



12 May 2017

Vladimir Burmaz  
North Queensland Bulk Ports Corporation  
Level 1, Waterfront Place, Mulherin Drive  
MACKAY QLD 4740

Dear Vladimir,

**DEVELOPMENT APPROVAL PACKAGE FOR DEMOLITION WORKS OVER WATER DESCRIBED AS LOT 63 ON SP143358 AND ASSOCIATED WORKS ON LAND DESCRIBED AS LOT 61 SP118293 AND LOT58 SP123751, AT THE PORT OF MACKAY**

**NQBP Reference:** PL/04/02/00003

North Queensland Bulk Ports Corporation Ltd (NQBP) wish to advise that your development application seeking approval for the demolition of Loves Jetty, the east and west Tug Jetties and Wharf 2 Piles and associated use of laydown areas at the Port of Mackay was approved in full subject to conditions on 12 May 2017.

Approvals has been given with respect to Operational Works being Tidal Works under the *Sustainable Planning Act 2009* and Port Development Approval under the Port of Mackay Land Use Plan (November 2009).

You are strongly advised to read and familiarise yourself with each of the enclosures applicable to this approvals package.

If you have any queries regarding the approvals package, please contact the undersigned.

Yours sincerely,

Julie Keane  
**Principal, Development Assessment**

Telephone: (07) 3011 7912  
Email: JKeane@nqbp.com.au  
Doc Reference: E17/06329

Enc: Decision notice issued pursuant to s 334 of the *Sustainable Planning Act 2009*  
Port development approval issued under the Port of Mackay Land Use Plan (November 2009).  
Approved drawings  
Cc: State Assessment and Referral Agency – Mackay Isaac Whitsunday Region  
Mackay Regional Council

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**NORTH QUEENSLAND BULK PORTS CORPORATION LIMITED**

ACN 136 880 218 • ABN 36 136 880 218

**PORTS CORPORATION OF QUEENSLAND LIMITED**

ACN 126 302 994 • ABN 49 657 447 879

**MACKAY PORTS LIMITED**

ACN 131 965 707 • ABN 69 131 965 707

## Decision Notice

Sustainable Planning Act 2009 s.334

### 1. Details of approval

<i>Applicant name:</i>	North Queensland Bulk Ports Corporation
<i>Approved development:</i>	Tidal works being the demolition of three existing jetty structures and associated infrastructure and removal of piles associated with a previously demolished jetty.
<i>Decision date:</i>	12/05/2017
<i>Type of approval:</i>	<input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Compliance permit <input type="checkbox"/> Compliance certificate
<i>Aspect of development:</i>	<input type="checkbox"/> Carrying out building work <input type="checkbox"/> Carrying out plumbing or drainage work <input checked="" type="checkbox"/> Carrying out operational work <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Making a material change of use of premises
<i>Decision:</i>	<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved subject to conditions <input type="checkbox"/> Refused

### 2. Property description of proposed development

<i>Port:</i>	MACKAY
<i>Street address:</i>	Harbour Road, Port of Mackay
<i>Real property description:</i>	Lot 63 on SP143358
<i>Local government area:</i>	Mackay Regional Council

### 3. Approved drawings and documents

The following drawings and documents have been approved. Copies of approved drawings are provided in an enclosure.

<i>Drawing or document</i>	<i>Prepared by</i>	<i>Number</i>	<i>Date / revision</i>
Port of Mackay – Middle Breakwater Report on the Proposed Demolition works for Tidal Works Application	Houghton Environmental Management Pty Ltd	266	21 February 2017 Version 4

#### 4. Referral agency response

The relevant referral agency response is listed below, and attached to this decision notice. A copy of this decision notice has been sent to the referral agency in accordance with section 334 of the *Sustainable Planning Act 2009*.

<i>Referral agency</i>	<i>Advice / concurrence</i>	<i>Date of response</i>	<i>Reference number</i>
State Assessment and Referral Agency	Concurrence	11 May 2017	SDA-0217-037328

#### 5. Approval under s 331

This application has not been deemed to be approved under section 331 of the *Sustainable Planning Act 2009*.

#### 6. Preliminary approval affecting the planning scheme

Not applicable.

