



Gladstone Ports Corporation
Growth, Prosperity, Community.

DECISION NOTICE – DA 2016/12

Application:	Port Application (Operational Works) for Fire Systems Upgrade including pump shed
Applicant Name and address:	GrainCorp Limited Springsure Road EMERALD QLD 4720
Owner:	Gladstone Ports Corporation Limited
Subject Land:	Part of Lot 420 on SP120919
Location:	Auckland Point
Present Zoning	Strategic Port Land
Proposed Use:	Construction and Operation of Upgraded Fire System including new pump shed
Application Received:	05 December 2016

This development application was assessed on: **11 January 2017**

1. Details Of The Approval

Development Permit:

Construction and operation of upgraded fire system including new pump shed.

2. Assessment Manager's Conditions

In general the facilities are in compliance with the requirements of Gladstone Ports Corporation. It is to be noted that the following conditions will be complied with in the granting of this Development Application.

GENERAL

1. The proposed development must be carried out generally in accordance with the plans as lodged with the application except where modified by conditions of this permit.
2. Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
3. Where additional "approval" is required under these conditions by the Gladstone Ports Corporation for drawings or documentation, the proponent must submit for review, amend to the satisfaction of, and obtain written acceptance from the Gladstone Ports Corporation. Only in this manner can compliance with the condition be achieved.

4. All other relevant regulatory approvals must be obtained before commencement of works or operation of the facility.
5. The proponent must inform the GPC of completion of works within 14 days of practical completion and undertake a site inspection with GPC. The proponent must also certify that the development is constructed as per design and provide RPEQ certification that the development has been constructed in accordance with the approved plans.
6. The proponent must at its cost and expense, keep and maintain the subject area, including existing services, in a state that is satisfactory to the Port.

ENGINEERING

7. The proponent must supply the Port with "As Constructed" plans in both hard copy (2 of) and electronic (CAD format) which illustrates all infrastructure on Port land which is associated with the activity upon completion of construction.
8. Any construction laydown areas are to be contained within the existing lease area unless otherwise approved in writing by GPC.
9. No mud, dirt or other debris is to be tracked onto public roads from the construction site.
10. Private building certification must be obtained for the pump shed.

ENVIRONMENT

11. A Construction Environmental Management Plan must be provided to Gladstone Ports Corporation for approval prior to construction works commencing.
12. The holder of this DA shall carry out site works in accordance with the approved management plan.
13. GPC's Environmental Hotline (4976 1617) is to be notified as soon as practical after the proponent has become aware of any non-compliance with any environmental approval conditions (including those of other regulatory agency approvals) specific to this approval and its associated works.
14. GPC's Environmental Hotline (4976 1617) is to be notified of the occurrence of any incident resulting in environmental nuisance or harm (to air, land, water, flora or fauna) as a result of the activity/s specific to this approval and its associated works, according to the following methods and timeframes:
 - a. Verbal notification immediately after occurrence of incident
 - b. Written notification within 24 hours of occurrence of incident
15. GPC's Environmental Hotline (4976 1617) is to be notified of the occurrence of any release or spill of contaminants to ground greater than 10L (e.g. fuels, oils, chemicals or other hazardous substance etc.) as a result of the activity/s specific to this approval and its associated works, according to the following methods and timeframes:
 - a. Verbal notification immediately after occurrence of incident
 - b. Written notification within 24 hours of occurrence of incident
16. Any spillage of wastes, contaminants or other materials must be cleaned immediately. Such spillage must not be cleaned up by hosing, sweeping or otherwise releasing such materials to any stormwater drainage system, roadside gutters or waters.

17. Spill kits must be located within ten meters of any loading/unloading points for fuel, oil, lubricants or similar material. All spill response materials must be disposed of in accordance with the sites Environmental Management Plan (Construction). All personnel involved with this activity are to be trained and competent in the proper use of these spill kits.
18. The Gladstone Ports Corporation, shall be permitted upon written agreement from the holder of the approval (which shall not be unreasonably withheld), to enter upon the Licensed Land or any part or parts thereof for the purpose of enabling the Gladstone Ports Corporation to conduct an Environmental Audit/Inspection.

3. The Approved Plans –

The approved plans and/or documents forming part of this decision notice are listed in the following table:

Document Reference	Plan / Document Name	Date
Draw. No. L01 Rev 1	Legend, Notes & Site Plan	02/12/2016
Draw. No. FH01 Rev 0	New Hydrant Layout to Truck Load-Out – Stage 1	28/11/2016
Draw. No. FH02 Rev 1	Hydrant Layout & Schematic – Stage 2	02/12/2016
Draw. No. FH03 Rev 0	Hydrant Layout – New Stage 1	28/11/2016
Draw. No. FH04 Rev 1	Pump Shed Layout	02/12/2016
Draw. No. FH05 Rev 1	Pump shed Elevations	02/12/2016
Draw. No. FH06 Rev 0	Pump and Pipe Shed - Sections	02/12/2016

4. When the Development Approval Takes Effect –

If the application is approved, or approved subject to conditions, the decision notice, or if a negotiated decision notice is given, the negotiated decision notice, is taken to be the development approval and has effect on the date that the notice is signed by an authorised delegate of the Gladstone Ports Corporation.

5. When Approval Lapses if Development Not Started

The relevant period stated below applies to each aspect of development in this approval, as outlined below:-

- 4 years

6. Other Necessary Development Approvals

Listed below are the other development permits that are necessary to allow the development to be carried out:

- N/A

7. Appeal Rights

No legislated appeal rights are afforded with this decision notice as the application was not made under the provisions of The Sustainable Planning Act 2009.

If you have concerns or queries regarding the conditions, please contact Judy Horsfall, Planning Officer on 4976 1314.

8. Assessment Manager Certification



Clive Gibson
Senior Property Officer
11 January 2017

LEGEND OF SYMBOLS

HYDRANT & HOSE REELS

- FINE HOSE REEL
- ISOLATION VALVE (OPEN)
- ISOLATION VALVE (CLOSED)
- DUAL LIFT/AND HYDRANTS
- SINGLE LIFT/AND HYDRANTS
- SPRING HOUSING (H/M/K/D)
- HYDRANT SECTION
- HYDRANT BOOSTER
- RISER & DROPPIER
- DEBOUNDER PIPE
- FINE HYDRANT PIPE (LOW PRESSURE)
- WATER MAIN
- HIGH PRESSURE PIPE
- EXISTING
- NEW

MECHANICAL SERVICES

- AIR DIRECTION
- FINE GAUGE
- GULLY AIR REFERENCE AND VOLUME

SPRINKLER SYSTEMS

- PRODUCT SPRINKLER (C VIKOS MODEL 443) WINDING OR BUCKLE

HYDRANT NOTES:

