



Gladstone Ports Corporation

Growth, Prosperity, Community.

GPC Document No. 1555933
GPC Ref: DA2017/11
Your Ref.: Z19328

12 November 2019

Arete Australia on behalf of Central Queensland University
c/- Zone Planning Group
2/172 Goondoon Street
PO Box 5332
GLADSTONE QLD 4680

Email: stephen@zoneplanning.com.au; rschuler@zoneplanning.com.au;

Dear Mr Enders

DECISION NOTICE – MINOR CHANGE APPLICATION – DA2017/11

(GIVEN UNDER S83 PLANNING ACT 2016 AND THE PROVISIONS OF GPC LAND USE PLAN 2012V2)

1. Application Details

The Gladstone Ports Corporation Limited (GPC) received your minor change application on **23 October 2019** for the development approval dated 10 July 2018.

| | |
|-------------------------------------|---|
| Application Number: | DA2017/11 |
| Applicant Name: | Arete Australia on behalf of Central Queensland University |
| Applicant Contact Details: | Mr Stephen Enders Zone Planning Group 2/172 Goondoon Street PO Box 5332 GLADSTONE QLD 4680 Email: stephen@zoneplanning.com.au ; rschuler@zoneplanning.com.au |
| Approvals Sought: | Minor Change of Material Change of Use for extension of education facility |
| Details of Proposed Development: | New engineering drawings for DFM Shed |
| Location Street Address: | Bryan Jordan Drive CALLEMONDAH QLD 4680 |
| Location Real Property Description: | Part of Lot 210 on SP120888 |
| Land Owner: | Gladstone Ports Corporation Limited |
| Present Zoning & Precinct | Strategic Port Land – Parkland & Education |

2. Details of Minor Change Application

To enable the redesign of the Facilities Management Building (DFM Shed) to be included in the approved development by deletion of plans no longer applicable, and the inclusion of new plans for the DFM Shed.

3. Date of Decision for Minor Change Application

This development application was **decided** on **12 November 2019**.

4. Details Of Decision for Minor Change Application

GPC has decided to make the minor change with no amendment of existing conditions and no new development conditions.

5. The Agreed Minor Changes

The changes agreed to are:

1. Deletion of the following drawings from the list of the Approved Plans:

| Drawing/report title | Prepared by | Date | Reference no. | Version |
|--|----------------|------------|-------------------------|---------|
| Aspect of development: Material Change of Use and Operational Works | | | | |
| Building DFM Shed Site Plan | Premise | 28/03/2018 | CQU-GLD-613-00-ARC-1001 | M |
| Building DFM Shed Site & Demolition Plan | Premise | 28/03/2018 | CQU-GLD-613-00-ARC-1201 | M |
| DFM Shed - Key Plan: Legend & Notes | Jeremy Ferrier | 28/03/2018 | CQU-GLD-613-GN-LSS-1001 | B |
| DFM Shed - Grading & Finishes Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-613-GN-LSS-2001 | D |
| DFM Shed - Grading & Finishes Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-613-GN-LSS-2002 | B |
| DFM Shed - Planting Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-613-GN-LSS-4002 | B |

2. Addition of the following drawings to the list of the Approved Plans:

| Drawing/report title | Prepared by | Date | Reference no. | Version |
|--|---------------------------|------------|------------------------|---------|
| Aspect of development: Material Change of Use and Operational Works | | | | |
| Detail Survey of Part of Lot 210 on SP120888 | Capricorn Survey Group CQ | 18/10/2019 | 7517-01-DTL (1/1) | B |
| Locality Plan – existing & proposed site plans | Arete | 15/10/2019 | CQU-GLD-613-GN-ARC-001 | D |
| Existing/demolition & proposed floor plans | Arete | 17/10/2019 | CQU-GLD-613-GN-ARC-002 | E |

| Drawing/report title | Prepared by | Date | Reference no. | Version |
|---|-------------------------------|------------|------------------------|---------|
| Proposed roof plan, stormwater drainage plan and reflected ceiling plan | Arete | 15/10/2019 | CQU-GLD-613-GN-ARC-003 | D |
| Proposed elevations & sections | Arete | 15/10/2019 | CQU-GLD-613-GN-ARC-004 | C |
| DFM / Storage building – proposed roof plan – proposed 3D views | Arete | 15/10/2019 | CQU-GLD-613-GN-ARC-005 | E |
| Landscape plan overlay | Arete | 18/10/2019 | CQU-GLD-613-GN-LSS-001 | C |
| Cover sheet – legend, notes & site plan hydraulic services | MRP Hydraulic & Fire Services | Oct 2019 | H-101 | 03 |
| Proposed floor plan & details – hydraulic services | MRP Hydraulic & Fire Services | Oct 2019 | H-102 | 03 |
| Slab & footing plan | Engineers Queensland | 15/10/2019 | BK9800D01 | A |
| Footing details | Engineers Queensland | 15/10/2019 | BK9800D02 | A |
| General notes | TNC Engineering | 21/10/2019 | TGLA190104-2 | |
| Layout | TNC Engineering | 21/10/2019 | TGLA190104-3 | |
| Specification sheet – 1 of 2 | TNC Engineering | 21/10/2019 | TGLA190104-4 | |
| Specification sheet – 2 of 2 | TNC Engineering | 21/10/2019 | TGLA190104-4 | |
| Bracing | TNC Engineering | 21/10/2019 | TGLA190104-5 | |
| Concrete piers | TNC Engineering | 21/10/2019 | TGLA190104-6 | |
| Slab dimensions | TNC Engineering | 21/10/2019 | TGLA190104-7 | |
| Connection details – 1 of 9 | TNC Engineering | 21/10/2019 | TGLA190104-8 | |
| Connection details – 2 of 9 | TNC Engineering | 21/10/2019 | TGLA190104-8 | |
| Connection details – 3 of 9 | TNC Engineering | 21/10/2019 | TGLA190104-8 | |
| Connection details – 4 of 9 | TNC Engineering | 21/10/2019 | TGLA190104-8 | |
| Connection details – 5 of 9 | TNC Engineering | 21/10/2019 | TGLA190104-8 | |
| Connection details – 6 of 9 | TNC Engineering | 21/10/2019 | TGLA190104-8 | |
| Connection details – 7 of 9 | TNC Engineering | 21/10/2019 | TGLA190104-8 | |
| Connection details – 9 of 9 | TNC Engineering | 21/10/2019 | TGLA190104-8 | |
| Flashing fixing details – 1 of 2 | TNC Engineering | 21/10/2019 | TGLA190104-9 | |
| Flashing fixing details – 2 of 2 | TNC Engineering | 21/10/2019 | TGLA190104-9 | |
| Component position – 1 of 3 | TNC Engineering | 21/10/2019 | TGLA190104-10 | |
| Component position – 2 of 3 | TNC Engineering | 21/10/2019 | TGLA190104-10 | |
| Component position – 3 of 3 | TNC Engineering | 21/10/2019 | TGLA190104-10 | |
| General notes | TNC Engineering | 21/10/2019 | TGLA190105-2 | |
| Layout | TNC Engineering | 21/10/2019 | TGLA190105-3 | |
| Specification sheet – 1 of 2 | TNC Engineering | 21/10/2019 | TGLA190105-4 | |
| Specification sheet – 2 of 2 | TNC Engineering | 21/10/2019 | TGLA190105-4 | |

| Drawing/report title | Prepared by | Date | Reference no. | Version |
|----------------------------------|-----------------|------------|---------------|---------|
| Bracing | TNC Engineering | 21/10/2019 | TGLA190105-5 | |
| Concrete piers | TNC Engineering | 21/10/2019 | TGLA190105-6 | |
| Slab dimensions | TNC Engineering | 21/10/2019 | TGLA190105-7 | |
| Connection details – 1 of 8 | TNC Engineering | 21/10/2019 | TGLA190105-8 | |
| Connection details – 2 of 8 | TNC Engineering | 21/10/2019 | TGLA190105-8 | |
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| Flashing fixing details – 1 of 2 | TNC Engineering | 21/10/2019 | TGLA190105-9 | |
| Flashing fixing details – 2 of 2 | TNC Engineering | 21/10/2019 | TGLA190105-9 | |

For further information please contact Judy Horsfall, Planning Officer, on 07 4976 1314 or via email horsfallj@gpcl.com.au.

Yours sincerely

Anthea Bennett
Acting Manager Development and Planning
 12 November 2019

Enc. New approved plans
 DA2017/011 Negotiated Decision Notice
 Appeal provisions

ATTACHMENT 1: APPROVED PLANS

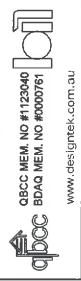
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| AMENDMENTS | | |
|------------|------------|--------------------|
| REV | DATE | DESCRIPTION |
| A | 22/08/2019 | PRELIMINARY DESIGN |
| B | 06/10/2019 | REVISED DETAILS |
| C | 06/10/2019 | REVISED DETAILS |
| D | 15/10/2019 | REVISED DETAILS |
| E | 17/10/2019 | REVISED R/0008 |

| REV | DATE | DESCRIPTION | USER | CUU FILE NO. |
|-----|------|-------------|------|--------------|
| | | | | |



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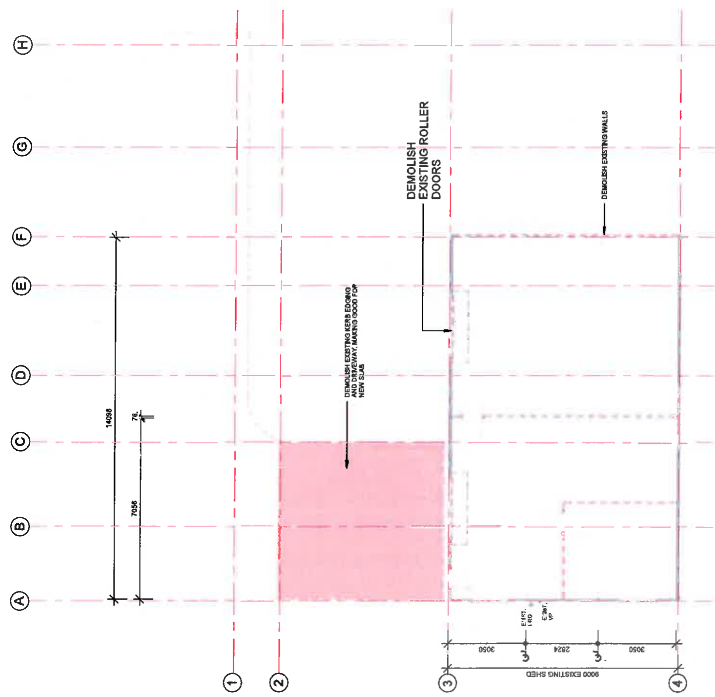
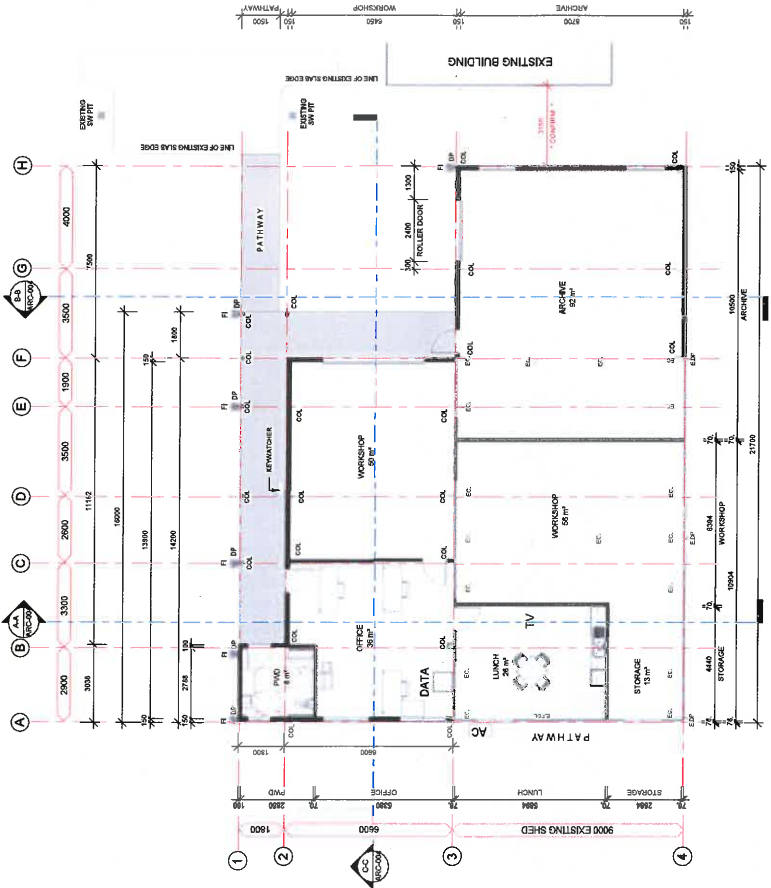


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CAMPUS: GLADSTONE MARINA CAMPUS
 PROJECT:
 CQU - GLADSTONE MARINA
 CAMPUS NEW DFM SHED.

| | | | | |
|--|----------------------------|------------------|------------------------------------|-----------------|
| DISCIPLINE: BUILDING DESIGN SERVICES | DATE: 17/10/2019 | SCALE: 1:100 | DESIGNED BY: ON A/I Designer | SHEET NO.: |
| TITLE: EXISTING / DEMOLITION & PROPOSED FLOOR PLANS | CUU PROJECT MANAGER: gt | CUU PROJECT NO.: | DRAWN BY: gt | 2019-GLD-FM0223 |
| | CAD FILE NAME: | | APPROVED BY: Approver | 02 of 06 |
| | | | | REVISION: E |

APPROVED



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NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS.
 3. THE DRAWING IS A PRELIMINARY DESIGN AND REMAINS THE PROPERTY OF THE DESIGNER. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.
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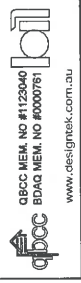
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| B | 09/10/2019 | REVISED DETAILS | MM | MM | FOR PERMIT |
| C | 15/10/2019 | REVISED DETAILS | MM | MM | FOR PERMIT |
| D | 15/10/2019 | REVISED DETAILS | MM | MM | FOR PERMIT |

AMENDMENTS

| REV | DATE | DESCRIPTION | BY | CHK | STATUS |
|-----|------------|------------------|----|-----|------------|
| A | 27/06/2019 | ISSUE FOR PERMIT | MM | MM | FOR PERMIT |
| B | 09/10/2019 | REVISED DETAILS | MM | MM | FOR PERMIT |
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| D | 15/10/2019 | REVISED DETAILS | MM | MM | FOR PERMIT |