#### 7. Codes for self-assessable development

Any self-assessable development related to the approved development must comply with the NQBP Sustainable Port Development Guidelines.

#### 8. Submissions

Not applicable.

#### 9. Conflict with relevant instrument

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

#### 10. Effect of development approval

This development approval takes effect on the decision date, in accordance with section 339 of the *Sustainable Planning Act 2009*. Under section 340 of the *Sustainable Planning Act 2009*, development may commence on the date the development approval takes effect (i.e. the decision date).

#### 11. Additional approvals required

This development approval is limited to tidal works being the demolition of three existing jetty structures and associated infrastructure and removal of piles associated with a previously demolished jetty on Lot 63 on SP143358 at the Port of Mackay. At no time should this document be interpreted to imply approval to any other development, operation or land use.

This development approval does not remove the requirement for any other legislative approval requirements (including approvals under the *Sustainable Planning Act 2009*). It is the applicant's responsibility to ensure that all other necessary approvals to undertake the use / works approved under this development approval are obtained. In particular, the applicant should note the requirement to obtain approvals for, but not limited to:

<i>Permit / licence requirements</i>	<i>Relevant agency</i>
Building work – Development permit for demolition of a building or structure	Building certifier, as per the <i>Building Act 1975</i>
Asbestos Notification	Work Safe Qld <a href="http://www.worksafe.qld.gov.au">www.worksafe.qld.gov.au</a> Ph: 1300 362 128

## 12. Relevant period for the approval

This development approval will lapse if development is not completed or substantially commenced within the relevant period stated under s 341 of the *Sustainable Planning Act 2009*.

Under section 341 of the *Sustainable Planning Act 2009*, the approved development must be either completed or substantially commenced within two (2) years of the decision date.

## 13. Applicant's appeal rights

Under section 461 of the *Sustainable Planning Act 2009*, an applicant for a development application has appeal rights relating to an Assessment Manager's decision. The following is an excerpt from the *Sustainable Planning Act 2009* regarding appeal rights.

*s 461 Appeals by applicants*

- (1) *An applicant for a development application may appeal to the court against any of the following:*
  - a. *the refusal, or refusal in part of the development application;*
  - b. *any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of the Sustainable Planning Act 2009;*
  - c. *the decision to give a preliminary approval when a development permit was applied for;*
  - d. *the length of a period mentioned in section 341;*
  - e. *a deemed refusal of the development application;*
- (2) *An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the applicant's appeal period) after:*
  - a. *if a decision notice or negotiated decision notice is given – the day the decision notice or negotiated decision notice is given to the applicant;*
  - b. *otherwise, the day a decision notice was required to be given to the applicant.*
- (3) *An appeal under subsection (1)(e) may be started at any time after the last day of a decision on the matter should have been made.*

Further information may be obtained from the Planning and Environment Court website:

<http://www.courts.qld.gov.au/courts/planning-and-environment-court>

## 14. Advisory information

Please note that the information contained in this section under the heading Advisory information has been provided as advice only and does not form part of the development approval conditions. This information has been provided to advise of other obligations under state legislation or local laws that may require action to be undertaken prior to commencing the activity approved by this development approval.

#### Cultural heritage duty of care

1. Section 23 of the *Aboriginal Cultural Heritage Act 2003* establishes a duty of care for all persons carrying out an activity to take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage. It is the responsibility of the person undertaking the activity to ensure compliance with the duty of care.

A copy of the legislation can be accessed via

<https://www.legislation.qld.gov.au/LEGISLTN/CURRENT/A/AborCultHA03.pdf>

#### Hours of work and noise

2. Section 440R of the *Environmental Protection Act 1994* prohibits construction, building and earthworks activities likely to cause audible noise (including the entry and departure of heavy vehicles) between the hours of 6:30pm and 6:30am from Monday to Saturday and at all times on Sundays or Public Holidays.

A copy of the legislation can be accessed via

<https://www.legislation.qld.gov.au/LEGISLTN/CURRENT/E/EnvProtA94.pdf>

#### General safety during construction

3. The *Work Health and Safety Act 2011* establishes a number of obligations relevant to the project, in particular:
  - a. Under section 19(2), a person conducting a business or undertaking must ensure the health and safety of other persons is not put at risk from work carried out as part of the conduct of the business or undertaking.
  - b. Under section 20(2), the person in control of the workplace is obliged to ensure that the means of entering and exiting the workplace and anything arising from the workplace are without risks to the health and safety of any person.