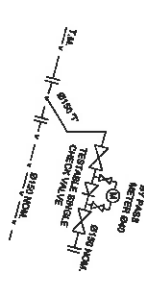
1. HYDRANT SYSTEM PREVIOUS APPROVAL, WAS FOR 200LBS @ 300 PSI AS AN EXISTING FIRE APPROVED. THIS SYSTEM WILL BE INSTALLED @ 2000PSI, LOW PRESSURE AND RATED @ 1500PSI HIGH PRESSURE.
2. COVERAGE IS 150m x 150m THROUGH EXTENSIVE AND 200m x 100m THROUGH INTERVAL.
3. ALL PIPE SIZES ARE NOMINAL INTERVAL DIA.
4. HYDRANT PIPE DESIGN TO PROVIDE 10% TEST PRESSURE OF 1500PSI STAGE 1 AND 2000PSI FOR TESTS.
5. PIPE TO BE SCHEDULE 40 NOT SCHEDULE 40X UNLESS STATED WITH VERTICAL COLLUMBER.
6. THRUWALL ANCHORS TO SUIT PIPE SUPPLIER DETAILS AND ALL ACCESS.
7. HYDRANT SYSTEM TO COMPLY WITH AS 2113.1 2006 STRAIGHT (SEE FIRE BIBS)
8. BOTH GATE WATER TREATMENT USE COMPARTMENT A. CONSULT WITH WATER CONNECTIONS WITH WEST LOCAL WATER AUTHORITIES APPROVAL.
9. FINAL DESIGN CERTIFICATION TO BE UNDERTAKEN BY A NIPSCO PIPE CONSULTANT.
10. ALL WORK SHALL BE UNDERTAKEN BY LICENSED AND PLUMBERS WITH FIREWORKER SPECIALISATION AND INSTALLATION LICENSES.
11. FINAL 'AS INSTALLED' PLANS TO BE PROVIDED AT COMPLETION.

MECHANICAL SYSTEMS:

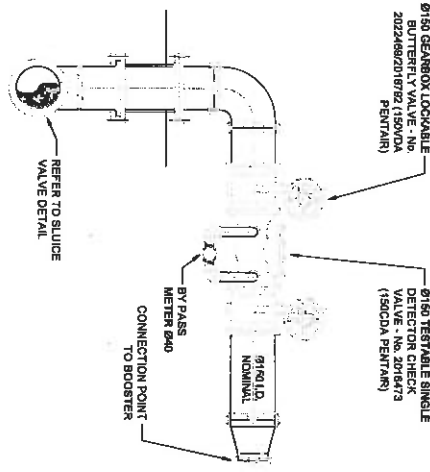
1. ALL DIMENSIONS ARE IN MILLIMETERS. ALL PIPE SIZES ARE GROSS INTERNAL NOMINAL DIMENSIONS.
2. ALL AIR FLOWS INDICATED ARE IN LITRES/SECOND.
3. DRAWINGS INDICATE THE GENERAL SCOPE AND DO NOT CONTAIN THE FULL DETAIL OF ALL COMPONENTS.
4. THE CONTRACTOR IS REQUIRED TO COMPLETE THE DETAILING TO FINISH PLAN AND GULLY SUPPORT SUPPORT AND ANCHORS TO SUIT MANUFACTURERS REQUIREMENTS, STANDARDS AND SITE SPECIFIC CONDITIONS OF THE BUILDING.
5. REMOVE AND INSTALL ALL INCIDENTAL ITEMS INSTALLATION AS PART OF THESE WORKS.
6. DO NOT REMOVE ALL REQUIREMENTS WITH SUPPLIER TO PROVIDE ALL PREPARATIONS AND FLASHINGS.
7. CONSULTATION ALL AIR FLOWS TO DESIGN AIR QUANTITIES (L/SEC)
8. COORDINATE DESIGN WITH YOUR CONSTRUCTION/ ARCHITECTURAL, ELECTRICAL, HYDRAULIC AND STRUCTURAL DRAWINGS
9. ALL EQUIPMENT MOUNTINGS SHALL BE READ AS 'ON AIR RIGGED EQUAL'
10. COORDINATE ALL EQUIPMENT DATA AND SIZING PRIOR TO ORDER.
11. PROVIDE MANUAL 'OFF' AUTO SWITCH AND RUN FAULT LIGHTS ON PUMP SWITCHBOARD FOR VENT CONTROL PLAN.
12. THE INSTALLATION SHALL COMPLY WITH THE NCC, STANDARDS AND AMENDMENTS.
13. PROVIDE AS INSTALLED CONNECTION PLANS AND SERVICE MANUALS TO ALL CONCERNED SUPPLIERS.
14. PROVIDE THE RATED CIRCUITING SUPPLYING TO PUMP CONTROLLER AND VENT PUMP, GIP, V/A LOCKABLE ISOLATION IN 'OFF' POSITION.
15. PROVIDE 12 MONTHS WARRANTY AND SERVICE TO AFTER PRACTICAL COMPLETION.
16. REFER SHEET FHM FOR PUMP AND GULLY SCHEDULES.

COMMERCIAL SPRINKLER SYSTEM:

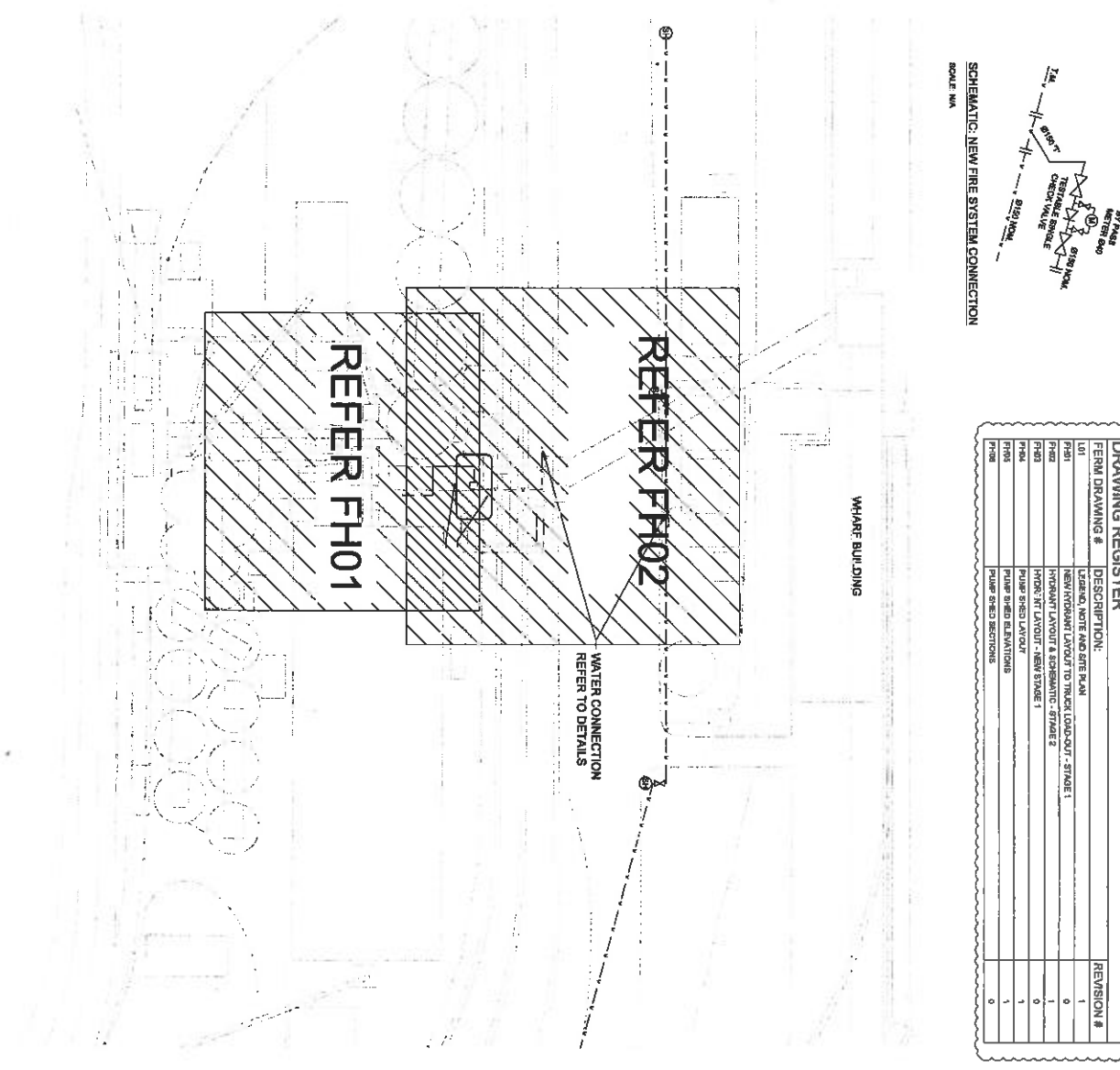
1. SPRINKLER LAYOUT CONCEPT ONLY. HAVE SPRINKLER MANUFACTURER TO PROVIDE FURTHER DESIGN AND SYSTEM CALCULATIONS.
2. PIPE SIZES TO COMPLY WITH AS 1311.1.
3. ALLOW FOR ALL SPRINKLER AND HYDRANT CONNECTIONS TO BE MADE TO THE SYSTEM AND RELEVANT AUTHORITY.
4. OBTAIN WATER SUPPLY FROM TOWN MAIN BY HYDRAULIC CALCULATOR. THE CONTRACTOR CAPACITY OF WATER SUPPLY FROM TO FINAL INSTALLATION.
5. BOOSTER AND CABLES TO BE COORDINATED WITH PLUMBER, COORDINATE ALL DETAILS AND CONNECTIONS.
6. PROVIDE 12 MONTHS WARRANTY AND SERVICE TO AFTER PRACTICAL COMPLETION.
7. PROVIDE 12 MONTHS WARRANTY AND SERVICE TO AFTER PRACTICAL COMPLETION.
8. REFER FIRE DESIGN BRIEF FOR ADDITIONAL DETAILS AND SCOPE.
9. REFER TO FIRE ENGINEERS REPORT FOR SAFETY AND DESIGN ACCORDANCE.



SCHEMATIC: NEW FIRE SYSTEM CONNECTION
SCALE: N/A



SECTION/ELEVATION: WATER METER ASSEMBLY
SCALE: 1:10



SITE PLAN
SCALE: 1:500

DRAWING REGISTER	
FERM DRAWING #	DESCRIPTION:
F01	LEGEND, NOTE AND SITE PLAN
F02	NEW HYDRANT LAYOUT TO TRUCK LOAD-OUT - STAGE 1
F03	HYDRANT LAYOUT & SCHEMATIC - STAGE 2
F04	HYDRANT LAYOUT - NEW STAGE 1
F05	PIPE GRID LAYOUT
F06	PIPE GRID RELATIONS
F07	PIPE GRID SECTIONS
	REVISION #
	1
	0

ferm
 ENGINEERING
 CONSULTING ENGINEERS
 2/10, BEAULIE STREET, BLD,
 MCCOOK QLD 4100
 P: (07) 3892 7782
 FERM@FERM.COM.AU