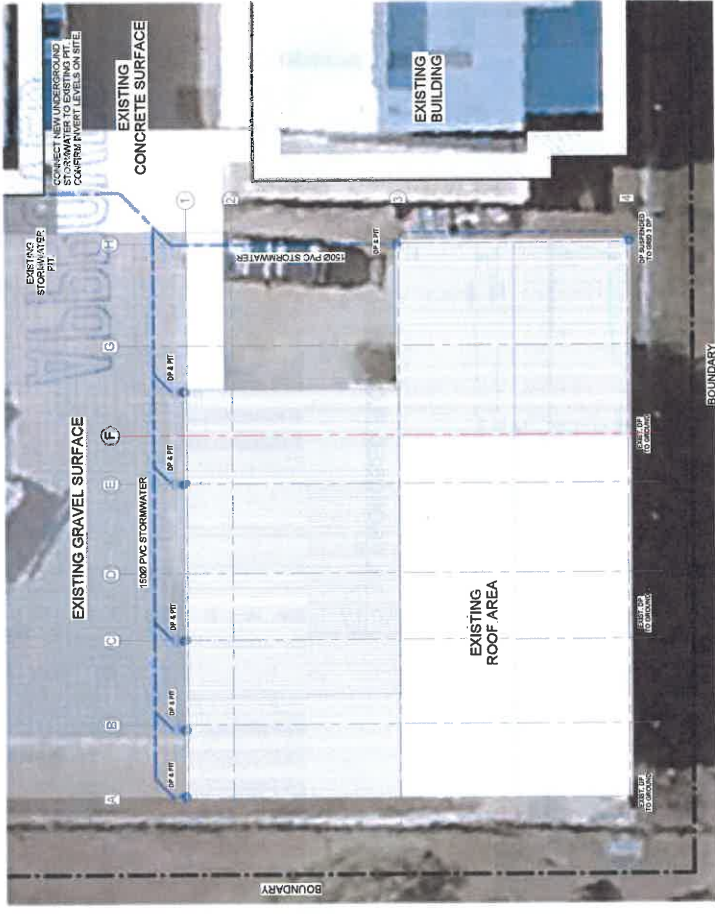
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 Rockhampton, QLD 4700
 PO Box 3371, Red Hill, North Rockhampton, QLD 4701
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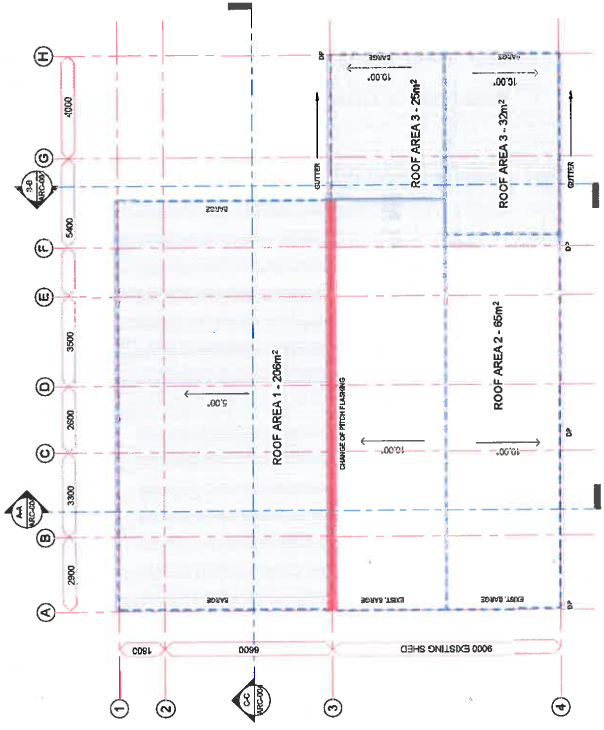
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| DISCIPLINE: BUILDING DESIGN SERVICES | TITLE: PROPOSED ROOF PLAN, STORMWATER DRAINAGE PLAN & REFLECTED CEILING PLAN |
| DATE: 15/10/2019 | SCALE: 1:100 |
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| CAD FILE NAME: | DRAWN BY: gf |
| CQU PROJECT NO. | APPROVED BY: Approver |
| 2019-GLD-FM0223 | SHEET NO: 03 of 06 |
| DRAWING NO. | REVISION: D |
| CQU-GLD-513-GH-ARC-003 | |

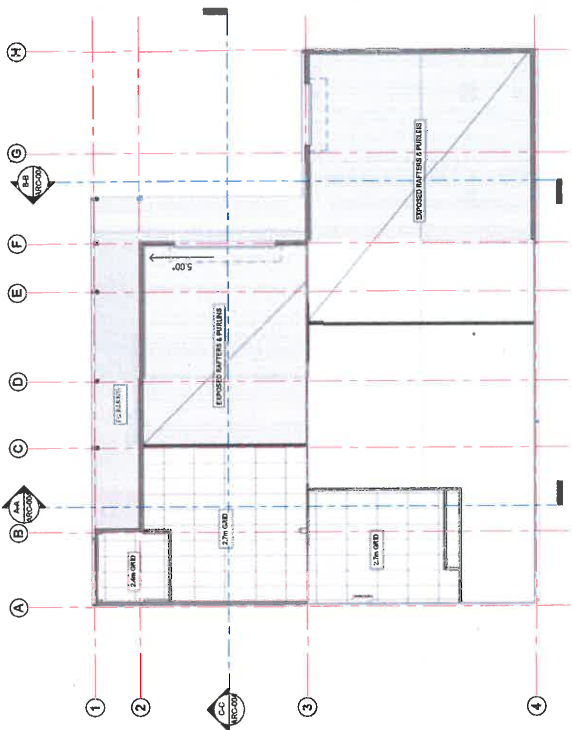


2 8 PROPOSED SW DRAINAGE PLAN
 N.T.S.

APPROVED



1 7. PROPOSED ROOF PLAN
 1:100

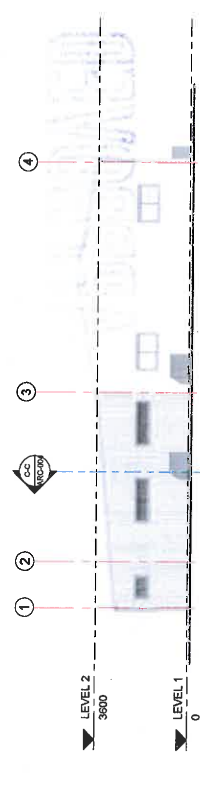


3 PROPOSED REFLECTED CEILING PLAN
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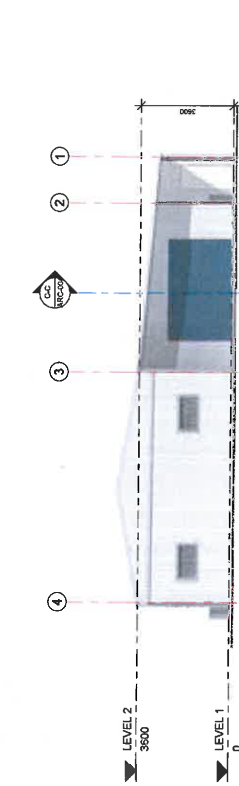
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| REV | DATE | DESCRIPTION | BY | CAD FILE |
|-----|------------|-----------------|----|----------|
| A | 27/09/2019 | Issue Review | | |
| B | 15/10/2019 | Revised Details | | |
| C | 15/10/2019 | Revised Details | | |

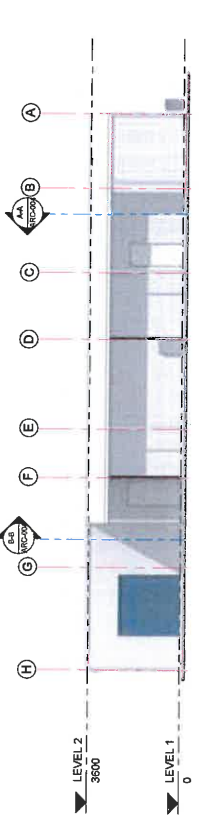
| AMENDMENTS | |
|------------|------------|
| REV | DATE |
| A | 27/09/2019 |
| B | 15/10/2019 |
| C | 15/10/2019 |



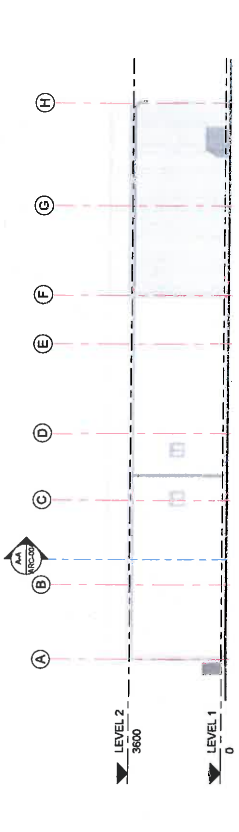
2 NORTH ELEVATION
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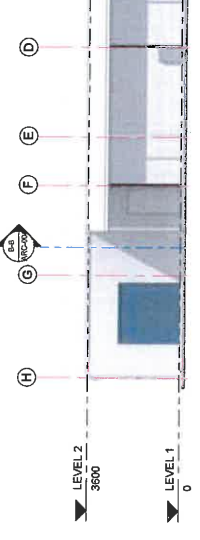
WEST ELEVATION
 1:100



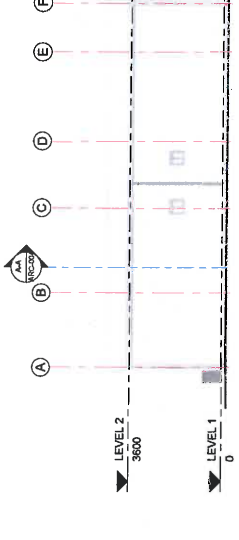
3 SOUTH ELEVATION
 1:100



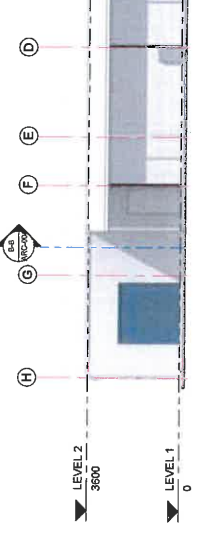
EAST ELEVATION
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SECTION A-A
 1:100



SECTION B-B
 1:100



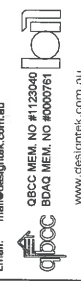
SECTION C-C
 1:100

| COLOUR SCHEDULE | |
|------------------|---------------------------|
| ROOF | - COLORBOND SUPREMAST |
| BARNE CHIPPINGS | - COLORBOND SUPREMAST |
| GUTTERS | - COLORBOND CLASSIC CREAM |
| WALL SHEETING | - COLORBOND CLASSIC CREAM |
| WALL TRIMS | - COLORBOND CLASSIC CREAM |
| DOWN PIPES | - UNPAINTED PVC WHITE |
| PA DOORS | - COLORBOND CLASSIC CREAM |
| ROLLER DOORS | - COLORBOND DEEP OCEAN |
| EXTERNAL COLUMNS | - COLORBOND CLASSIC CREAM |

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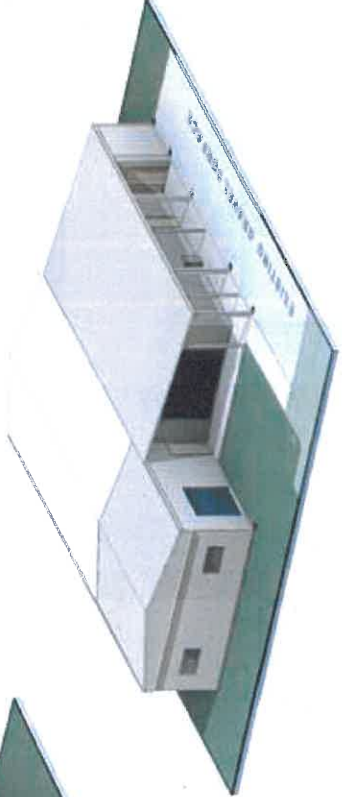
CAMPUS: GLADSTONE MARINA CAMPUS
 PROJECT: **COU - GLADSTONE MARINA CAMPUS NEW DFM SHED.**
 DISCIPLINE: BUILDING DESIGN SERVICES
 TITLE: PROPOSED ELEVATIONS & SECTIONS

| | | | | | |
|----------------------|------------|--------------|------------------------|--------------|----------|
| DATE: | 15/10/2019 | SCALE: | As indicated ON A1 | DESIGNED BY: | Designer |
| COU PROJECT MANAGER: | | DRAWN BY: | gt | APPROVED BY: | Approver |
| CAD FILE NAME: | | PROJECT NO.: | 2019-GLD-FM0223 | SHEET NO.: | 04 of 06 |
| | | DRAWING NO.: | COU-GLD-613-GM-ARC-004 | REVISION: | C |

UNAPPROVED



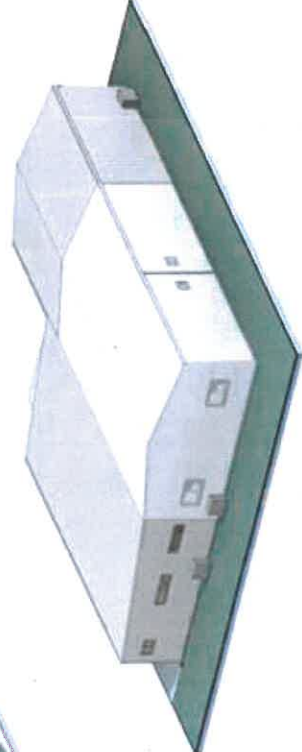
4 NORTH FACING 3D VIEW



1 EAST FACING 3D VIEW



2 SOUTH FACING 3D VIEW



3 WEST FACING 3D VIEW

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NOTES
 1. ALL DIMENSIONS AND DETAILS ON ALL WORK SHALL BE AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND ANY OTHER RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND ANY OTHER RELEVANT AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL COUNCIL AND ANY OTHER RELEVANT AUTHORITIES.