A copy of the legislation can be accessed via

<https://www.legislation.qld.gov.au/LEGISLTN/CURRENT/W/WorkHSA11.pdf>

**Attachment 1 ASSESSMENT MANAGER CONDITIONS**

Condition	Timing						
<b>Carry out the approved development</b>							
<p>1. The development must be undertaken generally in accordance the plans and supporting documentation reference in the table below which forms part of this approval, unless otherwise specified by any condition of this approval.</p> <table border="1" data-bbox="240 745 1082 927"> <thead> <tr> <th data-bbox="240 745 719 824">Document name</th> <th data-bbox="719 745 874 824">Document number</th> <th data-bbox="874 745 1082 824">Date / Revision</th> </tr> </thead> <tbody> <tr> <td data-bbox="240 824 719 927">Port of Mackay – Middle Breakwater Report on the Proposed Demolition works for Tidal Works Application</td> <td data-bbox="719 824 874 927">266</td> <td data-bbox="874 824 1082 927">21 February 2017 Version 4</td> </tr> </tbody> </table>	Document name	Document number	Date / Revision	Port of Mackay – Middle Breakwater Report on the Proposed Demolition works for Tidal Works Application	266	21 February 2017 Version 4	At all times.
Document name	Document number	Date / Revision					
Port of Mackay – Middle Breakwater Report on the Proposed Demolition works for Tidal Works Application	266	21 February 2017 Version 4					
<p>2. Detailed engineering drawings must be provided (via <a href="mailto:planning@nqbp.com.au">planning@nqbp.com.au</a>) detailing the location of, and specifications of any infrastructure, including wharf piles, which has been left in place or altered as a result of conducting the Approved Development. The following is to be provided:</p> <ul style="list-style-type: none"> <li>• One set of “As-constructed” drawings.</li> <li>• Dimensioned plot plans and general arrangement drawings must also be provided electronically to NQBP in dwg (AutoCAD 2012) and dxf formats (including pen plot, xref, ole, block files and any other external references).</li> </ul>	Within four weeks of completion of works.						
<b>Environmental management</b>							
<p>3. Where potential or actual environmental harm may be caused by the approved development, NQBP may direct the requirement for:</p> <ul style="list-style-type: none"> <li>• cessation of an activity</li> <li>• implementation appropriate impact control measures</li> <li>• modification work plans or methods.</li> </ul>	At all times.						
<p>4. Asbestos material identified as being within the pump building is to be removed in accordance with requirements of the Section 452 and 453 of the Work, Health and Safety Regulation 2011.</p>	Prior to commencement of demolition of the pump building.						
<p>5. Testing of marine sediments is to be completed for the presence of poly-fluoroalkyl substances (PFAS). Results of testing are to be provided to NQBP for review (<a href="mailto:environment@nqbp.com.au">environment@nqbp.com.au</a>).</p>	Four weeks prior to commencement of works.						
<p>6. A revised Construction Environmental Management Plan (CEMP) is to be submitted for approval by NQBP. The revised CEMP is to incorporate the following:</p>	Four weeks prior to commencement of works.						