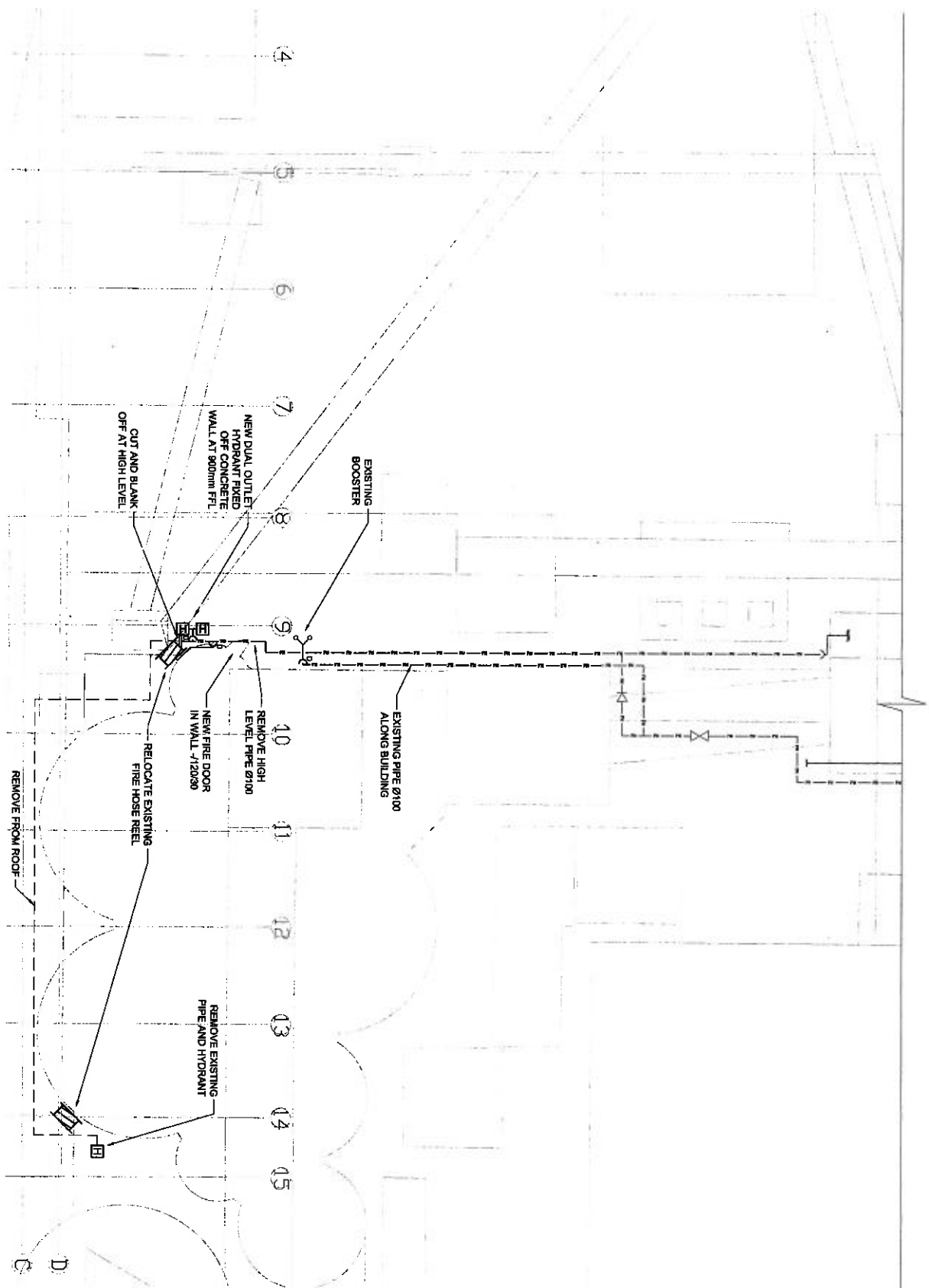
CLIENT:
GRAINCORP LTD
 MACFARLAIN DRIVE, PORT
 OF GLADSTONE QLD 4680

PROJECT:
GRAINCORP GLADSTONE PROJECT
 MACFARLAIN DRIVE, PORT OF
 GLADSTONE QLD 4680

DRAWING TITLE:
FIRE PROTECTION SERVICES
LEGEND, NOTES &
SITE PLAN

NO.	DATE	REVISION/DETAILS	BY	CHECKED
1	20/01/2024	PRELIMINARY ISSUE		

REFER SHEET FH02 FOR CONTINUATION



THE CONTRACTOR OF THE EXISTING BUILDING
 HAS BEEN ADVISED THAT AUTHORIZED IN
 THESE DRAWINGS IS NOT TO BE TAKEN
 OVER FROM A CONTRACTOR OF THE RESPONSIBILITY
 OF THE EXISTING BUILDING CONTRACTOR

fermo
 ENGINEERING

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 FERMO@FERMO.COM.AU

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 MACFARLAN DRIVE, PORT
 OF GLADSTONE QLD 4680

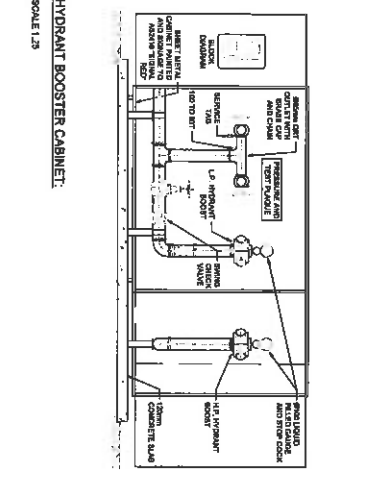
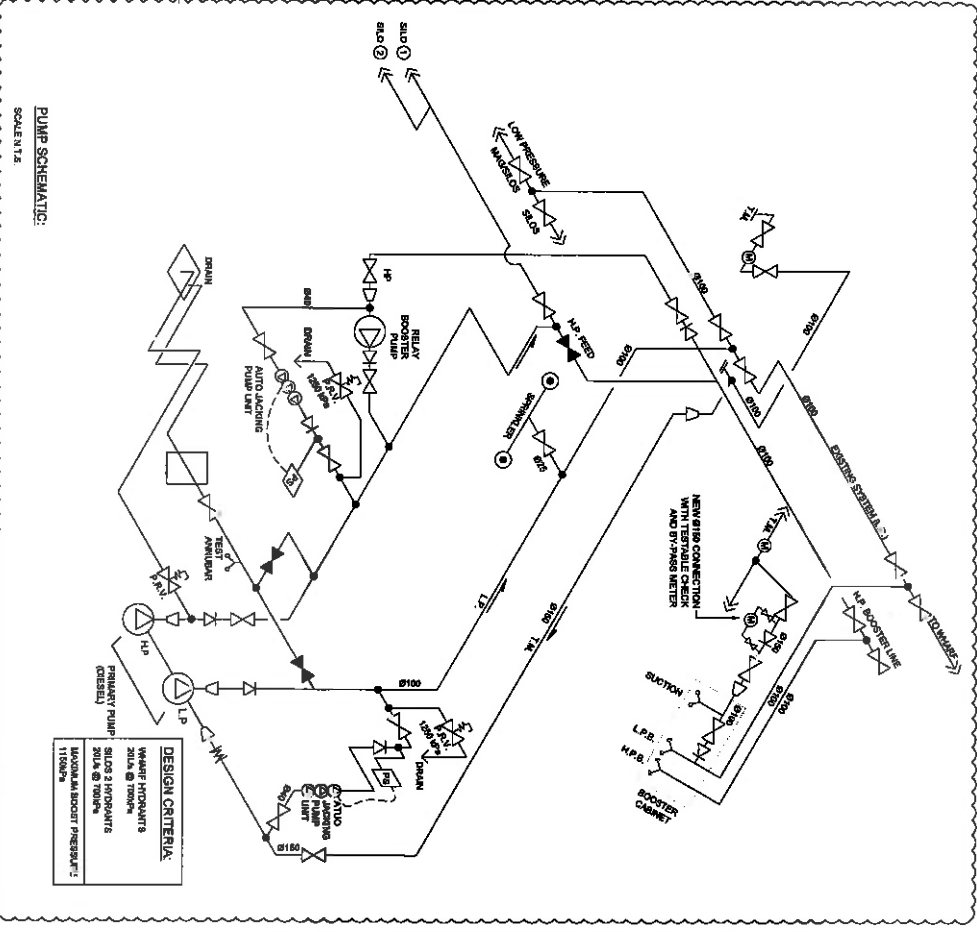
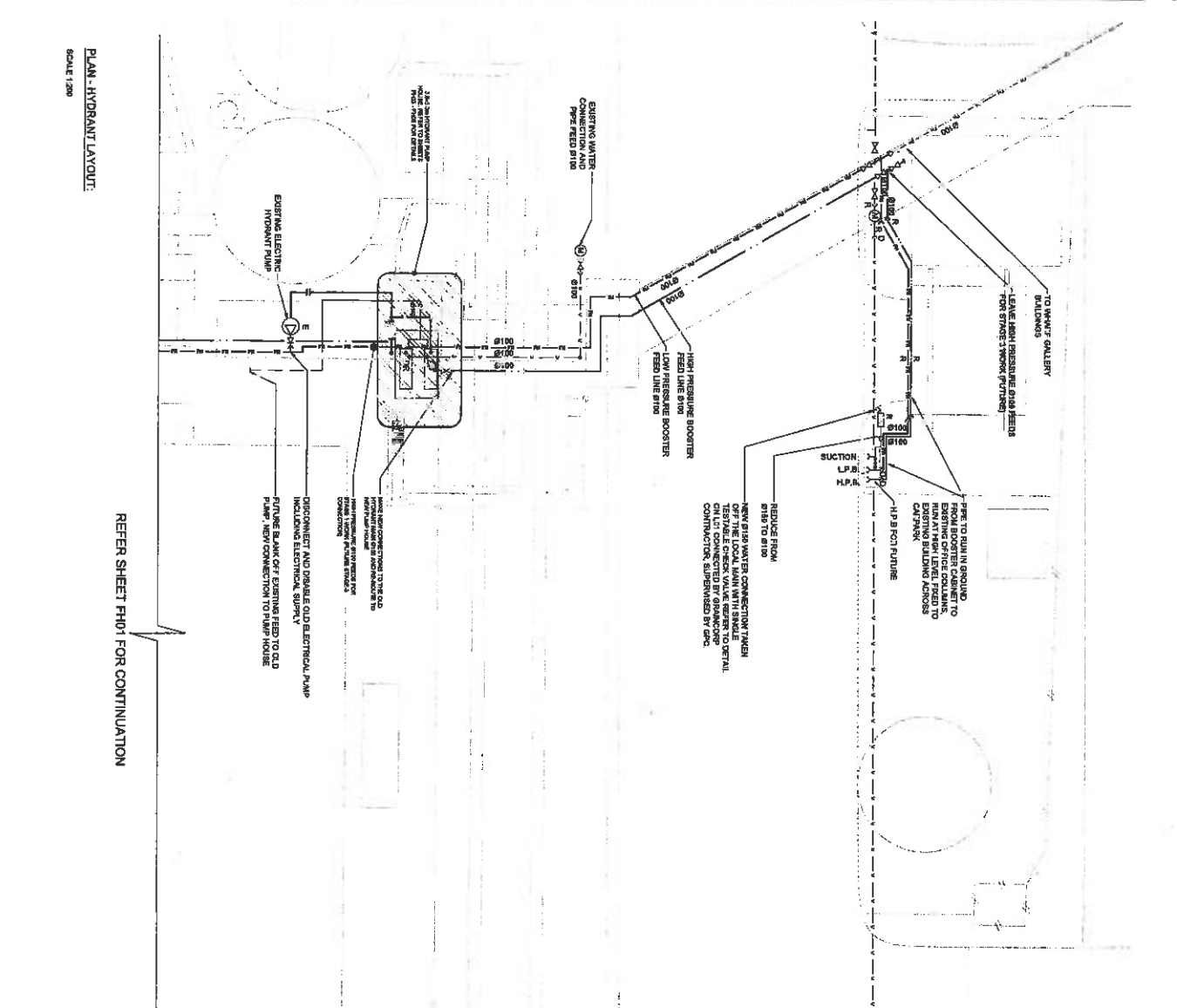
PROJECT:
GRAINCORP GLADSTONE PROJECT
 MACFARLAN DRIVE, PORT OF
 GLADSTONE QLD 4680