| REV | DATE | DESCRIPTION | ISSUED BY | CHECKED BY |
|-----|------------|--------------------|-----------|------------|
| A | 22/08/2019 | PRELIMINARY DESIGN | | |
| B | 27/09/2019 | REVISED DETAILS | | |
| C | 08/10/2019 | REVISED DETAILS | | |
| D | 15/10/2019 | REVISED DETAILS | | |

| AMENDMENTS | DATE | ISSUED BY | CHECKED BY |
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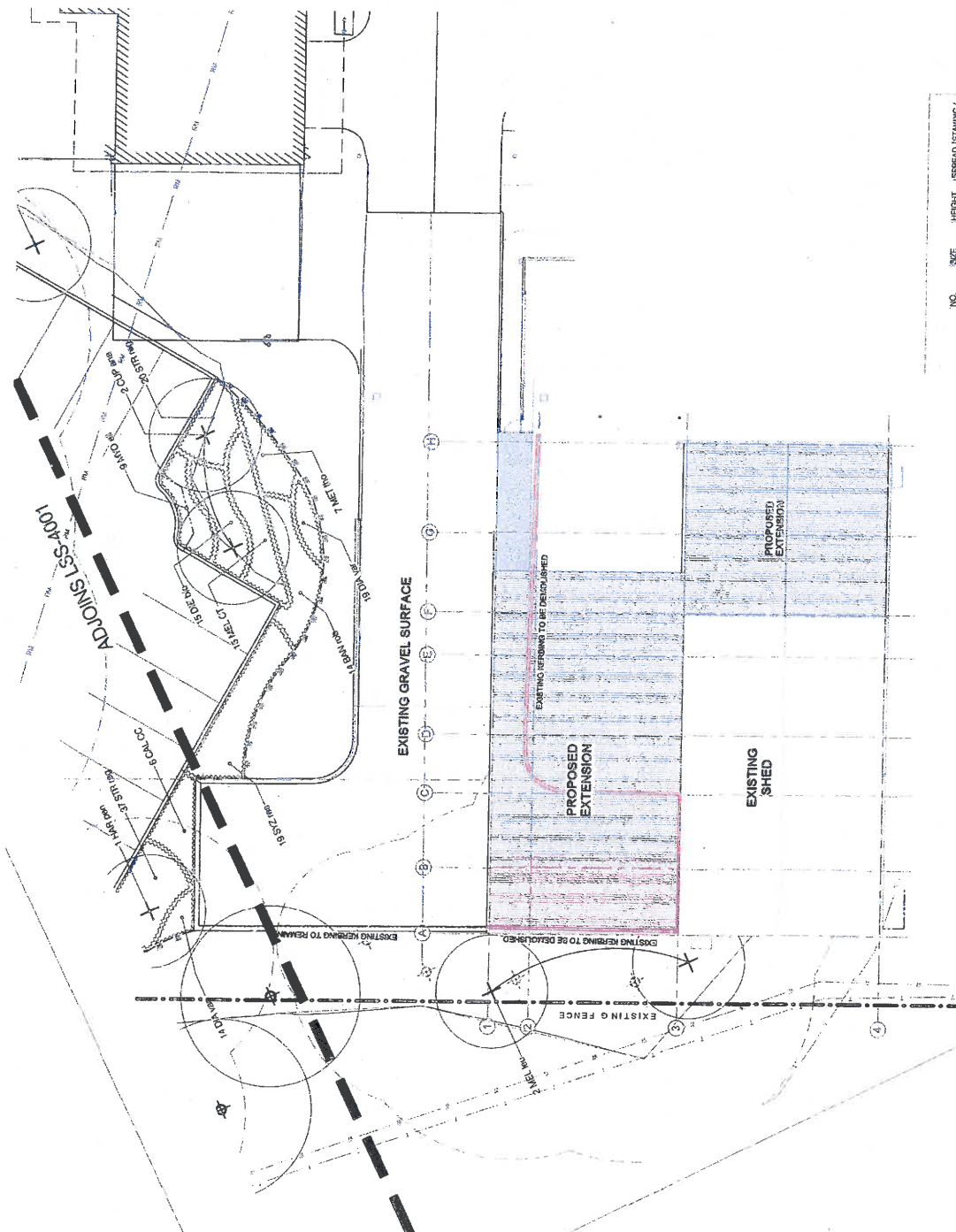
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CAMPUS: GLADSTONE MARINA CAMPUS
 PROJECT: CQU - GLADSTONE MARINA CAMPUS NEW DFM SHED.

DISCIPLINE: BUILDING DESIGN SERVICES
 TITLE: DFM / STORAGE BUILDING - PROPOSED ROOF PLAN - PROPOSED 3D VIEWS

| | | |
|----------------------|------------------------|------------------------|
| DESIGNED BY: | ON A1 | DESIGNER |
| DATE: | 15/10/2019 | |
| CQU PROJECT MANAGER: | | DRAWN BY: kw |
| CAD FILE NAME: | | APPROVED BY: Approver! |
| CQU PROJECT NO. | 2019-GLD-FM0223. | SHEET NO: 05 of 06 |
| DRAWING NO. | COL-GLD-812-GN-ARC-005 | REVISION: E |



| NO. | SIZE | HEIGHT | SPREAD | RETAINING / DRAINAGE |
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| 71 | 200mm | 200mm | | |
| 72 | 200mm | 200mm | | |
| 73 | 200mm | 200mm | | |
| 74 | 200mm | 200mm | | |
| 75 | 200mm | 200mm | | |
| 76 | 200mm | 200mm | | |
| 77 | 200mm | 200mm | | |
| 78 | 200mm | 200mm | | |
| 79 | 200mm | 200mm | | |
| 80 | 200mm | 200mm | | |
| 81 | 200mm | 200mm | | |
| 82 | 200mm | 200mm | | |
| 83 | 200mm | 200mm | | |
| 84 | 200mm | 200mm | | |
| 85 | 200mm | 200mm | | |
| 86 | 200mm | 200mm | | |
| 87 | 200mm | 200mm | | |
| 88 | 200mm | 200mm | | |
| 89 | 200mm | 200mm | | |
| 90 | 200mm | 200mm | | |
| 91 | 200mm | 200mm | | |
| 92 | 200mm | 200mm | | |
| 93 | 200mm | 200mm | | |
| 94 | 200mm | 200mm | | |
| 95 | 200mm | 200mm | | |
| 96 | 200mm | 200mm | | |
| 97 | 200mm | 200mm | | |
| 98 | 200mm | 200mm | | |
| 99 | 200mm | 200mm | | |
| 100 | 200mm | 200mm | | |

2 3. LANDSCAPE OVERLAY PLAN
1:100

PLEASE NOTE: THIS PLAN HAS PROVIDED FOR THE PURPOSE OF IDENTIFYING PROPOSED NEW BUILDING OVERLAIN ON LANDSCAPE PLAN PREPARED BY JEREMY FERRIER LANDSCAPE ARCHITECT.

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NOTES
VERIFY ALL DIMENSIONS AND LOCATIONS ON SITE BEFORE COMMENCING WORK. DO NOT SCALE FROM THE DRAWING. THIS DRAWING IS THE PROPERTY OF THE UNIVERSITY AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF THE UNIVERSITY.

| REV | DATE | DESCRIPTION | BY | APP |
|-----|------------|-----------------|----|-----|
| A | 17/10/2019 | FOR INFORMATION | | |
| B | 17/10/2019 | REVISED | | |
| C | 07/11/2019 | REVISED | | |

AMENDMENTS

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PROJECT: COU - GLADSTONE MARINA CAMPUS NEW DFM SHED.
DISCIPLINE: BUILDING DESIGN SERVICES
TITLE: LANDSCAPE PLAN OVERLAY

| DATE: | SCALE: | DESIGNED BY: |
|------------|--------|--------------|
| 07/11/2019 | 1:100 | ON A1 |

| COU PROJECT MANAGER: | DRAWN BY: | APPROVED BY: |
|----------------------|-----------|--------------|
| | BT | BT |

| CAD FILE NAME: | COU PROJECT NO.: | SHEET NO.: |
|----------------|------------------|------------|
| | 2019-GLD-PM0223 | 06 of 06 |

| DRAWING NO.: | REVISION: |
|-----------------------|-----------|
| COU-GLD-613-94LSS-001 | C |

AMENDMENTS

| REV | DATE | DESCRIPTION | BY | APP |
|-----|------------|-----------------|----|-----|
| 1 | 17/10/2019 | FOR INFORMATION | | |
| 2 | 17/10/2019 | REVISED | | |
| 3 | 07/11/2019 | REVISED | | |

university AUSTRALIA

JEREMY FERRIER LANDSCAPE ARCHITECT
27 Macaulay Street, Parkville, Vic 3010
Phone: 0748 222880
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CONSULTANTS:
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Civil Storm Water: **arete**
Planning: **arete**
Structural Engineer: **arete**
BTP Consultant: **arete**
Mechanical/Hydraulic Engineer: **arete**
Urban LULU: **arete**
Building Certifier: **arete**
Building Design Services: **arete**
Town Planning: **arete**
Acoustic Engineer: **arete**
Traffic Engineer: **arete**
Professional Engineer: **arete**
Construction Services: **arete**
Green Star ESD: **arete**

CONSOLIDATION

LANDSCAPE

COU GLADSTONE MARINA

COU-GLD-613-94LSS-001

DATE: 07/11/2019
SCALE: 1:100
DESIGNED BY: ON A1
DRAWN BY: BT
APPROVED BY: BT

CAD FILE NAME:

COU PROJECT NO.: 2019-GLD-PM0223
SHEET NO.: 06 of 06
DRAWING NO.: COU-GLD-613-94LSS-001
REVISION: C

GENERAL NOTES

These documents show the general arrangement of the building and include some items not supplied (refer to the quotation for nomination of all items to be provided). All items not nominated therein shall be supplied and installed by others.

DESIGN CRITERIA

These building plans have been prepared to comply with the standards nominated in the engineer's letter. All plans are not to Scale.

The plans provided here are the latest at the time of print. Earlier plans provided may have become outdated due to engineering changes and should not be used. The plans and drawings are extensive and give all the information needed for a competent person to erect the building. The building is not designed to stand up by itself when it is partially complete. Consequently, construction bracing is critical during erection.

The owner has been requested to check off the BOM after the building delivery. You should check that you are able to locate all materials nominated in the BOM. You should also confirm that the length and size (including thickness), nominated in the BOM is what has been provided. Any missing items are the responsibility of the client once correct delivery has been confirmed as per Terms and Conditions of Sale.

ADDITIONAL DOCUMENTATION TO BE SUPPLIED BY PURCHASER/OWNER

The Purchaser/Owner is responsible for:

- * Provision of Soils Report for the site and in the building area on which the building is to be erected
- * Site/Drainage Plans
- * Any other plans not covered by these engineering plans requested by the local Council or the authority

BUILDING CONSTRUCTION REQUIREMENTS

The Purchaser/Owner is to be ensured that all building construction is carried out in accordance with the Plans, the Construction Manual and the Bill of Materials (BOM).

SLAB DETAILS - GENERAL

- * The minimum size of Piers under the columns and End Wall Mullions are nominated below. When the slab and piers are poured as one pour, the depth of the pier is to the top of the slab.
- * Pier Reinforcement: for any piers over 1100mm, deformed bar to within 100mm of base and minimum 75mm top cover. Minimum side cover 75mm, maximum 100mm. Rod to be caged horizontally at least twice and at a maximum of 300mm spacing. Tie with a minimum of 6mm diameter cage tie. Where pier diameter is less than 450mm diameter, use 4 N12. For diameters equal to and over 450mm, use 4 N16.

* This measurement is from the top of the finished slab.
 * Pier and Slab design covers sites with a minimum of 100kPa safe bearing capacity soil classifications of A, S, M, H1 or H2 for a class 8 building. Other than this, owner to provide slab and pier details.
 * Designs are in accordance with AS 3600:2009

* All concrete to be in accordance with AS 3600:2009. Minimum 25 Mpa, with 80mm

slump.

- * Concrete should be cured for 7 days before commencing construction of the building.
- * Refer to connection details.
- * Saw construction joints to be 25mm deep x 5mm wide. Saw cuttings shall take place no later than 24 hours after pouring. Saw construction joints to be placed at a maximum spacing of 6.3m (in both the length and the span). Care should be taken to avoid construction cuts intersecting where any fixing to the slab is to be made.

* Second Pour Joining (refer to construction manual):

1. Surface of first pour must be scabbled.
2. All loose debris must be vacuumed from hole.
3. Apply heavy coat of bondcrete or similar adhesive prior to second pour.
4. Apply suitable protective coating to the embedded portion of the columns.

* Column support piers for dividing wall mullions are not shown and should be of the same size and spacing as the end wall mullion piers.

* Where columns or end wall mullions have been removed, piers are not required.

* End wall mullion spacing may move due to location of openings or doors. Check layout and component position plan, and relocate piers as required.

* The Slab Plan indicates those parts of the slab which are 50mm below main slab/piers.

For Class A, S or M Sites

* Slab thickness to be a minimum of 100mm with SL 72 mesh and 40mm top cover.

C2C20015 - 450mm dia x 1200mm deep, centered to the C Section
 C2S5024 - 600mm dia x 1300mm deep, centered to the C Section
 2C1S1012, C1S024, C1S012, C1S015 - 450mm dia x 750mm deep, centered to the C Section

2C20019 - 450mm dia x 1300mm deep, centered to the C Section

* Concrete piers under Roller Door Jambos to be a minimum size as below:

C20019 - 450mm dia x 500mm deep, centered to the C Section

Where heavy traffic is to go through the roller door, it is recommended that the slab edge should be thickened to 200mm deep by 300mm wide for the length between the mullions.

Place an additional section of SL 72 mesh, 50mm from the base in all thickenings.

For Class H1 or H2 Sites

* Slab thickness to be a minimum of 100mm with SL 82 mesh and 40mm top cover.

* Edge beam 400mm deep x 300mm wide with Y12 3 bar Trench Mesh to the perimeter of the building.

* Thickening beams 400mm deep by 300mm wide with Y12 3 bar Trench Mesh at a max spacing of 6.2m.

2C20015 - 450mm dia x 1500mm deep, centered to the C Section

C2S5024 - 600mm dia x 1700mm deep, centered to the C Section

2C1S1012, C1S024, C1S012, C1S015 - 450mm dia x 1000mm deep, centered to the C Section

2C20019 - 450mm dia x 1700mm deep, centered to the C Section

* Concrete piers under Roller Door Jambos to be a minimum size as below:

C20019 - 450mm dia x 650mm deep, centered to the C Section

BRACING NOTES

* Refer to Connection Details.

* Knee bracing clearance from FFL is X = Main Building: 2.394m (Left Side), 2.591m (Right Side)

* All Cross Bracing is achieved with 1.2mm Strap G450.

* Cross bracing to be fixed taut and secured with 14.20 x 22 frame screws

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at each end, quantity as per connection details.
 * Fly bracing to be fixed to the purlins/girts on all mid portal rafters, columns and end wall mullions. Fly bracing is to be fitted to every second purlin/girt, or, on every one, where the spacing between fly braces would exceed the maximum specified below for the relevant column/rafter size:

- C150 - maximum 1800mm spacing
- C200, C250 - maximum 2200mm spacing
- C300 - maximum 2800mm spacing
- C400 - maximum 3200mm spacing

Initial measurement is from the haunch of the column/rafter, and from the rafter for any end wall mullions.

* Open bays to have fly bracing fitted to every available girt supporting the header sheets.

* Where windows/GSD are placed in any bay where cross bracing is shown, then

a) this can be replaced by moving the bracing to another bay OR

b) due to the bracing provided by the window jambs, where space permits, bracing should be placed under and over the window.