Condition	Timing
<ul style="list-style-type: none"> <li>Detailed methodology for demolition and a Demolition Management Plan.</li> <li>Operational control measures to be implemented in relation to interaction with Wharf 1 operational fuel, ethanol and tallow lines, which pass adjacent to the areas of proposed demolition.</li> <li>Details of proposed waste management procedures and location for disposal of demolition materials.</li> <li>Review of aspects and impacts register.</li> <li>Review and finalisation of Environmental Control Plans responding to the Demolition Management Plan.</li> <li>Results of marine sediment sampling and any necessary management measures to be implemented, including method for disposal of any identified contaminated sediments.</li> <li>Erosion and sediment controls for the laydown areas.</li> </ul>	
<p>7. Any environmental emergency, incident or potentially harmful event involving the approved development must be reported to NQBP's Environment Group via <a href="mailto:environment@nqbp.com.au">environment@nqbp.com.au</a> or 07 4969 7000</p> <p>A written report must also be provided, detailing the following information:</p> <ul style="list-style-type: none"> <li>name of the operator</li> <li>the name and telephone number of a designated contact person</li> <li>quantity and substance released</li> <li>person/s involved</li> <li>location and time of the release/event</li> <li>likely cause of release/event</li> <li>effects of the release</li> <li>sampling performed and conclusions drawn</li> <li>actions taken to mitigate any environmental harm</li> <li>proposed actions to prevent a recurrence.</li> </ul>	<p>Initial report: within 24 hours of the emergency, incident or event occurring.</p> <p>Written report: within 14 days of the emergency, incident or event occurring.</p>
<p><b>Waste management</b></p>	
<p>8. All waste must be removed from the site and taken to a licenced waste management facility on a regular basis. No waste is to be burned or buried on site.</p>	<p>At all times.</p>
<p>9. Any hazardous waste generated during construction is to be managed in accordance with the requirements of the <i>Environmental Protection Act 1994</i>. In particular, regulated waste is to be transported by an appropriately licensed contractor to a licensed receival facility. Records of waste transfer are to be kept in accordance with the requirements of the Department of Environment and Heritage Protection (DEHP).</p>	<p>At all times.</p>

Condition	Timing
<b>Community</b>	
<p>10. Any community complaints, received by the Applicant, or party acting on behalf of the applicant, must be reported to NQBP's Planning Group via <a href="mailto:planning@nqbp.com.au">planning@nqbp.com.au</a> or 07 3011 7900.</p> <p>A written report must also be provided, detailing the following information:</p> <ul style="list-style-type: none"> <li>• incident subject of the complaint</li> <li>• investigations undertaken into the complaint</li> <li>• proposed action to be undertaken to prevent further complaints.</li> </ul>	<p>Initial report: within 24 hours of the emergency, incident or event occurring.</p> <p>Written report: within 14 days of the emergency, incident or event occurring.</p>



**Attachment 2 REFERRAL AGENCY RESPONSE**

<i>Referral agency</i>	<i>Advice / concurrence</i>	<i>Date of response</i>	<i>Reference number</i>
State Assessment and Referral Agency – Amended Concurrence Agency Response	Concurrence	11 May 2017	SDA-0217-037328



Department of Infrastructure,  
Local Government and Planning

Our reference: SDA-0217-037328  
Your reference: PL/04/02/00003

11 May 2017

North Queensland Bulk Ports  
Attn: Julie Keane  
GPO Box 409  
Brisbane QLD 4001

[jkeane@nqbp.com.au](mailto:jkeane@nqbp.com.au)

Dear Ms Keane

**Amended concurrence agency response – given under section 290(1)(b) of the *Sustainable Planning Act 2009* for a development permit for Operational Works – Tidal Works being the demolition of three existing jetty structures and associated infrastructure and removal of piles associated with a previously demolished jetty, at land described as Lot 63 on SP143358, Mulherin Drive, Mackay Harbour, QLD 4740.**

The Department of Infrastructure, Local Government and Planning issued a concurrence agency response under section 285 of the *Sustainable Planning Act 2009* on 6 April 2017. On the 26 April 2017 the department received representations from the applicant under section 320(1) of the Act requesting that the department amend its concurrence agency response under section 290(1)(b)(i) of the Act.

The department has considered the written representations and agrees to issue the following amended concurrence agency response at Attachment 1.

The applicant has provided written agreement to this amended concurrence agency response, as attached.

For further information, please contact Vickie Wood, Senior Planning Officer, SARA Mackay Isaac Whitsunday on 4898 6825, or email [MIWSARA@dilgp.qld.gov.au](mailto:MIWSARA@dilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely

A handwritten signature in blue ink that reads "Robin Clark". The signature is written in a cursive, flowing style.

Robin Clark  
Director Planning (Northern)

cc: North Queensland Bulk Ports Corporation, vburmaz@nqbp.com.au  
enc: Attachment 1—Amended Concurrence Agency response.