DRAWING TITLE:
FIRE PROTECTION SERVICES
 NEW HYDRANT LAYOUT TO
 TRUCK LOAD-OUT - STAGE 1

NO	REVISION/DATE	BY	DATE	DESCRIPTION
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PRELIMINARY ISSUE

NO.	DESCRIPTION	DATE	BY	CHECKED
0	ISSUED FOR PERMIT	20/11/2024	AS	AS
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3	REVISED FOR PERMIT	20/11/2024	AS	AS
4	REVISED FOR PERMIT	20/11/2024	AS	AS
5	REVISED FOR PERMIT	20/11/2024	AS	AS
6	REVISED FOR PERMIT	20/11/2024	AS	AS
7	REVISED FOR PERMIT	20/11/2024	AS	AS
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17	REVISED FOR PERMIT	20/11/2024	AS	AS
18	REVISED FOR PERMIT	20/11/2024	AS	AS
19	REVISED FOR PERMIT	20/11/2024	AS	AS
20	REVISED FOR PERMIT	20/11/2024	AS	AS



DESIGN CRITERIA

- WATER SUPPLY: 200kL @ 100kPa
- SIZES 2 WORKING: 200kL @ 100kPa
- MAXIMUM BOOST PRESSURE: 1100kPa

REFER SHEET PH01 FOR CONTINUATION

PLAN - HYDRANT LAYOUT.