* All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

BOLTS

- * Unless otherwise nominated, all bolts are grade 4.6
- * All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

OTHER MATERIALS NOTES

- * All Sheeting, Flashing and framing screws are Climaseal 4.
- * All purlin material has Z350 zinc coating with minimum strength of 450MPa.

| | | | |
|--|--|--|--|
| <p>Purchaser Name: Aweb (Division of Kene Con.)</p> <p>Site Address: Lot 210 Byron Jordan Drive CALLEMONDAH QLD 4680 Australia</p> <p>Drawing # TCLA190104 - 2</p> | <p>General Notes NOT FOR CONSTRUCTION</p> <p>Page 1 of 4 © Copyright Steeltek Pty Ltd</p> | <p>Seller: THE Shed Company Gladstone Tabbag Pty Ltd Phone: (07) 4972 9980 Fax: Email: gladstone@theshedcompany.com.au</p> | <p>TMC ENGINEERING PTY LTD ACN 610 855 260 ME Aust. (Registered NER Structural & Civil) 2741240 QLD: RPEQ No. 13790; MC: ECA4684; TAS: CC6968; NT: 22552; ES; Practising Professional Structural & Civil Engineers</p> <p>Signature:  R. Nancarrow Date: 21/10/19</p> |
|--|--|--|--|

MATERIAL SPECIFICATIONS

All dimensions are in metres. Pier sizes nominated are suitable for Class A, S or M sites. Refer to General Notes.

| Categories | Building Dimensions | | | | Portal(s) |
|---------------|---------------------|---------|-------|--------|-----------|
| | Span | Length | Pitch | Height | |
| Main Building | 65 | 16 | 06 | 2.85 | A-B 1-7 |
| Right Leanto | 1.5 | 16.0002 | 06 | 2.671 | B-C 1-7 |

| Grid/Portal Number | Portal Frame Elements | | | | | | |
|--------------------|-----------------------|---------|---------|---------|---------|---------|---------------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Columns | 2C20015 | 2C20015 | 2C20019 | 2C20019 | 2C20019 | 2C20019 | C15024 |
| Pier | A | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 |
| Depth | 1.2 | 1.2 | 1.3 | 1.3 | 1.3 | 1.3 | 0.75 |
| B | C25024 | C25024 | C25024 | C25024 | C25024 | C25024 | C15024 |
| Pier | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.6 | 0.45 |
| Depth | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 1.3 | 0.75 |
| C | 2C15012 | 2C15012 | 2C15012 | 2C15012 | 2C15012 | 2C15012 | C15012 |
| Pier | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 | 0.45 |
| Depth | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 |
| A-B | C20019 | C20019 | C20024 | C20024 | C20024 | C20024 | C15019 |
| B-C | C15012 | C15012 | C15012 | C15012 | C15012 | C15012 | C15012 |
| End Wall Mullions | Z | - | - | - | - | - | C15015 |
| Pier | - | - | - | - | - | - | 0.45 |
| Depth | - | - | - | - | - | - | 0.75 |
| A-B | C15019 @ 1.4m | - | - | - | - | - | C15019 @ 1.4m |
| B-A | - | - | - | - | - | - | - |
| B-C | - | - | - | - | - | - | - |

| Grid/ Bay Number | Bay Section Elements | | | | | | | Maximum |
|--------------------------------------|----------------------|----------|----------|----------|----------|----------|----------|---------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | |
| Bay Widths | 1.3 | 1.3 | 3.5 | 2.602 | 3.3 | 2.9 | - | - |
| Roof Purlins | Z10012 | Z10012 | Z10015 | Z10012 | Z10015 | Z10012 | Z10010 | - |
| B - 1st from eave C | Z10010 | Z10010 | Z10010 | Z10010 | Z10010 | Z10010 | Z10010 | - |
| 1st from eave C-C | Z10015 | Z10010 | Z10012 | Z10010 | Z10012 | Z10012 | Z10012 | - |
| Roof Purlin Bridging (Rows) | - | - | YES (1) | - | - | - | - | - |
| Roof Purlin Spacing (End) | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 0.75 | 1.150 | - |
| A-B | 0.624 | 0.624 | 0.624 | 0.624 | 0.624 | 0.624 | 1.150 | - |
| B-C | 1.264 | 1.264 | 1.264 | 1.264 | 1.264 | 1.264 | 1.400 | - |
| Roof Purlin Spacing (Internal Spans) | 0.624 | 0.624 | 0.624 | 0.624 | 0.624 | 0.624 | 1.400 | - |
| Eave Purlin | A | XC15012 | XC15012 | XC15012 | XC15012 | XC15012 | XC15012 | - |
| Side Girts | B | 2XC15012 | 2XC15012 | 2XC15012 | 2XC15012 | 2XC15012 | 2XC15012 | - |
| Side Girt Bridging (Rows) | B | - | - | - | - | - | Z10019 | - |
| Side Girt Spacing (End) | A | 1.25 | 1.25 | 1.25 | 1.25 | 1.25 | 1.250 | - |
| B | 1.25 | 0.877 | 0.877 | 0.877 | 0.877 | 0.877 | 1.250 | - |
| C | 1.25 | 1.25 | 1.25 | 1.25 | 1.25 | 1.25 | 1.250 | - |
| Side Girt Spacing (Internal) | A | 1.45 | 1.45 | 1.45 | 1.45 | 1.45 | 1.450 | - |
| B | 1.45 | 0.877 | 0.877 | 0.877 | 0.877 | 0.877 | 1.450 | - |
| C | 1.45 | 1.45 | 1.45 | 1.45 | 1.45 | 1.45 | 1.450 | - |
| PADoor Header | B | - | - | - | - | - | C10010 | - |
| PADoor Jamb | C | - | - | - | - | - | C10010 | - |

| Grid/Portal Number | 2 | 5 | 6 | 7 | Maximum |
|--------------------------|---|---|---|---|---------|
| End Bay Section Elements | - | - | - | - | - |

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Site Address: Lot 210 Bryan Jordan Drive CALLENDON QLD 4680 Australia

Drawing # TCA190104-4

Print Date: 21/10/19

Specification Sheet
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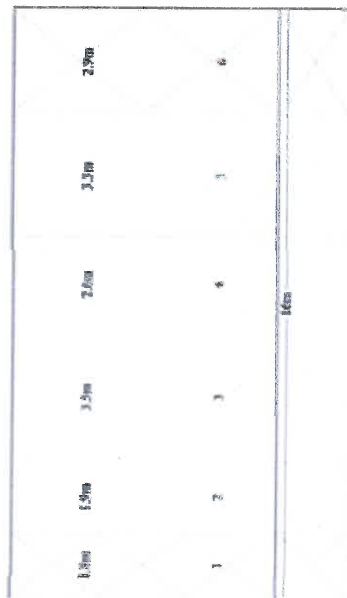
Seller: THE Shed Company Gladstone
 Telleg Pty Ltd
 Phone: (07) 4672 9980
 Email: gladstone@theshedcompany.com.au

TMC ENGINEERING PTY LTD

ACN: 610 855 260
 10/100 West Street
 QLD - RPO No. 13750, VC: EC444864, TNS: CC39888; NT: 225521ES.
 Practising Professional Structural & Civil Engineers

Signature: 
 R. Nancarrow
 Date: 21/10/19

Cross Bracing to achieved with 12mm Strap. Refer to Construction Detail.



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Purchaser Name: Arelis (Division of Kane Con.)

Site Address: Lot 210 Bygm Jordan Drive CALLENDON QLD 4680 Australia

Drawing # TSLA180104 - 5

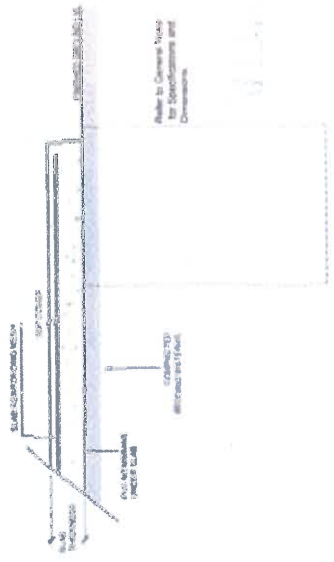
Print Date: 21/10/19

Seller: THE Shed Company Gladstone
 16860 TPU Ltd
 Phone: (07) 4972 9950
 Fax:
 Email: gladstone@theshedcompany.com.au

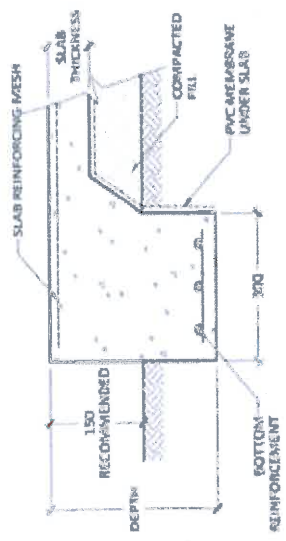
Bracing
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 10/100th Street, NEER Street, QLD 4711 QLD
 QLD - PRCOM 1874, VIC - EC24/884, TAS - CC 2860
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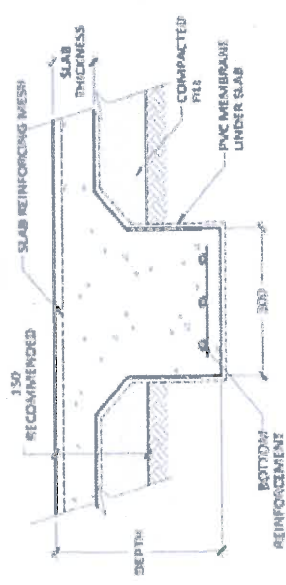
Signature: *[Signature]*
 R. Naranrow
 Date: 21/10/19



SLAB DETAIL BETWEEN PIERS




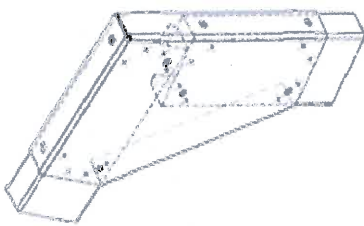
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(H1 & H2 SOIL TYPE ONLY)



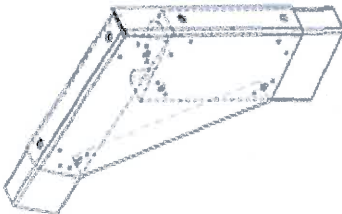
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(H1 & H2 SOIL TYPE ONLY)

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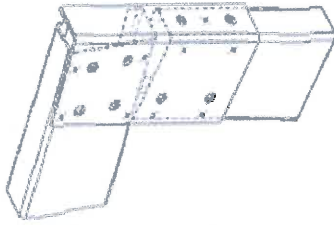
| | | | |
|---|---|---|---|
| Purchaser Name: Amis (Division of Kane Con.) | Connection Details NOT FOR CONSTRUCTION Not to Scale Page 1 of 9 © Copyright Sheek/Pi Pty Ltd | Seller: The Shed Company Gladstone The Shed Company Pty Ltd Phone: (07) 4972 9900 Email: gladstone@theshedcompany.com.au | TNC ENGINEERING PTY LTD ACN: 610 865 260 1/111 WILSON STREET, GLADSTONE, QLD 4740 QLD - REG NO: 13759, VIC - EC244864, TAS - CC2968, NT - 225621ES Practising Professional Structural & Civil Engineers |
| Site Address: Lot 210 Egan Jordan Drive CALLENDORF QLD 4680 Australia | | Signature:  R. Nancarrow Date: 21/10/19 | |
| Drawing # TOLM90104-8 | Print Date: 21/10/19 | | |



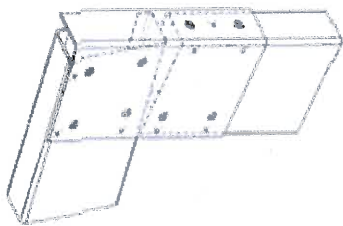
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 FIXING SCREWS - 8 of L4.20 x 27
HAUNCH BRACKET - C200, 6°



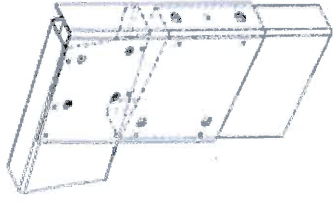
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HAUNCH BRACKET - C250-C200, 6°



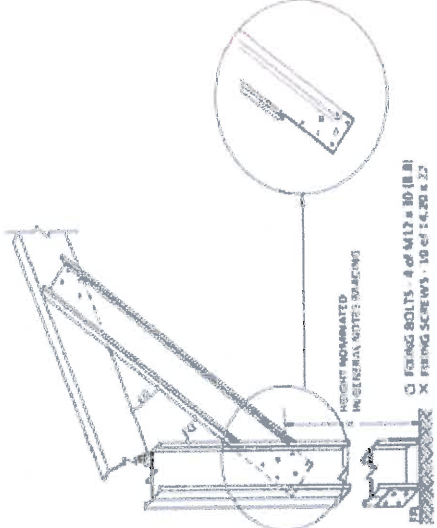
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 FIXING SCREWS - 9 of L4.20 x 27
HAUNCH BRACKET - C150, 6°



FIXING BOLTS - 8 of M12 x 30 (8.8)
 FIXING SCREWS - 8 of L4.20 x 27
HAUNCH BRACKET - C200, 6°



FIXING BOLTS - 4 of M12 x 30 (8.8)
 FIXING BOLTS - 4 of M16 x 30 (8.8)
 FIXING SCREWS - 12 of L4.20 x 27
HAUNCH BRACKET - C250-C200, 6°



FIXING BOLTS - 4 of M12 x 30 (8.8)
 FIXING SCREWS - 10 of L4.20 x 27
**KNEE BRACE FOR C200 COLUMN
 BACK TO BACK COLUMN - SINGLE RAFTER**

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Purchaser Name: Arete (Division of Xane Con)

Site Address: Lot 210 Byron Jordan Drive CALLEMONDRA QLD 4680 Australia

Drawing # TCLA190104 - 8

Print Date: 21/10/19

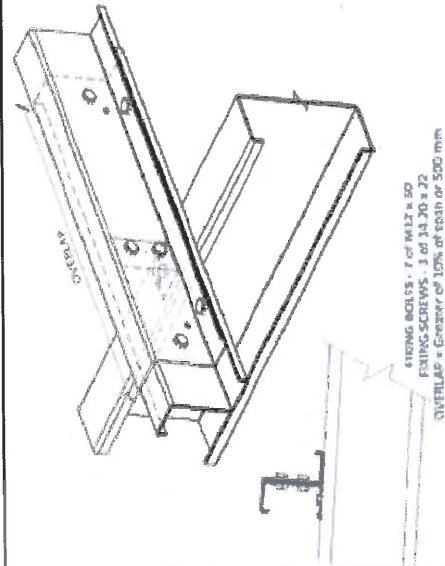
Connection Details
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 Not to Scale
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 The Shed Pty Ltd
 Phone: (07) 4972 8680
 Email: gladstone@theshedcompany.com.au

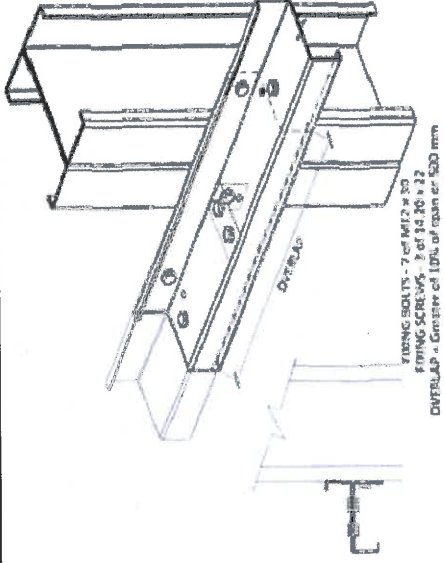
TNC ENGINEERING PTY LTD

ACN: 610 885 280
 10/100 WILSON ROAD NEEDS SHEDDING & CIVIL 7241240
 QLD - BRISBANE 4000
 CLD - BRISBANE 13750 VIC - ECKHARTS TAS - COBURN NT - 225621ES
 Practising Professional Structural & Civil Engineers