Our reference: SDA-0217-037328

Your reference: PL/04/02/00003

**Attachment 1—Conditions to be imposed**

No.	Conditions	Condition timing
Operational Works		
Schedule 7, Table 2, Item 13—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Environment and Heritage Protection to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The development must be generally in accordance with Section 2 of the Port of Mackay – Middle Breakwater Report on Proposed Demolition Works For Tidal Works Application prepared by Houghton Environmental Management Pty Ltd, dated 21 February 2017, reference 266/V4 and revision 4.	For the duration of the works.
2.	As a result of works the subject of this approval any disturbed or oxidised acid sulphate soil must be treated and managed in accordance with the current <i>Queensland Acid Sulfate Soil Technical Manual: Soil management guidelines</i> , prepared by the Department of Science, Information Technology, Innovation and the Arts, 2014.	For the duration of the works the subject of this approval.
Operational Works		
Schedule 7, Table 2, Item 15—Pursuant to section 255D of the <i>Sustainable Planning Act 2009</i> , the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
3.	<p>(a) Provide written notice to the Regional Harbour Master, PO Box 58, Mackay QLD 4740, when the development authorised under this approval is scheduled to commence.</p> <p>(b) Provide written notice to the Regional Harbour Master, PO Box 58, Mackay QLD 4740, when the development authorised under this approval has been completed.</p> <p>Each notice must state this application number, the location and name of registered place and the condition number under which the notice is being given.</p>	<p>(a) At least two (2) weeks prior to the commencement of works.</p> <p>(b) Within two (2) weeks of the completion of works.</p>
4.	<p>All vessels, structures, plant and equipment associated with the construction of the approved works must be lit/marked in accordance with the following specifications and requirements such that undertaking the construction works does not cause a risk to the safe navigation of ships:</p> <ul style="list-style-type: none"> <li>• Any Marker Buoys installed to mark the boundary of the works must be fitted with FL yellow lights.</li> <li>• Lighting provided must not obscure, disguise or otherwise interfere with the effectiveness of navigational lighting.</li> </ul>	While the works are occurring.
5.	<p>(a) Any debris or similar obstruction encountered whilst undertaking the work must be disposed of at the applicant's cost.</p> <p>AND</p>	(a) While the works are occurring.

No.	Conditions	Condition timing
	(b) All piles and/or structures to be demolished, both above and below the waterline must cut off to a depth of at least 1 metre below seabed level or completely extracted/removed where possible.	(b) While the works are occurring.
6.	Any ship moored, dry berth or device berthed, moored or attached to the structure, must not impede the safe navigation of other ships or restrict safe access to or from neighbouring structures.	At all times.

Our reference: SDA-0217-037328

Your reference: PL/04/02/00003

## **Attachment 2—Reasons for decision to impose conditions**

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The reasons for this decision are:

- Condition 1 – To ensure the works are carried out generally in accordance with the demolition project as described in Section 2 of the Port of Mackay – Middle Breakwater Report on Proposed Demolition Works for Tidal Works Application.
- Condition 2 – To ensure any disturbance to acid sulphate soils is managed to prevent impacts to coastal environments.
- Condition 3 – To facilitate the monitoring of the development works for compliance purposes.
- Condition 4 - To ensure that at all times, all lights on or above the development site do not interfere with safe navigation in surrounding waterways.
- Conditions 5 and 6– To ensure the works do not encroach on the navigable waterway in a way that impedes the safe passage of vessels.

Our reference: SDA-0217-037328

Your reference: PL/04/02/00003

### Attachment 3—Further advice

General advice	
1.	<p>At all times the applicant must meet the obligations under the <i>Environmental Protection Act 1994</i> (EP Act). The following information is provided to help you understand some of the key environmental obligations under the EP Act which may relate to the operation of your activity. This is not an exhaustive list of all of the environmental obligations. Please note the following:</p> <ol style="list-style-type: none"> <li>1. <u>General environmental duty—section 319</u>            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. This is a person's general environmental duty.            You have the responsibility to work out what you need to do to make sure that you manage your environmental risk and achieve the outcomes set out in your environmental authority.            Failure to comply with the general environmental duty is not, itself, an offence. However, causing an environmental nuisance or causing serious or material environmental harm is an offence unless you can prove:           <ul style="list-style-type: none"> <li>• that the nuisance or harm was not unlawful, and</li> <li>• you have complied with the general environmental duty.</li> </ul> </li> <li>2. <u>Duty to notify environmental harm—sections 320-320G</u>            The duty to notify requires a person to give notice where serious or material environmental harm is caused or there is a risk of such harm and that harm is not authorised by the administering authority.             For more information on the duty to notify requirements, including who must be notified, how and when to notify, refer to the guideline: The duty to notify of environmental harm (EM467).</li> </ol>