SCALE 1:50

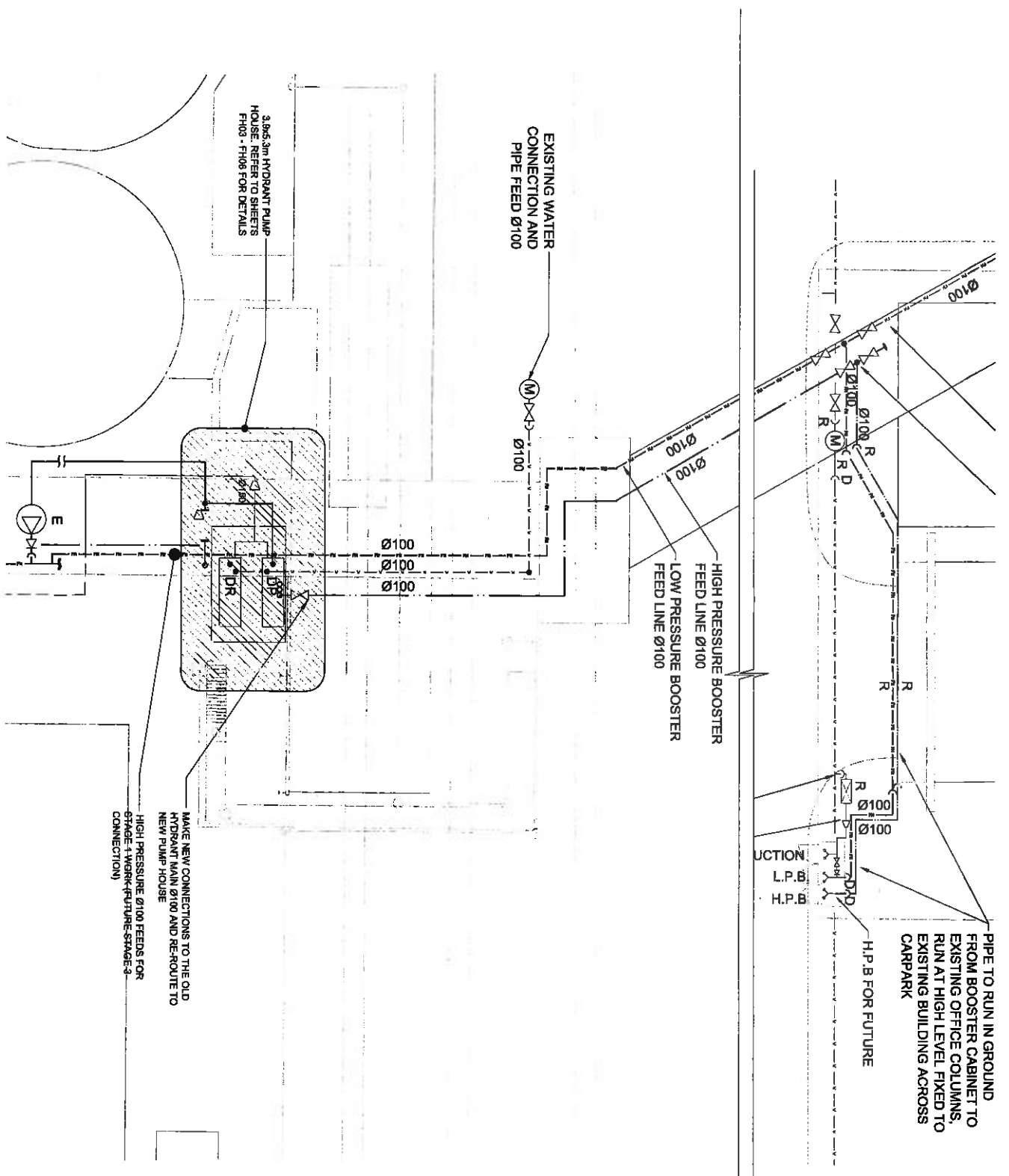
HYDRANT BOOSTER CABINET.

SCALE 1:2

PUMP SCHEMATIC:

SCALE 1:2

PRELIMINARY ISSUE



3.865 Jm HYDRANT PUMP HOUSE REFER TO SHEETS FH03 - FH08 FOR DETAILS

EXISTING WATER CONNECTION AND PIPE FEED Ø100

HIGH PRESSURE BOOSTER FEED LINE Ø100
LOW PRESSURE BOOSTER FEED LINE Ø100

PIPE TO RUN IN GROUND FROM BOOSTER CABINET TO EXISTING OFFICE COLUMNS, RUN AT HIGH LEVEL FIXED TO EXISTING BUILDING ACROSS CARPARK
H.P.B. FOR FUTURE

MAKE NEW CONNECTIONS TO THE OLD HYDRANT MAIN Ø100 AND RE-ROUTE TO NEW PUMP HOUSE
HIGH PRESSURE Ø100 FEEDS FOR STAGE-1 WORK-FUTURE-STAGE-3 CONNECTION

THE RESPONSIBILITY OF THIS DRAWING REMAINS THE PROPERTY OF FERMO ENGINEERING. THIS DRAWING IS INTENDED FOR TENDERING ONLY. FINAL WORK SHALL BE THE RESPONSIBILITY OF THE RELEVANT RETAILER CONTRACTOR.

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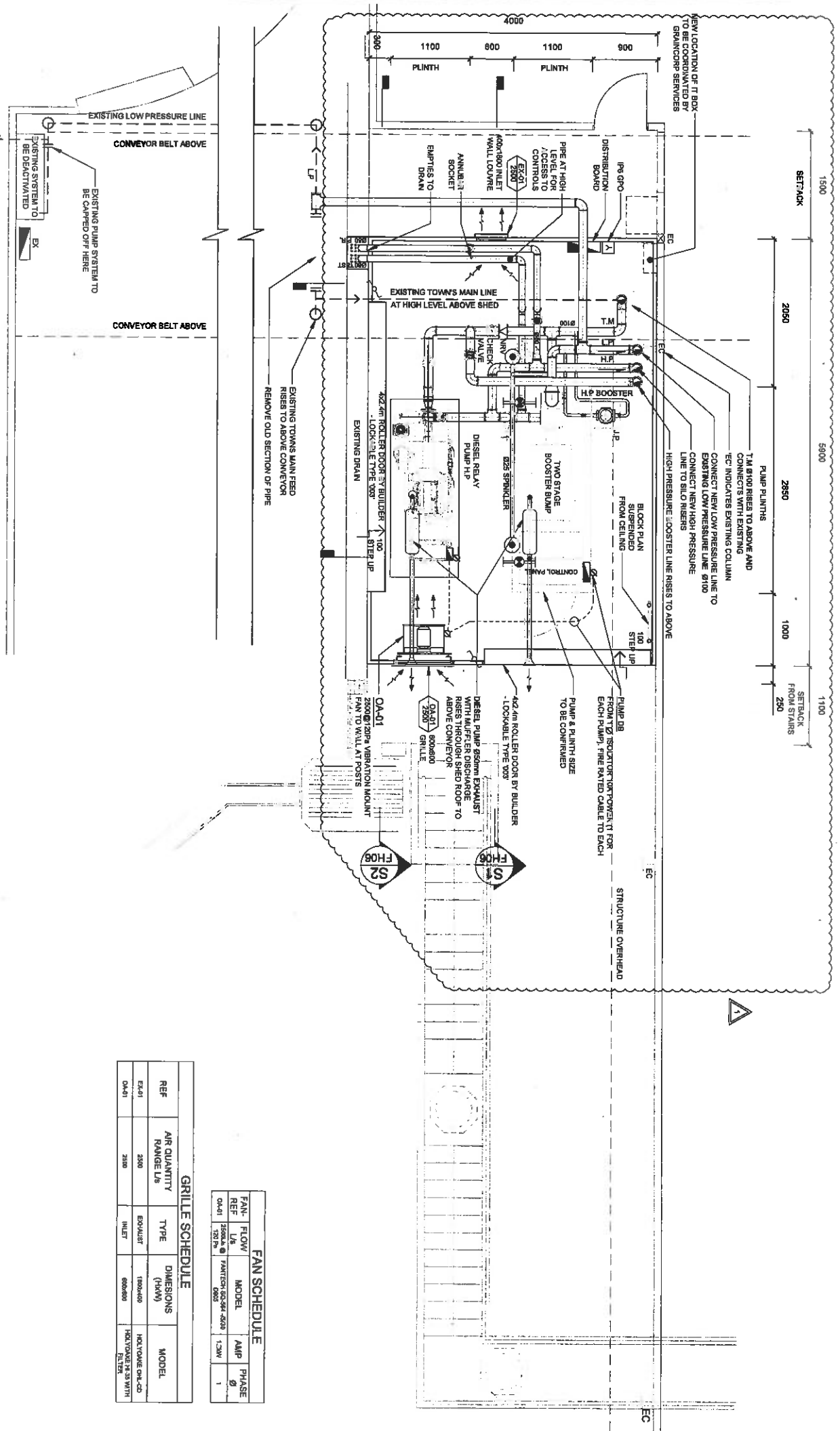
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CLIENT
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MACFARLAIN DRIVE, PORT
OF GLADSTONE QLD 4680