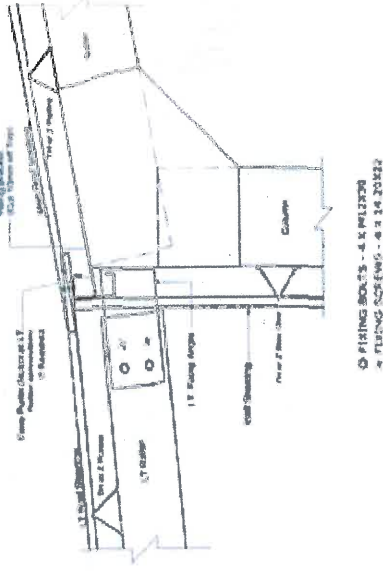
Signature: *[Signature]*
 R. Nancarrow
 Date: 21/10/19



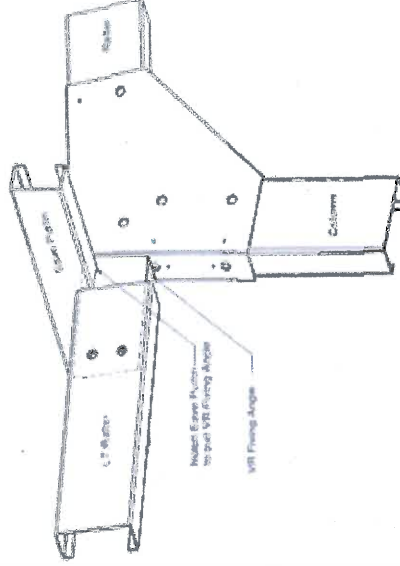
PURLIN/GIRT FIXING SINGLE C SECTION COLUMNS OR RAFTERS



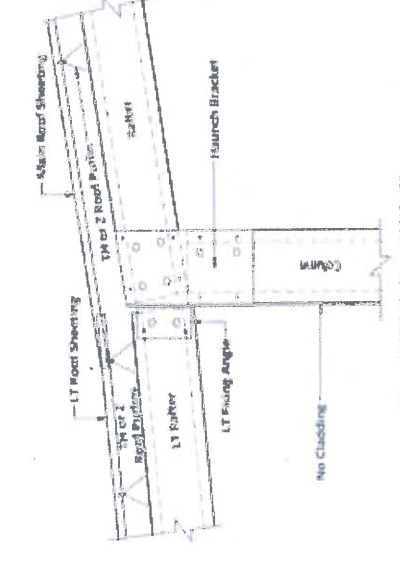
PURLIN/GIRT FIXING BACK TO BACK C SECTION COLUMNS - WITH SINGLE RAFTER



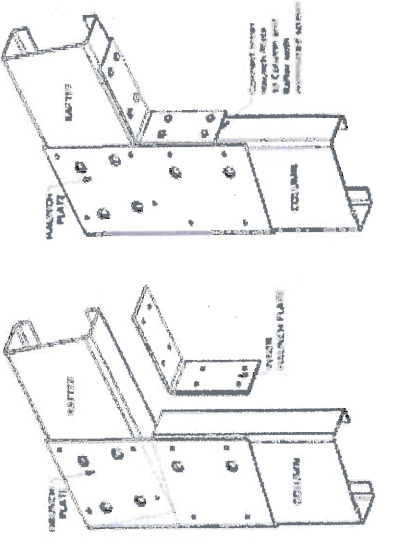
LEANTO CONNECTION - WITH WALL SHEETING



LEANTO CONNECTION - WITH WALL SHEETING 3D



LEANTO CONNECTION DETAIL (NO WALL SHEETING)



INNER HAUNCH BRACKET - SINGLE RAFTER

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Purchaser Name: Anate (Division of Kame Con)

Site Address: Lot 210 Bryan Luccian Drive CALLEDINDAH QLD 4680 Australia

Drawing # TCLA190104 - 8

Print Date: 21/10/19

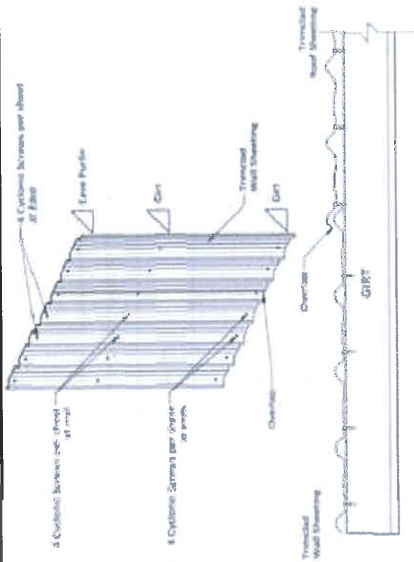
Connection Details
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 QLD - REG No. 13750, VIC - EC044884, TAS - CC03686, NT - 225621ES
 Practising Professional Structural & Civil Engineers

Signature: *[Signature]*
 R. Nancarrow
 Date: 21/10/19



WALL SHEETING CONNECTION DETAILS

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Purchaser Name: Arco (Division of Kane Con.)

Site Address: Lot 210 Egan Jordan Drive CALLENDRUP QLD 4880 Australia

Drawing #: TCUA190104-8

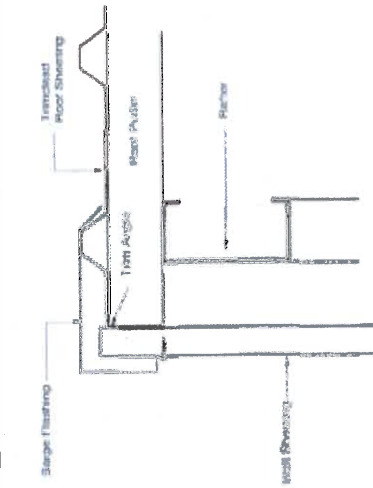
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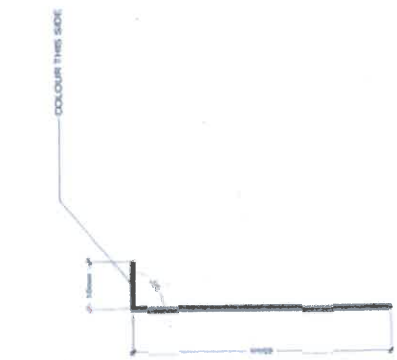
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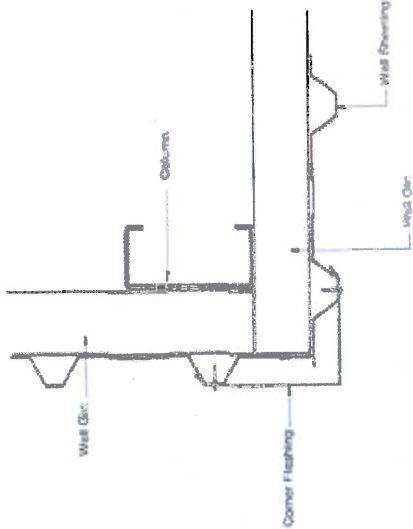
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Barge Flashing XF11 - CT - Sheeting Gable



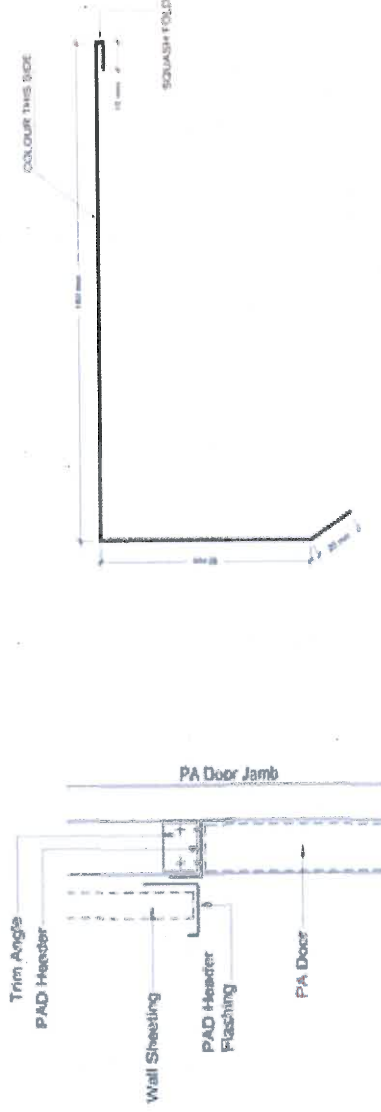
XF18



Corner Flashing XF22 - CT



XF24



XF402

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Purchaser Name: Amis (Division of Kane Con.)

Site Address: Lot 210 Eym Jordan Drive CALLENDORAH QLD 4880 Australia

Drawing #: TCLA890104-9

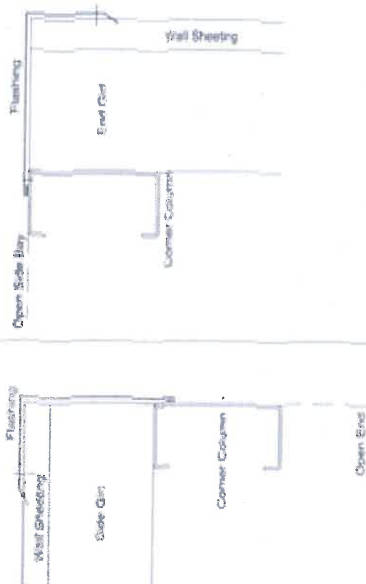
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Flashing Fixing Details
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 Date: 21/10/19



XF50

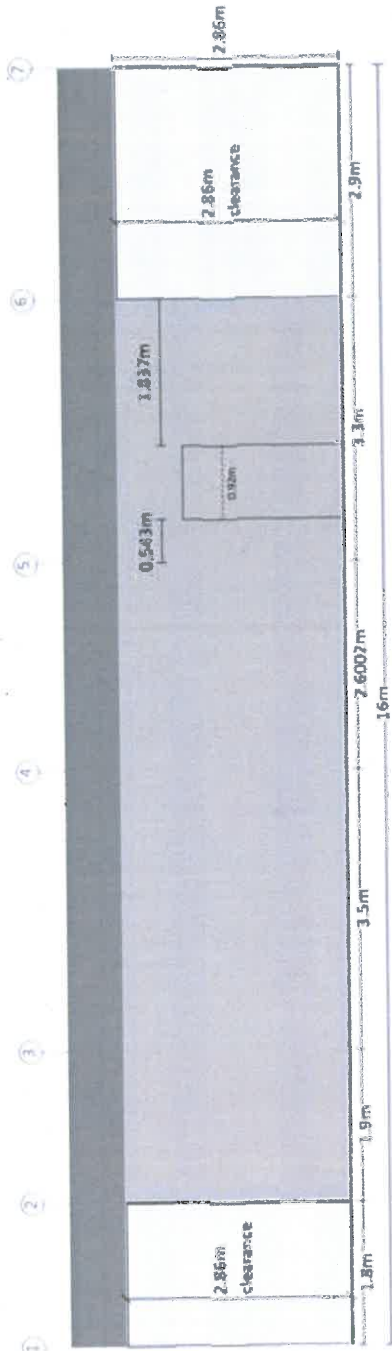
Flashing XF402 - Connection

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| | | | |
|--|---|--|--|
| Purchaser Name: Ares (Division of Kene Con.) Site Address: Lot 210 Bryan Jordan Drive CALLEMONDAH QLD 4680 Australia Drawing # TCA190104 - 9 | Flashing Fixing Details NOT FOR CONSTRUCTION Not to Scale Page 2 of 2 © Copyright SleekFP Pty Ltd | Seller: THE SHED COMPANY Gladstone Telesig Pty Ltd Phone: (07) 4972 9990 Fax: Email: gladstone@theshedcompany.com.au | TINC ENGINEERING PTY LTD ME: 610 655 280 PO Box 1000 Gladstone NSW Australia QLD: RPEO No. 13750, MC: EC4484, TMC CC368; NT: 22552IES. Practising Professional Structural & Civil Engineers Signature: <i>[Signature]</i> R. Nancarrow Date: 21/10/19 |
| | | Print Date: 21/10/19 | |

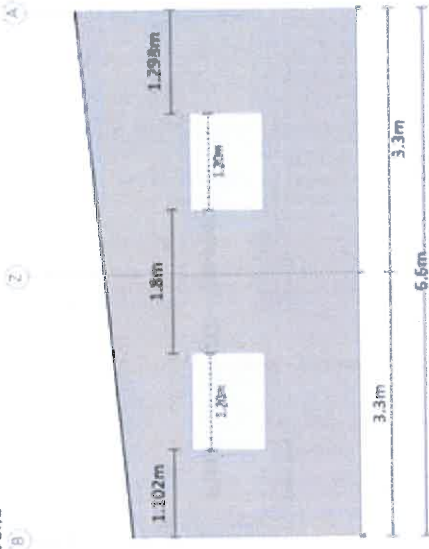
This section is provided as a guide only. It is the responsibility of the concrete/erector to confirm that all dimensions are correct.

Right Side



Measurements are from the outside of end girts (end bays) and/or centre of columns (mid bays) to inside of component opening size.

Right End



Measurements are from the outside of side girts to the inside of component opening size.

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Site Address: Lot 210 Byron Jordan Drive CALLENDORAH QLD 4680 Australia

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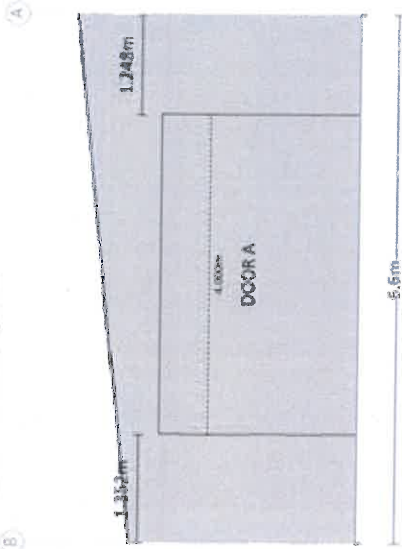
Component Position
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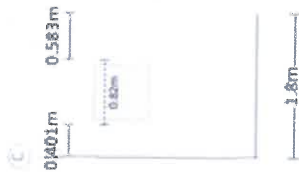
Signature: *[Signature]*
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Bay Dividing Wall Between Bays 1 & 2



Measurements are from the outside of side girts to the inside of component opening size.

Right Leanto Right End



Measurements are from the outside of side girts to the inside of component opening size.

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Site Address: Lot 210 Ryan Jordan Drive CALLENDORAH QLD 4680 Australia

Drawing #: TCA190104 - 10

Print Date: 21/10/19

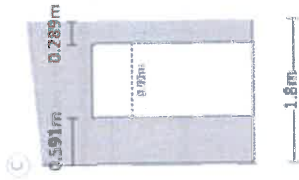
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QLD RPECO No. 13750, VIC: EC244884, TAS: CC26988, NT: 225821ES;
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Signature: *[Signature]*
R. Nancarrow
Date: 21/10/19

Bay Dividing Wall On Right LeanTo Between Bays 5 & 6



Measurements are from the outside of side girts to the inside of component opening size.

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Site Address: Lot 210 Bryan Jordan Drive CALLENDON VIC 3488 Australia

Drawing # TSLA195104 - 10

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Component Position
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Signature: *[Signature]*
 R. Nenciarov
 Date: 21/10/19

GENERAL NOTES

These documents show the general arrangement of the building and include some items not supplied (refer to the quotation for nomination of all items to be provided). All items not nominated therein shall be supplied and installed by others.

DESIGN CRITERIA

These building plans have been prepared to comply with the standards nominated in the engineer's letter. All plans are not to Scale.