Our reference: SDA-0217-037328  
Your reference: PL/04/02/00003

**Attachment 4—Approved plans and specifications**

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## 2 THE DEMOLITION PROJECT

### 2.1 Structures to be demolished


Figure 1 below presents the location of the four project components proposed for demolition.



**Figure 1 Structures Proposed for Demolition**

The structures to be demolished are described as follows:

1. West Tug Jetty: This is an approximate 67m long simple wharf/jetty structure comprising a timber gangway leading to a narrow concrete deck with approximately 19 timber piles, 22 steel piles/piers (some of which may be concrete-filled) and metal railings/balustrading. **Plate 1** presents a view of this jetty.

<p>PLANS AND DOCUMENTS referred to in the Concurrence Agency Response</p>	
Reference no: SDA-0217-037328.....	
Date: ..11 May, 2017.....	




**Plate 1 West Tug Jetty**

2. Loves Jetty: This jetty is the largest of the three jetties to be demolished and comprises two linking decks with a total length of approximately 102m comprising an approximate 47m long western section and 55m for the balance. The jetty is primarily constructed of concrete with approximately 13 timber piles and 72 concrete piles/piers and metal balustrading (see **Plate 2**). Some demolition of the original structure has been undertaken in the past.



**Plate 2 Loves Jetty**

This jetty has a double storey plant building constructed mainly of concrete blockwork and is positioned on a platform adjacent to the jetty. The building houses a large diesel pump previously used for the pumping out of saltwater from the bilges of ships (refer **Plates 3 and 4**).

<p>PLANS AND DOCUMENTS referred to in the Concurrence Agency Response</p> <p>Reference no: SDA-0217-037328 .....</p> <p>Date: ..11 May 2017 .....</p>	
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**Plate 3 Plant Building on Loves Jetty**




**Plate 4 Saltwater Pump**

3. East Tug Jetty: This is the smallest jetty (approximate total length 41 m) and is constructed with a concrete deck, 11 timber piles and 13 steel piles and one concrete abutment and metal balustrading (see **Plate 5**).



**Plate 5 East Tug Jetty**

<p><b>PLANS AND DOCUMENTS</b> referred to in the Concurrence Agency Response</p> <p>Reference no: SDA-0217-037328 .....</p> <p>Date: ..11 May, 2017.....</p>	 <p>Queensland Government</p>
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4. Wharf 2 Piles: It is proposed to remove 15 timber or concrete piles from the Wharf 2 area shown on **Figure 1**. The Wharf 2 platform has previously been demolished. The top of the piles are positioned below lowest astronomical tide (LAT). As for the three

jetties described above, these piles now serve no function and present a marine/navigational hazard within the port area.

## 2.2 Demolition Methodology

### 2.2.1 Overview

PLANS AND DOCUMENTS referred to in the Concurrence Agency Response



Reference no: SDA-0217-037328.....

Date: ..11 May, 2017.....

It is currently proposed to commence the demolition works in mid-2017 and take approximately three months to complete. NQBP propose to put the works out to competitive tender. It is expected that the successful tenderer will be an accredited demolition contractor experienced in undertaking demolition in areas within and adjacent to a tidal/marine environment. It will be a requirement that the successful contractor will present a methodology for demolition consistent with the environmental requirements of the regulatory agencies including NQBP. A Demolition Management Plan (DMP) is to be prepared by the contractor detailing the methods proposed and associated environmental controls. The methodology and controls described below should be regarded as indicative with further detail to be provided by the successful demolition contractor in the DMP prior to commencement of activities.