PROJECT
GRAINCORP GLADSTONE PROJECT
MACFARLAIN DRIVE, PORT OF
GLADSTONE QLD 4680

DRAWING TITLE
FIRE PROTECTION SERVICES
HYDRANT LAYOUT
- NEW STAGE 1

NO.	DATE	DESCRIPTION	BY	CHKD	APP'D
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49	15/08/2024	PRELIMINARY ISSUE	FERMO	FERMO	FERMO
50	15/08/2024	PRELIMINARY ISSUE	FERMO	FERMO	FERMO



PUMP SHED LAYOUT
SCALE: 1:50

THE GOVERNMENT OF THE STATE OF QUEENSLAND
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OF GLADSTONE QLD 4680

PROJECT:
GRAINCORP GLADSTONE PROJECT
MACFARLAIN DRIVE, PORT OF
GLADSTONE QLD 4680

DRAWING TITLE:
FIRE PROTECTION SERVICES
PUMP SHED LAYOUT

DATE	REVISION DETAILS	BY	DATE CHECKED	PRELIMINARY ISSUE
0	ISSUED FOR PERMIT	...	...	...
1	...	...	...	...

FAN REF	FLOW L/S	MODEL	AMP	PHASE
04-01	3500 @ 150 RPM	FANTRON-SS-500-500	1.3kW	1

REF	AIR QUANTITY RANGE LB	TYPE	DIMENSIONS (HxW)	MODEL
EK-01	2000	EXHAUST	1800x450	HOLYCOMER CH-CD
04-01	2000	INLET	600x600	HOLYCOMER CH-CD 180° YOUNG 24.25 WITH FILTER

THE CONTENT OF THIS DRAWING BELONGS TO FERM CONSULTING ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF FERM CONSULTING ENGINEERS IS STRICTLY PROHIBITED. FERM CONSULTING ENGINEERS IS NOT RESPONSIBLE FOR ANY DAMAGE OR LOSS OF PROFITS OR BUSINESS ARISING FROM THE USE OF THIS DRAWING.

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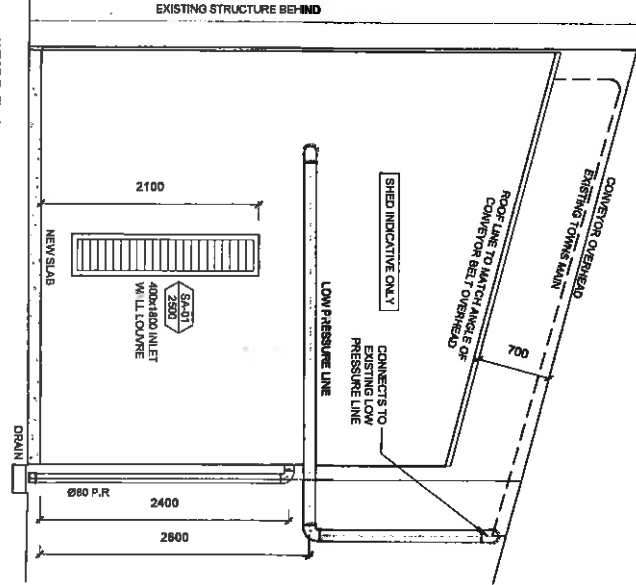
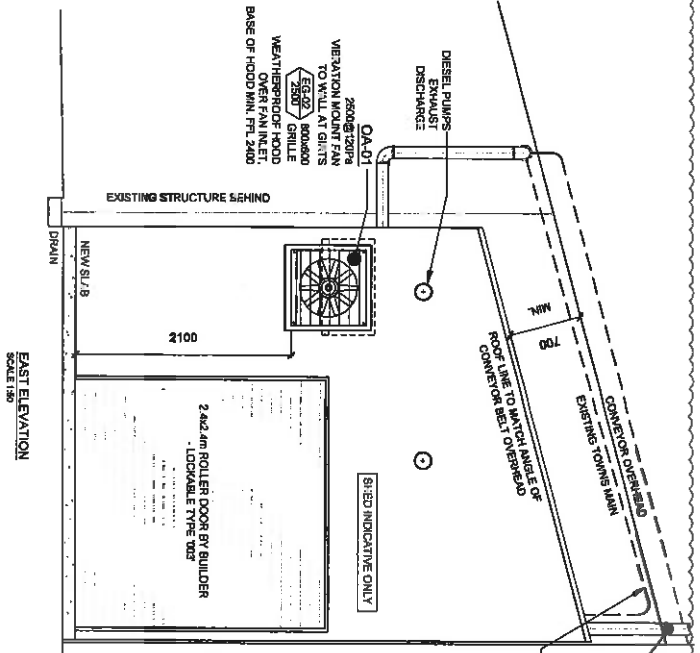
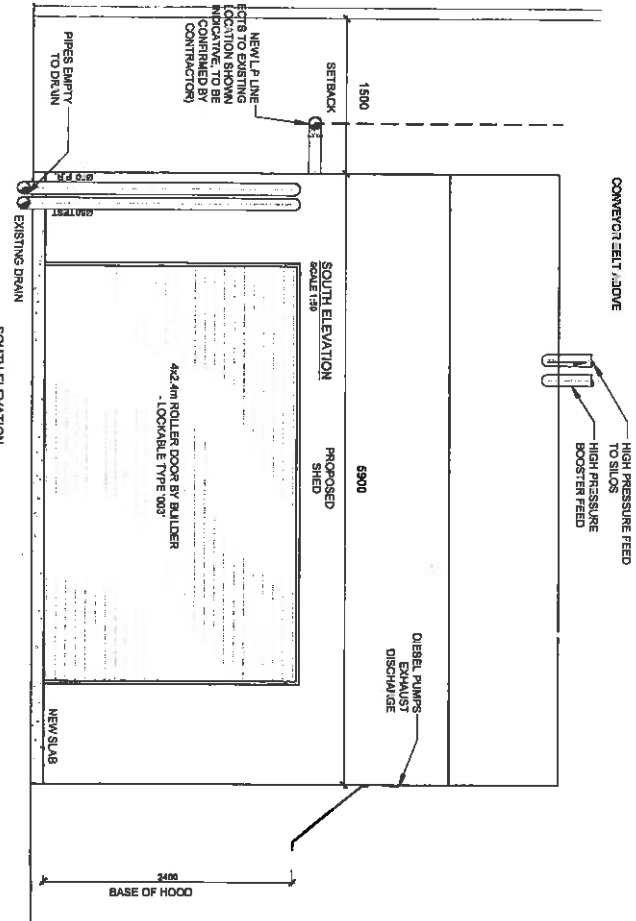
CLIENT:
GRAINCORP LTD
MACFARLAIN DRIVE, PORT
OF GLADSTONE QLD 4680

