA, a sediment sampling and analysis report, compliant with the NAGD 2009 will be required to ascertain geotechnical characteristics of material, contamination levels and the levels of potential and actual acid sulfate soil in the material. This will achieve compliance with GPC's Tidal Works Code A03.1. In addition, an acid sulfate soils assessment and management plan will be required for material excavated from the dock.

In the event approval is continuing to be sought for disposal of dredged material from the dock into the MRA, this activity must be adequately addressed in the draft Capital DMP.

13. The DMP indicates that approval is being sought to dispose of maintenance dredged material into GPC's MRA every 3-5 years. GPC will require an Operational Works application to be submitted prior to each maintenance dredging campaign that involves disposal to the MRA. Each maintenance dredging disposal application will need to include a sediment sampling and analysis report of the material to be disposed of within the MRA. This report is to be compliant with the NAGD 2009. The DMP must be amended to reflect the requirement for future approval from GPC for maintenance dredging disposal in the MRA. These requirements will be included as a condition in the Decision Notice.

14. The draft Capital DMP is required to be amended to include GPC's minimum dredge disposal management requirements as follows:

- a) All dredging and dredge disposal is the responsibility of PMBB and/or their contractor – references to GPC employees and the GPC board are to be removed from the DMP.
- b) Identification of the disposal location/s for the full volume of dredged material for which approval is being sought and the proposed volume of material to be disposed of within the GPC MRA.
- c) Delivery of dredge spoil to, and subsequent management of, the MRA shall be carried out in accordance with PMBB's Environmental Authority (EA) and shall not conflict with GPC's EA conditions. PMBB is to consult with Terese Tobin, Environmental Specialist-Compliance (tobint@gpcl.com.au) to ensure PMBB's EA does not conflict with GPC EA conditions.
- d) When developing the draft Capital DMP, PMBB is to consult with Owen Barton, Port Infrastructure Asset Manager (bartono@gpcl.com.au) regarding methodology of disposal inside GPC's MRA. The draft DMP must include a layout plan indicating the proposed pump-out methodology and placement of dredge spoil into the MRA.
- e) The proposed methodology and placement shall ensure the MRA is returned to a generally 'DRY' condition on completion of dredging activities. This shall include the construction of any internal bunds, weirs, drainage channels, etc. as necessary to allow free-drainage of the MRA to discharge weir (W2) located on the SE corner of the MRA. Some shallow ponded areas, with a depth of less than 100mm may remain, or to the approval of the GPC Port of Bundaberg Manager.
- f) A minimum freeboard to top of bund of 1.0m shall be maintained at all times.
- g) Proposed method of treatment of acid sulphate soils in the MRA should it be required.
- h) That environmental / compliance monitoring and measurement in or outside the MRA will be carried out in accordance with PMBB's EA.

The due date for providing the requested information is **17 May 2019**.

Please advise GPC of your response to this information request in accordance with section 13 of the Development Assessment Rules.

As GPC's assessment of your application will be based on the information provided, it is recommended that you provide all of the information requested. In accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and the GPC will continue with the assessment of your application without the information requested.

For further information please contact Judy Horsfall, Planning Officer, on 07 4976 1314 or via email horsfallj@gpcl.com.au or Sarah Hunter, Principal Planner, on 07 4976 1287 or via email hunters@gpcl.com.au.

Yours sincerely



Sarah Hunter
Principal Planner
12 February 2019