The environmental impacts that are likely to be associated with this demolition are summarised in Section 3 later while a Construction Environmental Management Plan (CEMP) for the demolition project is presented in **Appendix 1** to this report. This CEMP has been prepared to be consistent with the NQBP Guideline for the preparation of EMPs (see **Appendix 2**). It is expected that the contractor will present the DMP for implementation of the works consistent with this CEMP. The contractors plan will be assessed by NQBP environmental personnel prior to project commencement to ensure it is consistent with the CEMP and complies with approval conditions provided by the regulatory agencies. Demolition activities will be required to be undertaken in accordance with AS2601: The Demolition of Structures.

The contractor, in unison with NQBP, will also be expected to undertake a Qualitative Risk Assessment (QRA) prior to commencing demolition, with a focus on risks and risk management measures associated with demolition activities being undertaken in proximity to port operational activities (notably proximity to active fuel lines, storage facilities and other port vessels).

It is expected that arrangements for the site handling, removal and disposal or recycling of waste material will be in place prior to the commencement of demolition. The contractor would be expected to liaise with the Mackay Regional Council (MRC) in this regard, especially in relation to material types, volumes and handling methods to be implemented for the transfer to the landfill stipulated by MRC. It is possible that some material retrieved from the demolition may be suitable for recycling, especially steel. There are two commercial recycling companies located within the port precinct (One Steel and Sims Metals) and these companies will be approached to ascertain whether certain material can be utilised by these companies. It is possible that other timber and concrete recycling contractors in the Mackay area may be interested in the demolition material. It would be expected that the successful contractor will also explore these options.

### 2.2.2 Sequence of activities

Demolition of the various structures will take place once services and any associated pipelines have been disconnected. As will be identified in the QRA, methods proposed for the protection of active fuel lines feeding to Wharf 1 to the east of East Tug Jetty (comprising two diesel, one ethanol and one tallow lines) will be developed with attention to public safety and prevention of damage and spillage.



The sequence of jetty removal is not known at this stage as this will depend on the contractors program and various logistical matters.

In general terms, the demolition sequence is expected to be the reverse of the original construction method. For each of the components, it is expected that the following sequence of demolition will apply:

- 1) Implement measures proposed in the QRA, specifically for protection of active pipelines, including where in proximity to 'hot' work such as steel cutting.
- 2) Remove unused service lines including redundant water and oil pipelines. If not 'clean' already, methods for flushing and cleaning of these lines (including collection of residue) is to be determined by the contractor in liaison with NQBP.
- 3) Remove furniture and above-deck structures. This will include the plant building and saltwater pump and associated equipment and piping on Loves Jetty.
- 4) Break-up or unbolt the decking and stairways. This will include concrete and steel cutting.
- 5) Remove the headstocks and girders; some cutting equipment may be required to facilitate this. 'Induced collapse' will be avoided to prevent material/debris dropping into the port waters. Material will typically be collected by grab-bucket and placed into large industrial bins located either on a 'dumb' barge, on the breakwater platform adjacent to the works or directly onto trucks.
- 6) Remove the piles and piers. Most piles are located in sub-tidal water with a water depth generally >6m. The method used for their removal will depend on the pile type, depth and ease of access but may be either by a) clamping the top of the pile and vibrating out using a vibro-hammer or b) sleeving the pile with a larger hollow pile and 'jetting' using an air/water sparge ring enabling easier extraction.  
It is expected that a mix of excavators and a crane will be used, with a long-arm excavator operating from either the nearest embankment or from a 'dumb' barge. It is expected that for a limited number of piles, which in order to be removed have to be clamped at a level that is around the existing bed level, moving material around would be required in order to sufficiently expose the pile for removal. In exceptional circumstances, cutting the piles may be required at a level that is at or below the seabed level, using special underwater cutting equipment as required. Piles will be stockpiled in the laydown area for subsequent removal or transported directly to the landfill/recycling facility.
- 7) Clean-up and final validation of works compliance including post works site survey. This will include a final inspection of the tidal/marine area by a commercial diver. Note that a pre-demolition audit of the seabed will also be required to ascertain the existing volume of debris on the sea floor.

Broken-up material will be collected and be placed either in industrial bins for transfer to and placement on a designated pad/laydown area or placed onto the barge deck for transfer directly to trucks for despatch offsite or to the laydown area.