PROJECT:
GRAINCORP GLADSTONE PROJECT
MACFARLAIN DRIVE, PORT OF
GLADSTONE QLD 4680

DRAWING TITLE:
FIRE PROTECTION SERVICES
PUMP SHED
ELEVATIONS

NO.	REVISION/DETAILS	BY	DATE CHECKED	DATE
0	ISSUED FOR PERMIT	...	...	...
1	...	...	...	...

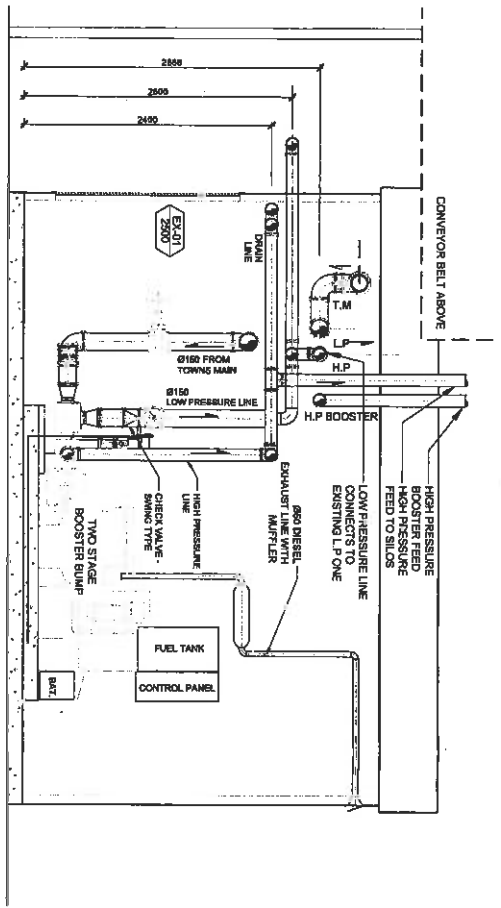
PRELIMINARY ISSUE



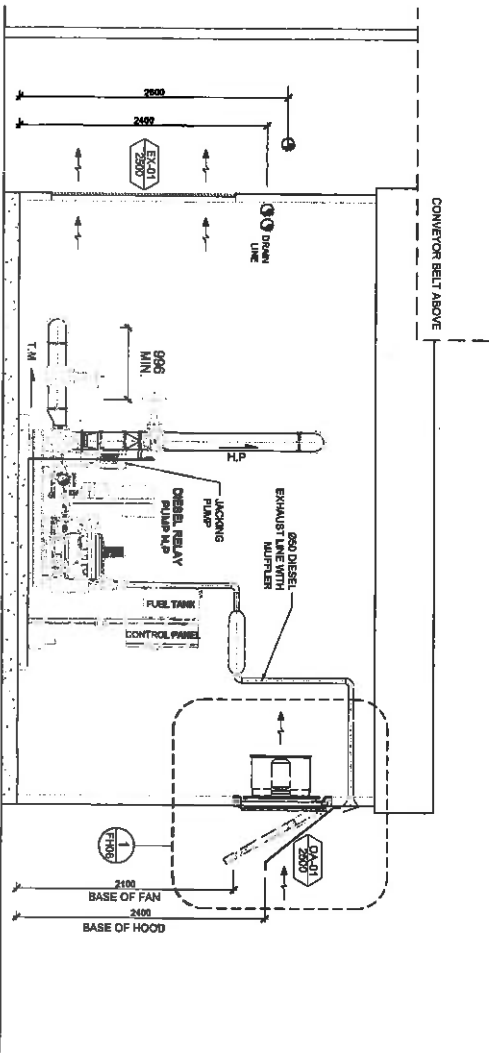
CONNECT NEW HIGH
PRESSURE LINE TO
EXISTING HIGH
PRESSURE LINE 8000
MM PRESSURE BOOSTER
LINE PIPES TO ABOVE

PIPER FROM PUMP SHED
CONNECT TO LINES ABOVE
CONNECT NEW LOW
PRESSURE LINE TO
EXISTING LOW
PRESSURE LINE 8000
T.M Ø100 CONNECTS TO
EXISTING TOWNS MAIN

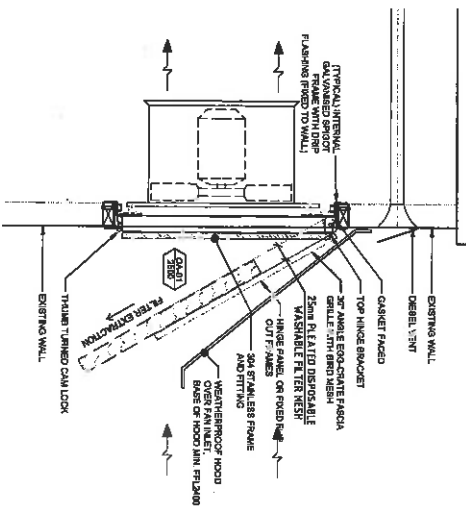




SECTION 1 - DIESEL PUMP
SCALE 1:25



SECTION 2 - DIESEL PUMP
SCALE 1:25



DETAIL SECTION 1 - WALL INLET
SCALE 1:0

NOTES:
1. ALL PENETRATIONS IN AREA WALLS TO BE SEALED WITH WATERPROOF EFFLUENT.

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GRAINCORP LTD
MACFARLAIN DRIVE, PORT
OF GLADSTONE QLD 4680

PROJECT:
GRAINCORP GLADSTONE PROJECT
MACFARLAIN DRIVE, PORT OF
GLADSTONE QLD 4680

DRAWING TITLE:
FIRE PROTECTION SERVICES
PUMP AND PIPE SHED -
SECTIONS

DATE	REVISION/DETAIL	BY	DATE CHECKED	BY	ISSUE
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