The plans provided here are the latest at the time of print. Earlier plans provided may have become outdated due to engineering changes and should not be used. The plans and drawings are extensive and give all the information needed for a competent person to erect the building. The building is not designed to stand up by itself when it is partially complete. Consequently, construction bracing is critical during erection.

The owner has been requested to check off the BOM after the building delivery. You should check that you are able to locate all materials nominated in the BOM. You should also confirm that the length and size (including thickness), nominated in the BOM is what has been provided. Any missing items are the responsibility of the client once correct delivery has been confirmed as per Terms and Conditions of Sale.

ADDITIONAL DOCUMENTATION TO BE SUPPLIED BY PURCHASER/OWNER

The Purchaser/Owner is responsible for:

- *Provision of Soils Report for the site and in the building area on which the building is to be erected
- *Site/Drainage Plans
- *Any other plans not covered by these engineering plans requested by the local Council or the authority

BUILDING CONSTRUCTION REQUIREMENTS

The Purchaser/Owner is to be ensured that all building construction is carried out in accordance with the Plans, the Construction Manual and the Bill of Materials (BOM).

SLAB DETAILS - GENERAL

- * The minimum size of Piers under the columns and End Wall Mullions are nominated on the Material Specifications Plan. When the slab and piers are poured as one pour, the depth of the pier is to the bottom of the slab.
- * Pier Reinforcement: for any piers over 1100mm, deformed bar to within 100mm of base and minimum 75mm top cover. Minimum side cover 75mm, maximum 100mm. Rod to be caged horizontally at least twice and at a maximum of 300mm spacing. Tie with a minimum of 6mm diameter cage tie. Where pier diameter is less than 450mm diameter, use 4 N12. For diameters equal to and over 450mm, use 4 N16.

Concrete Slab

- * Footings and slabs, including internal and edge beams, must be founded on natural soil with a minimum allowable bearing capacity of 100kPa. Design covers soil classifications of A, S, M, H1 or H2 for a class 8 building.
- * The footing designs have been calculated with adhesion values of 0kPa, 25kPa and 50kPa for clay soils and dense sand soils only.
- * A site specific geotechnical investigation has not been performed. The builder will

need to verify the soil type and conditions.

- * Site conditions different to those specified require a modified design.
- * Sub grade shall be excavated and compacted to a minimum of 100% standard dry density ratio and within 2% of the OMC to comply with AS2159.
- * Designs are in accordance with AS 3600:2009
- * All concrete to be in accordance with AS 3600:2009, Minimum 25 Mpa, with 80mm slump.

- * Concrete should be cured for 7 days before commencing construction of the building.
- * Refer to connection details
- * Saw construction joints to be 25mm deep x 5mm wide. Saw cuttings shall take place no later than 24 hours after pouring. Saw construction joints to be placed at a maximum spacing of 6.3m (in both the length and the span). Care should be taken to avoid construction cuts intersecting where any fixing to the slab is to be made.
- * Where columns or end wall mullions have been removed, piers are not required.
- * End wall mullion spacing may move due to location of openings or doors. Check layout and component position plan, and relocate piers as required.
- * The Slab Plan indicates those parts of the slab which are 50mm below main slab/piers.

For Class A, S or M Sites

- * Slab thickness to be a minimum of 100mm with SL 72 mesh and 40mm top cover.

* Concrete piers under Roller Door Jambes to be a minimum size as below:

- C20019 - 450mm dia x 500mm deep, centered to the C Section
- Where heavy traffic is to go through the roller door, it is recommended that the slab edge should be thickened to 200mm deep by 300mm wide for the length between the mullions. Place an additional section of SL 72 mesh, 50mm from the base in all thickenings.

For Class H1 or H2 Sites

- * Slab thickness to be a minimum of 100mm with SL 82 mesh and 40mm top cover.
- * Edge beam 400mm deep x 300mm wide with Y12 3 bar Trench Mesh to the perimeter of the building.
- * Thickening beams 400mm deep by 300mm wide with Y12 3 bar Trench Mesh at a max spacing of 6.2m.
- * Concrete piers under Roller Door Jambes to be a minimum size as below: C20019 - 450mm dia x 650mm deep, centered to the C Section

BRACING NOTES

- * Refer to Connection Details.
- * Knee bracing clearance from FTL is X = Main Building: 2.159m.
- * Cross Bracing (End Walls) is achieved with 1.2mm Strap G450.
- * Cross Bracing (Roof) is achieved with 1.2mm Strap (double strapping) G450.
- * Cross bracing is to be fixed taut and secured with 14.20 x 22 frame screws at each end, quantity as per connection details.
- * Fly bracing to be fixed to the purlins/girts on all mid portal rafters, columns and end wall mullions. Fly bracing is to be fitted to every second purlin/girt, or, on every one, where the spacing between fly braces would exceed the maximum specified below for the relevant column/rafter size:

- C150 - maximum 1600mm spacing
- C200 - maximum 2000mm spacing
- C300 - maximum 2800mm spacing
- C350 - maximum 2800mm spacing
- C400 - maximum 2800mm spacing

Initial measurement is from the haunch of the column/rafter, and from the rafter

General Notes NOT FOR CONSTRUCTION

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for any end wall mullions.

- * Open bays to have fly bracing fitted to every available girt supporting the header sheets.
- * All bracing strap ends to be located as close as practical to structural member's (columns, rafters, mullions) centerline.

BOLTS

- * Unless otherwise nominated, all bolts are grade 4.6
- * All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

OTHER MATERIALS NOTES

- * All Sheeting, Flashing and framing screws are Climaseal 4.
- * All purlin material has Z350 zinc coating with minimum strength of 450MPa.

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Purchaser Name: Arete (Division of Kane Con)

Site Address: Lot 210 Bypan Jordan Drive CALLENDORF QLD 4680 Australia

Drawing # TGLAN0105 - 2

Print Date: 21/10/19

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ME Aust (Registered NER Structural & Civil) 2741240

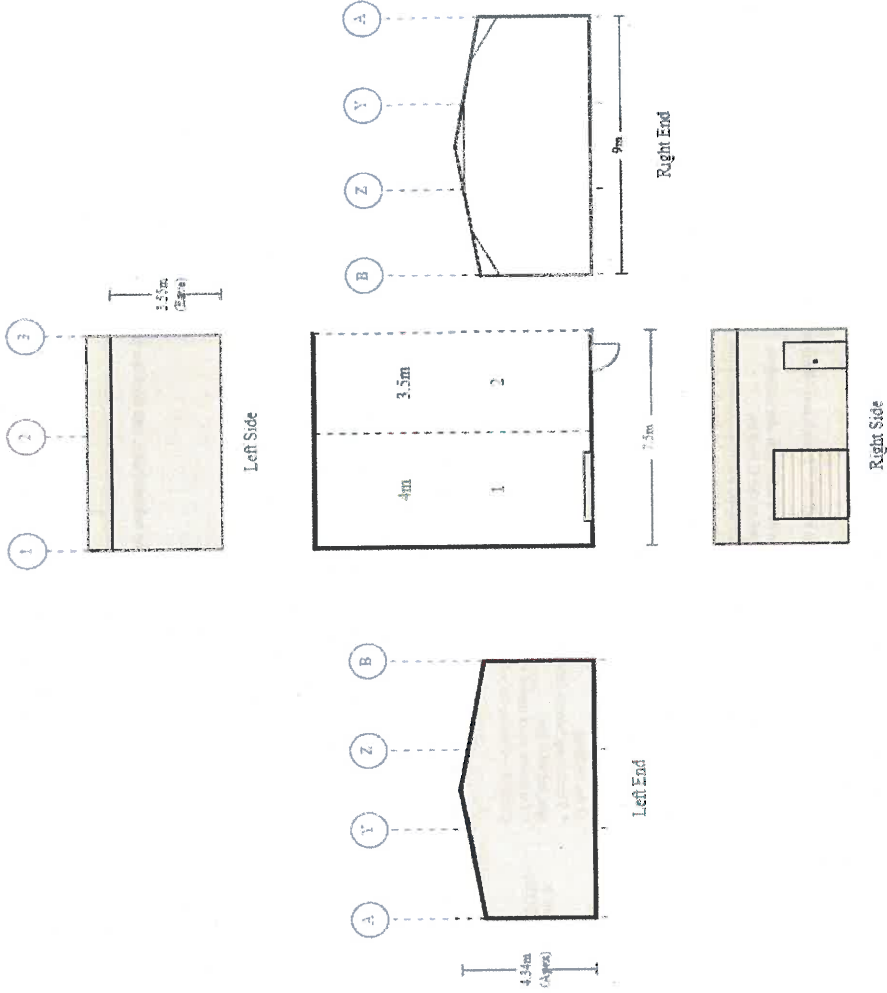
QLD - RPEO No. 19750; VIC - EC044884; TAS - CO8988; NT - 225521ES

Practising Professional Structural & Civil Engineers

Signature:

R. Numanow

Date: 21/10/19



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Purchaser Name: Anob (Division of Kane Con.)

Site Address: Lot 210 Bryan Jordan Drive CALLENDON QLD 4680 Australia

Drawing # TCU/MS0105 - 3

Print Date: 21/10/19

Layout
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 ME: Aust. Registered NEER Structural & CIVIL 2741440
 TNC Engineering Pty Ltd
 100/101 North Street, Gladstone QLD 4680
 Practising Professional Structural & Civil Engineers

Signature: *[Signature]*
 R. Nancarrow
 Date: 21/10/19

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

| Building Dimensions | | | |
|---------------------|------|--------|--------|
| Categories | Span | Length | Height |
| Main Building | 9 | 7.5 | 10 |
| | | | 3.55 |
| | | | 10 |
| | | | 3.55 |
| | | | 10 |
| | | | 3.55 |

| Portal Frame Elements | | | |
|-----------------------|--------|--------|---------------|
| Grid / Portal Number | 1 | 2 | 3 |
| Columns | A | C25024 | C25024 |
| | B | C30024 | C25024 |
| Roofers | A-Apex | C25019 | C25024 |
| | Apex-B | C25019 | C25024 |
| End Wall Mullions | Y | C15015 | - |
| | Z | C15015 | - |
| Apex Braces | Apex | - | C20019 @ 2.7m |
| | A-Apex | - | C20019 @ 2m |
| | Apex-B | - | C20019 @ 2m |


| Bay Section Elements | | | |
|--------------------------------------|-----------------------|---------|---------|
| Grid / Bay Number | 1 | 2 | Maximum |
| Bay Widths | 4 | 3.5 | |
| Roof Purlins | A- 1st from eave A | Z15015 | |
| | 1st from eave A- Apex | Z15012 | |
| | Apex- 1st from eave B | Z15012 | |
| | 1st from eave B - B | Z15015 | |
| Roof Purlin Bridging (Rows) | A- Apex | - | |
| | Apex- B | - | |
| | YES (1) | - | |
| Roof Purlin Spacing (End) | A- Apex | 1,098 | 1,150 |
| | Apex- B | 1,098 | 1,150 |
| Roof Purlin Spacing (Internal Spans) | A- Apex | 1,098 | 1,400 |
| | Apex- B | 1,098 | 1,400 |
| Eave Purlin | A | XZ15015 | |
| | B | XZ15012 | |
| Side Girts | A | Z15012 | |
| | B | Z15015 | |
| Side Girt Bridging (Rows) | A | - | |
| | B | - | |
| Side Girts Spacing (End) | A | 1,107 | 1,250 |
| | B | 1,107 | 1,250 |
| Side Girts Spacing (Internal) | A | 1,107 | 1,450 |
| | B | 1,107 | 1,450 |
| Roller Door Header | B | C10010 | |
| Roller Door Jamb | B | C20019 | |
| PA Door Header | B | - | |
| PA Door Jamb | B | - | |
| | | C10010 | |
| | | C10012 | |

| End Bay Section Elements | | 1 | Maximum |
|------------------------------|-----|--------|---------|
| Grid / Portal Number | A-Y | Z10012 | |
| End Girts | Y-Z | Z10012 | |
| End Girts Spacing (End) | A-Y | 1,107 | 1,250 |
| | Y-Z | 1,107 | 1,250 |
| End Girts Spacing (Internal) | A-Y | 1,107 | 1,450 |
| | Y-Z | 1,107 | 1,450 |
| | Z-B | 1,107 | 1,450 |

| Cladding Elements | |
|-------------------|---|
| Category | Product |
| Roof Sheeting | Classic Cream TRIMCLAD® 0.42 BMT (0.47CT) |
| Roof Flashings | COLORBOND® steel BlueScope 0.55 BMT |

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Signature: 
 R. Nancarrow
 Date: 21/10/19

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Specification Sheet
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 Site Address: Lot 210 Bryan Jordan Drive CALLEMONDAH QLD 4680 Australia
 Drawing #: TGLA80105 - 4
 Print Date: 21/10/19

MATERIAL SPECIFICATIONS

For further information regarding the tabulated values shown, refer to the General Notes

| Category | Colour | Product |
|---------------|-----------------|-----------------------------|
| Wall Sheeting | CLASSIC Cream | TRINCLAD 0.42 BMT (0.77TCT) |
| Wall Flashing | COLORBOND steel | BlueScope 0.55 BMT |

Pier Sizes

| Admission (MPa) | Soil Description | Diameter (mm) | Depth - with Slab | |
|-----------------|--------------------------|---------------|-------------------|----------|
| | | | BPT (mm) | BPC (mm) |
| 0 | Sandy Soil | 300 | 1650 | 2400 |
| | | 450 | 1200 | 1800 |
| | | 600 | 1800 | 1800 |
| 25 | Soft to Firm Clay | 300 | 1100 | 1500 |
| | | 450 | 1000 | 1300 |
| | | 600 | 1000 | 1300 |
| 50 | Stiff to Very Stiff Clay | 300 | 1000 | 1200 |
| | | 450 | 1000 | 1200 |
| | | 600 | 1000 | 1200 |

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Purchaser Name: Arate (Division of Kane Con.)