Piles and other large material will generally be transferred directly to the laydown area or to the landfill/recycling facility. Two alternative laydown sites have been identified as shown on **Figure 2** *ie.* Area 1 located adjacent to the Middle Breakwater access road or Area 2 located near Wharf 1 and to the south of East Tug Jetty to the immediate south of the jetties near the access road to the operational Wharf 1 area.

A site office is to be located in the grassed area to the south of Area 1 (south of Middle Breakwater Road) or at an alternative location within the port. The actual location and dimensions of the laydown will be determined by the demolition contractor. Segregation of the

different materials (*ie.* steel, concrete and timber) will be undertaken and then carted by truck to the landfill designated by Mackay Regional Council or to the recyclers. It is expected that all material associated with the demolition will be removed from the site.



**Figure 2 Laydown Locations**

PLANS AND DOCUMENTS referred to in the Concurrence Agency Response   
Reference no: SDA-0217-037328 .....  
Date: ..11 May 2017 .....

## Port Development Approval

Port of Mackay Land Use Plan (November 2009)

### 1. Details of approval

Applicant:	North Queensland Bulk Ports Corporation
Approved development:	Tidal works being the demolition of three existing jetty structures and associated infrastructure and removal of piles associated with a previously demolished jetty. Establishment and operation of construction laydown areas and site office.
Currency of approval:	The approved development must be either completed or substantially commenced within two (2) years of the decision date.
Decision date:	12/05/2017
Decision:	<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved subject to conditions

### 2. Property description of proposed development

Port:	Mackay
Street address:	Harbour Road, Port of Mackay
Real property description:	Lot 63 SP143358 Tidal area Lot 61 SP118293 and Lot 58 SP123751 Laydown areas and site office
Lease:	N/a
Lessee:	N/a

### 3. Approved drawings and documents

The following drawings and documents are approved by NQBP as the basis for the works. Copies of these approved drawings are provided as an enclosure.

Drawing name	Drawing number	Date
Site layout	N/a	07/04/2017

### 4. Additional approvals required

This Port Development Approval is limited to proposal described above. At no time should this document be interpreted to imply approval to any other development, operation or land use.

This Port Development Approval does not remove the requirement for any other legislative approval (including approvals under the *Sustainable Planning Act 2009*).

It is the proponent's responsibility to ensure all necessary approvals, permits and licences are obtained to undertake the proposed use / works.

## 5. Conditions of approval

Condition	Timing
<p>1. The location of the laydown and site office area is to be approved by NQBP (via <a href="mailto:planning@nqbp.com.au">planning@nqbp.com.au</a>). Details of the areas are to be provided, including identification of:</p> <ul style="list-style-type: none"> <li>• Laydown area at either one or both of the areas indicated on the approved layout out plan</li> <li>• Site office location and connection to utilities</li> <li>• Vehicle access and parking</li> <li>• Sediment and erosion control measures to be implemented.</li> </ul>	<p>Four weeks prior to commencement of works.</p>
<p>2. Conduct of the Approved Development must not adversely impact the effective and efficient operation of the Port.</p>	<p>At all times.</p>
<p>3. Conduct the Approved Development must be in a manner which will ensure that infrastructure, services, property assets or utilises are not damaged during the construction or operation of the approved development. If any damage results, rectification must be undertaken at no cost and to the satisfaction of NQBP and / or the relevant service provider</p>	<p>At all times.</p>
<p>4. Conduct of the Approved Development is only permitted between the hours of 6.30 am and 6.30 pm.</p>	<p>At all times.</p>
<p>5. All vehicle parking must be accommodated within the proposed laydown areas.</p>	
<p>6. NQBP Port Operations (via <a href="mailto:dbaker@nqbp.com.au">dbaker@nqbp.com.au</a>) must be advised of commencement of works to facilitate notification to adjoining tenants and operators regarding the proposed works and project timing.</p>	<p>Two weeks prior to commencement of works.</p>



## Approved drawings

# Project layout

**NORTH QUEENSLAND BULK PORTS CORPORATION**  
APPROVED SUBJECT TO CONDITIONS  
NQBP ref.: PL/04/02/0003  
Signed: *JAK*  
Date: 07/04/2017



Mackay Harbour Rail Yard

Wharf 2 area

Laydown area 1

West tug jetty

Potential site office

Love's jetty

East tug jetty

Laydown area 2a