Site Address: Lot 210 Bryan Jordan Drive CALLENDON QLD 4680 Australia

Drawing #: TCA160105-4

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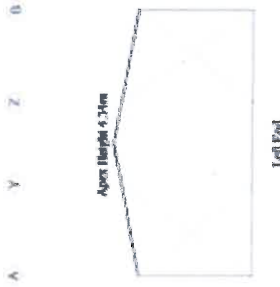
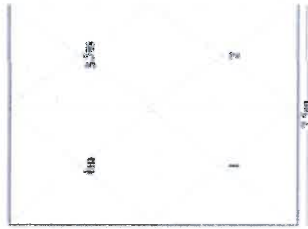
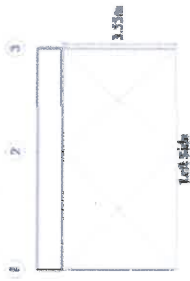
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Signature: 
 R. Nancarrow
 Date: 21/10/19

Cross Bracing (Side Wall) to be achieved with 6mm cable. Refer to Connection Details
 Cross Bracing (End Wall) to be achieved with 1.2mm strap. Refer to Connection Details
 Cross Bracing (Roof) to be achieved with 1.2mm strap (double strapping). Refer to Connection Details



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Site Address: Lot 210 Bryan Jordan Drive CALLEMONDAH QLD 4680 Australia

Drawing #: TGA190105 - 5

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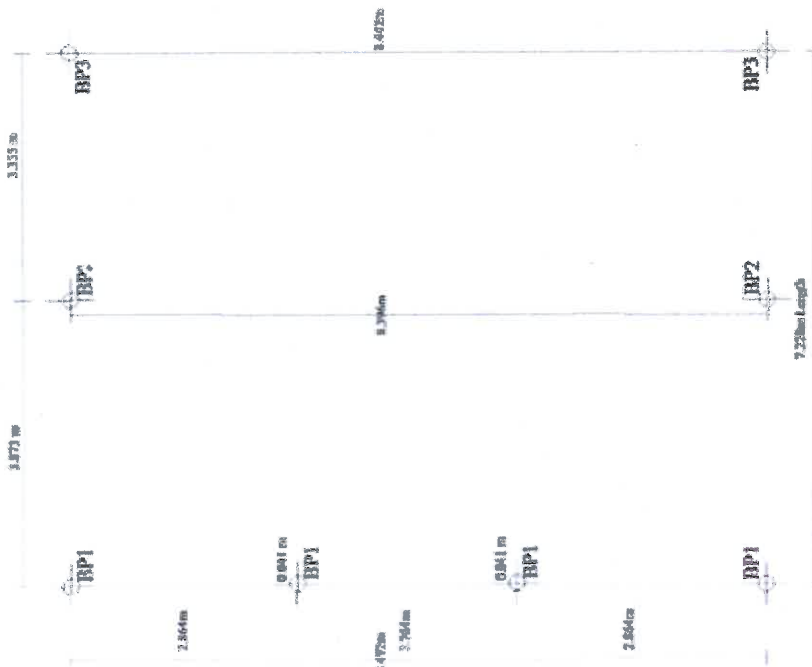
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Signature: 
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 Date: 21/10/19

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 Refer to Millard's Specifications Plan 3x3 IP dimensions



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Site Address: Lot 210 Byron Jordan Drive CALLENKONDAH QLD 4680 Australia

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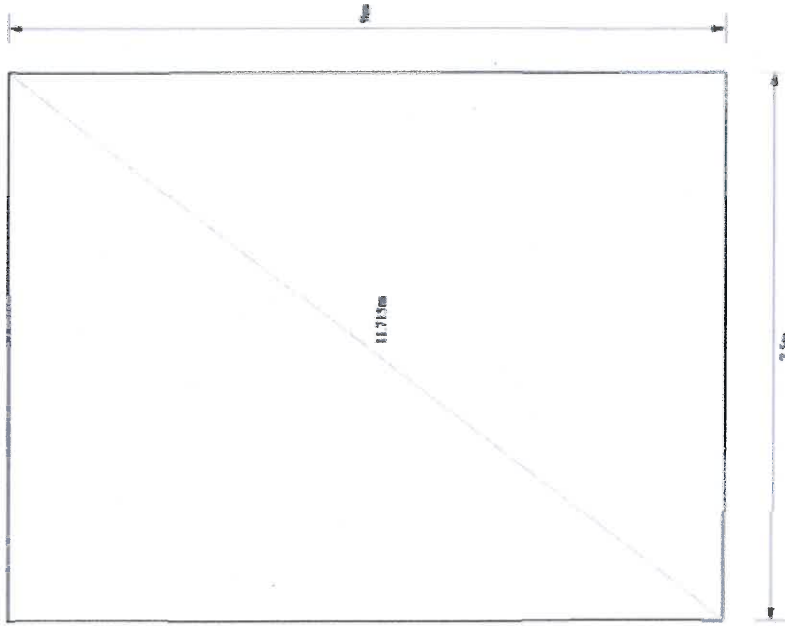
Concrete Piers
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Signature: 
 R. Nataraw
 Date: 21/10/19

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Site Address: Lot 210 Bryan Jordan Drive CALLEMONDAH QLD 4680 Australia

Drawing # TGLA190105-7

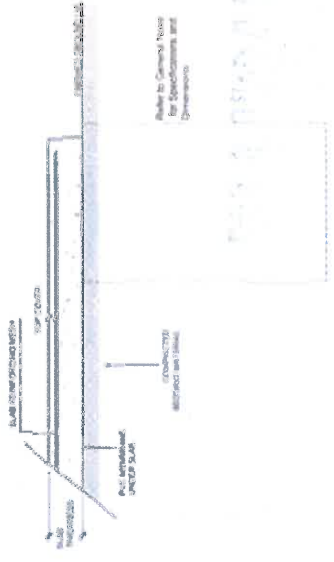
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Slab Dimensions
Also refer to Concrete Piers Plan, NOT FOR CONSTRUCTION
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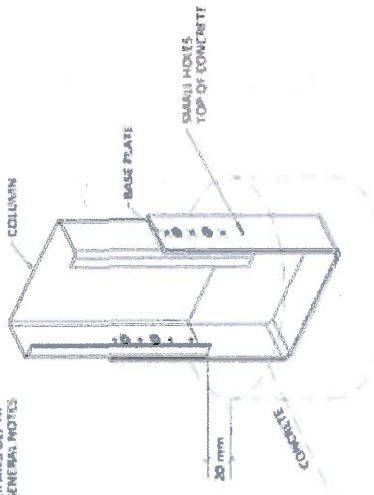
TMC ENGINEERING PTY LTD
ACN: 510 855 260
ME Aust. (Registered NER Structural & CIV) 2741240
QLD: RPEO No. 13759; VIC: EC44684; TAS: CC6868; NT: 22562IES;
Practising Professional Structural & Civil Engineers

Signature: 
Date: 21/10/19



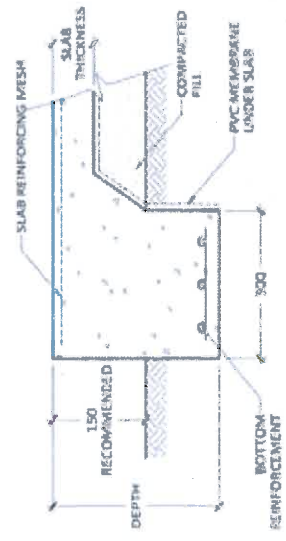
SLAB DETAIL BETWEEN PIERS
(Class A, S & M)

DIAMETER AND DEPTH AS PER GENERAL NOTES

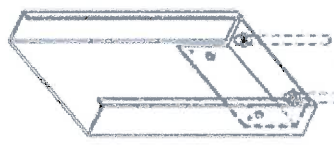


C200 MAIN COLUMN CAST IN

- FIXING BOLTS - 4 of M12 x 80 (L30)
- FIXING SCREWS - 6 of L2.1A x 22 (H4)

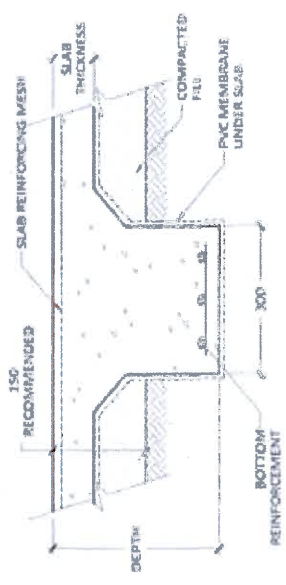


PERIMETER BEAM
(H1 & H2 SOIL TYPE ONLY)



C150 MILLION BASE PLATE

- FIXING SCREWS - 2 of L6.20 x 22
- FIXING BOLTS - 2 of M12 x 30 (L20)
- 2 of TRUSS BOLT M27 x 80



INTERNAL BEAM
(H1 & H2 SOIL TYPE ONLY)

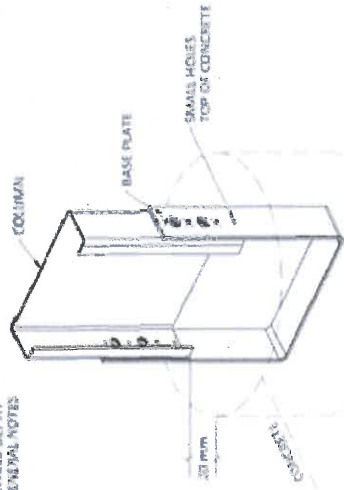


SLAB AND PIER DETAIL

APPROVED

| | | | |
|--|--|---|---|
| <p>Purchaser Name: Arbis (Division of Kone Con.)</p> | <p>Seller: THE Shed Company Gladstone Telshed Pty Ltd Phone: (07) 4972 9690 Fax: Email: gladstone@shedcompany.com.au</p> | <p>Connection Details NOT FOR CONSTRUCTION Not to Scale Page 1 of 8 © Copyright Sheek/P Pty Ltd</p> | <p>Site Address: Lot 210 Byem, Jordan Drive CALLENKINDRI QLD 4680 Australia</p> |
| <p>TMC ENGINEERING PTY LTD ACN 610 855 260 ME Aust. (Registered NER Structural & CIV) 2741240 CLD : RPEQ No. 13750, VC : EC44694, TAS : CO8968, NT : 265521ES Practising Professional Structural & Civil Engineers</p> | <p>Signature: </p> | <p>Date: 21/10/19</p> | <p>Drawing # TOLA190105 - 8</p> |
| <p>Print Date: 21/10/19</p> | <p>Print Date: 21/10/19</p> | <p>Print Date: 21/10/19</p> | <p>Print Date: 21/10/19</p> |

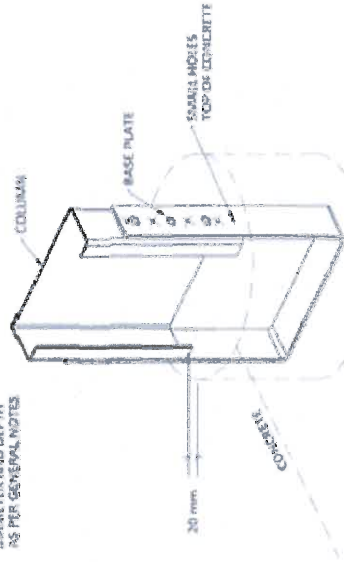
DIAMETER AND DEPTH AS PER GENERAL NOTES



- FIXING BOLTS - 6 of M16 x 30 (8.8)
- × FIXING SCREWS - 6 of 15.14 x 22 Hex

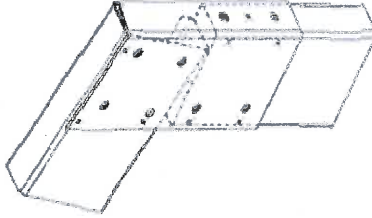
C250 MAIN COLUMN CAST IN

DIAMETER AND DEPTH AS PER GENERAL NOTES



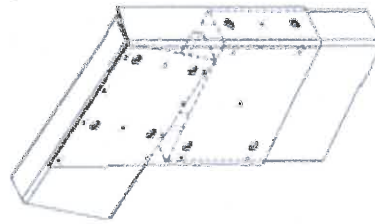
- FIXING BOLTS - 6 of M16 x 40 (8.8)
- × FIXING SCREWS - 6 of 12.14 x 22 Hex

C300 MAIN COLUMN CAST IN



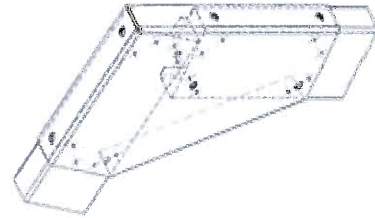
- FIXING BOLTS - 8 of M12 x 30 (8.8)
- × FIXING SCREWS - 8 of 14.20 x 22

HAUNCH BRACKET - C200, 10°



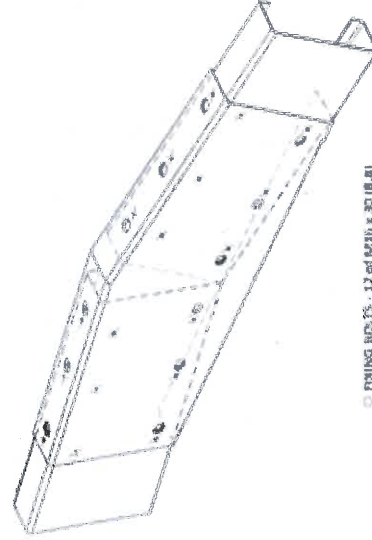
- FIXING BOLTS - 8 of M16 x 30 (8.8)
- × FIXING SCREWS - 16 of 14.20 x 22

HAUNCH BRACKET - C300-C250, 10°



- FIXING BOLTS - 8 of M16 x 30 (8.8)
- × FIXING SCREWS - 16 of 14.20 x 22

HAUNCH BRACKET - C250, 10°



- FIXING BOLTS - 12 of M20 x 30 (8.8)
- × FIXING SCREWS - 18 of 14.20 x 22

APEX PLATE, C250, 10°

APPROVED

Purchaser Name: Aets (Division of Kane Con.)

Site Address: Lot 210 Bryan Jordan Drive CALLEMONDAH QLD 4680 Australia

Drawing # TGA180105 - 8

Print Date: 21/10/19

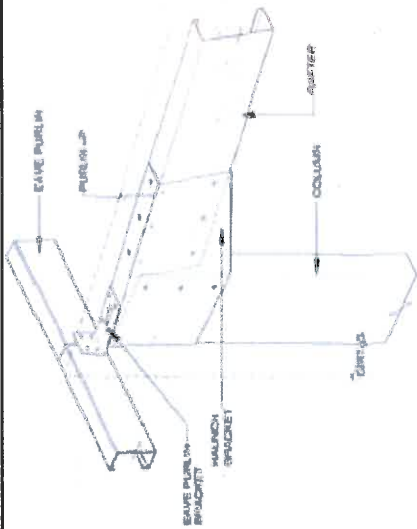
Connection Details
NOT FOR CONSTRUCTION

Not to Scale
Page 2 of 8
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Seller: THE Shed Company Gladstone
Telling Pty Ltd
Phone: (07) 4972 8980
Fax:
Email: gladstone@theshedcompany.com.au

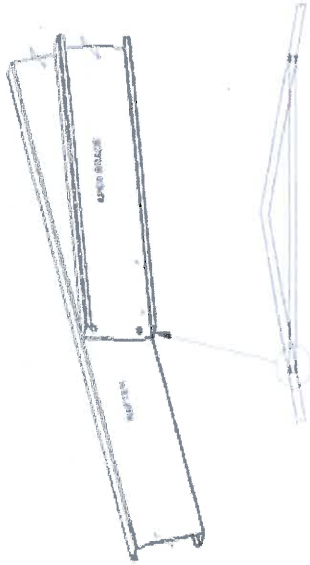
TNC ENGINEERING PTY LTD
ACN 610 855 280
ME Aust (Registered NER Structural & Civil) 2741240
QLD: RPECQ No. 13750; MC: ECA4684; TAS: CC6968; NT: 226521ES;
Practising Professional Structural & Civil Engineers

Signature: *R. Narcanrow*
R. Narcanrow
Date: 21/10/19



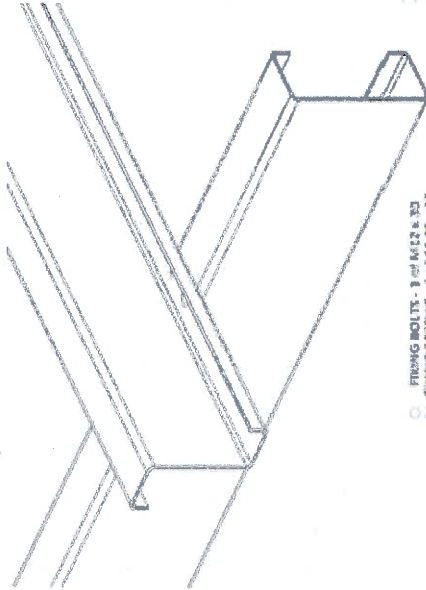
EAVE PURLIN BRACKET TO RAFTER

* PIG - Z100, TH1420 - Z150
 * FIXING SCREWS - 8 of 14.20 x 22



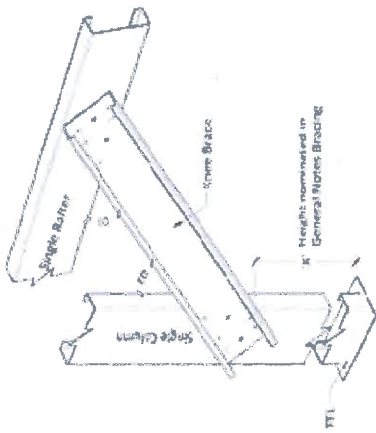
APEX BRACE FOR SINGLE RAFTER

○ FIXING BOLTS - 2 of 816 x 40
 * FIXING SCREWS - 4 of 14.20 x 22



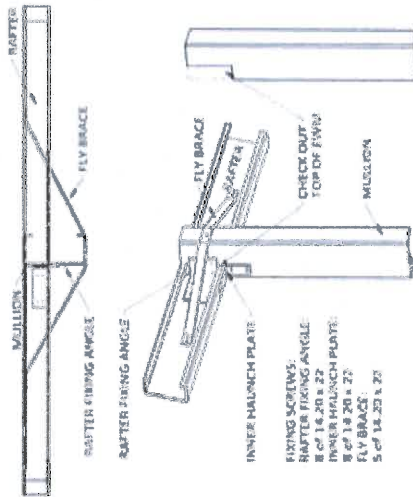
PURLIN & SIDE GIRT END WALL FIXING - Z PURLIN SINGLE COLUMN OR RAFTER

○ FIXING BOLTS - 3 of M12 x 30
 * FIXING SCREWS - 1 of 14.20 x 22
 OVERLAP - Greater of 10% of span or 500 mm



SINGLE COLUMN + SINGLE RAFTER

○ FIXING BOLTS - 4 of M16 x 30 (R 8)
 * FIXING SCREWS - 8 of 14.20 x 22



END WALL MULLION TO RAFTER

○ FIXING SCREWS -
 RAFTER FIXING ANGLE -
 8 of 14.20 x 22
 INNER HALANCH PLATE -
 2 of 14.20 x 22
 FLY BRACE -
 5 of 14.20 x 22

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Purchaser Name: Febs (Division of Kere Con.)

Site Address: Lot 210 Bryan Jordan Drive CALLENDON QLD 4850 Australia

Drawing # TOLA80105-8

Print Date: 21/10/19

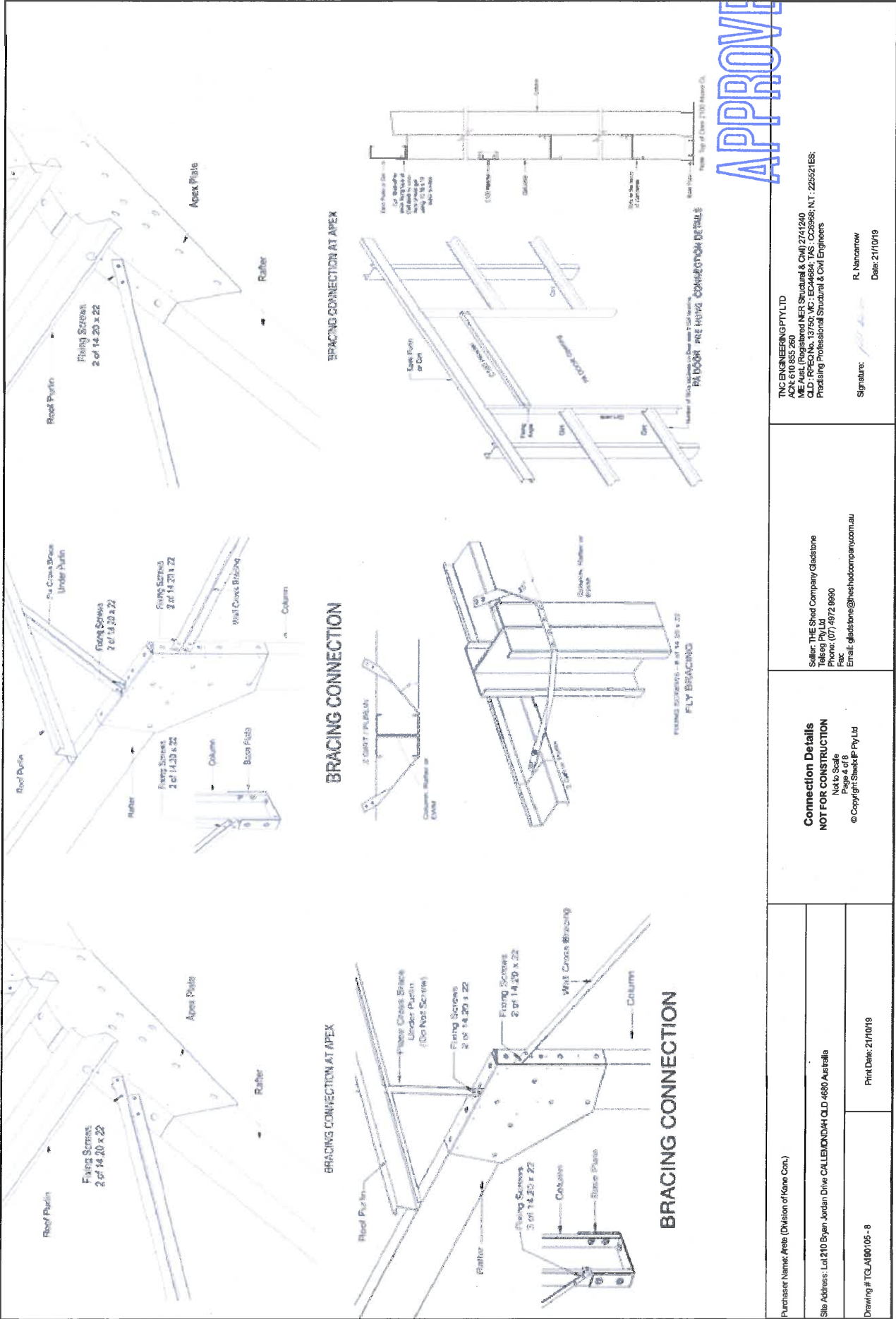
Connection Details
NOT FOR CONSTRUCTION
 Not to Scale
 Page 5 of 8
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Seller: THE Shed Company Glasne
 Tel: 08 9368 1000
 Email: g.lalor@shedcompany.com.au

TNC ENGINEERING PTY LTD
 ACN: 610 855 260
 ME Aust. (Registered NER Structural & Civil) 2741240
 CLD: RPEDON, 19750, MC: EC0488, TIS: CC0968, NT: 225521ES
 Practising Professional Structural & Civil Engineers

Signature:
 R. Nancarrow
 Date: 21/10/19

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TMC ENGINEERING PTY LTD
 ACN 610 855 260
 ME Aust (Registered NER Structural & Civil) 2741240
 QLD: RPEC No. 13750; MC: ECA4684; TAS: CC6986; NT: 225621ES;
 Practising Professional Structural & Civil Engineers

Signature: *[Signature]* R. Nancarrow
 Date: 21/10/19

Seller: THE Shed Company Gladstone
 Trading Pty Ltd
 Phone: (07) 4972 9980
 Fax:
 Email: gladstone@theshedcompany.com.au

Connection Details
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 Not to Scale
 Page 4 of 8
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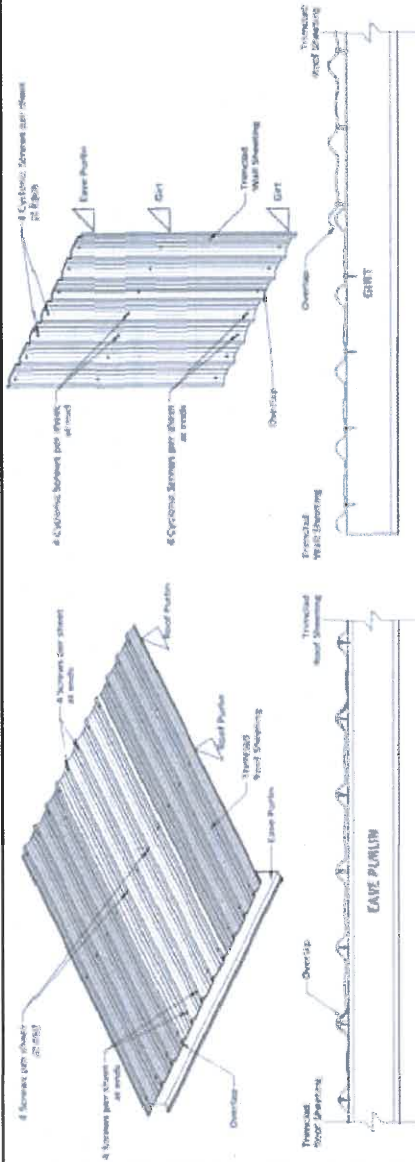
Purchaser Name: Aerie (Division of Kane Con.)

Site Address: Lot 210 Bryan Jordan Drive CALLEMONDAH QLD 4680 Australia

Drawing # TGLA190105-8

Print Date: 21/10/19

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TRIMCLAD ROOF SHEET FIXING

WALL SHEETING CONNECTION DETAILS

Purchaser Name: Ateb (Division of Kare Con.)

Site Address: Lot 210 Bygon Jordan Drive CALLEMONDRA QLD 4850 Australia

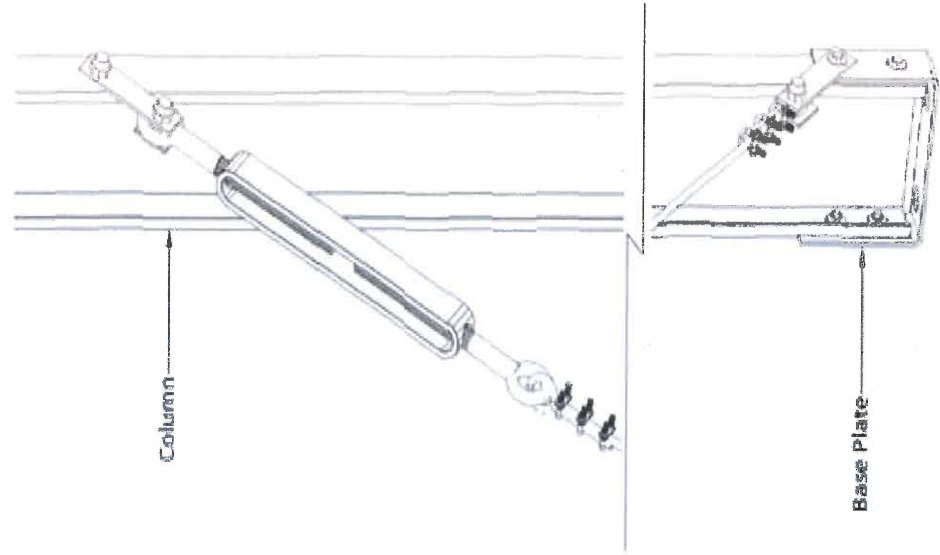
Drawing # TCLA80105-8

Print Date: 21/10/19

Connection Details
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Not to Scale
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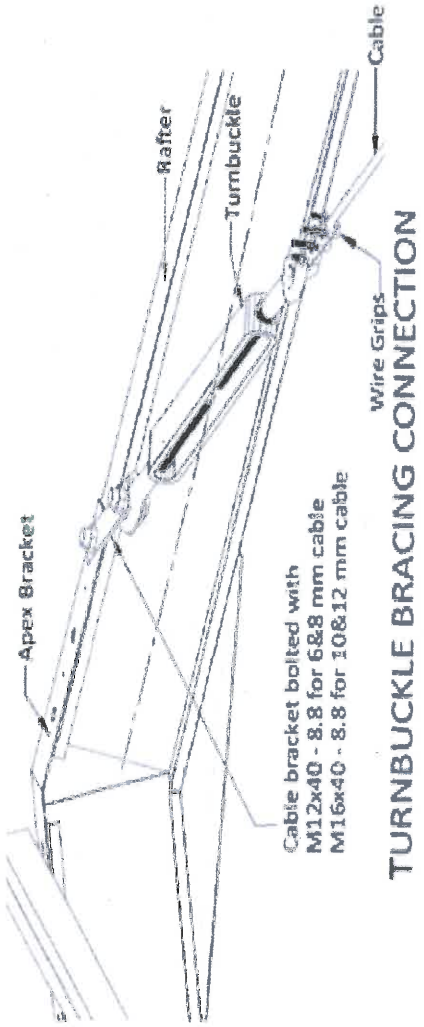
Seller: THE Shed Company Gladstone
Tideling Pty Ltd
Phone: (07) 4972 9990
Email: gladstone@shedcompany.com.au

TNC ENGINEERING PTY LTD
ACN: 610 855 280
ME Aust. (Registered NER, Structural & Civil) 274240
Licence No. 12932
Professional Structural & Civil Engineers
Signature: R. Nancarrow
Date: 21/10/19

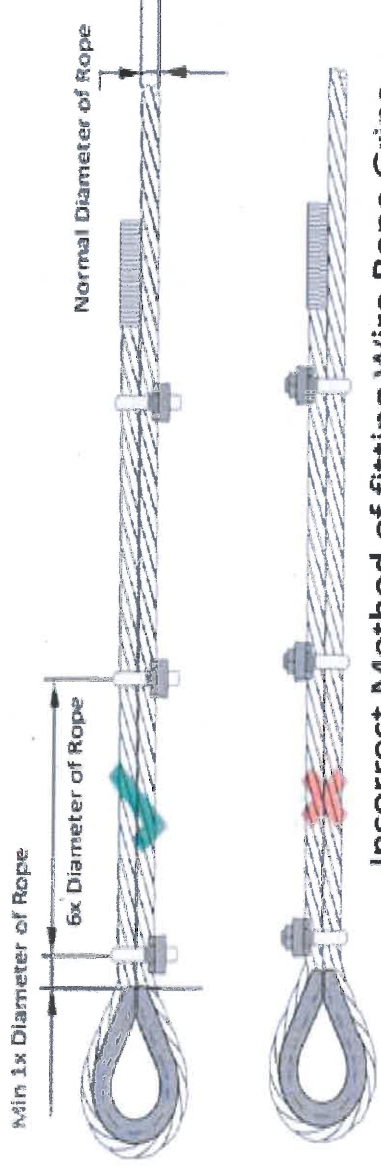


TOP AND BASE OF COLUMN BRACING CONNECTION

APPROVED



TURNBUCKLE BRACING CONNECTION



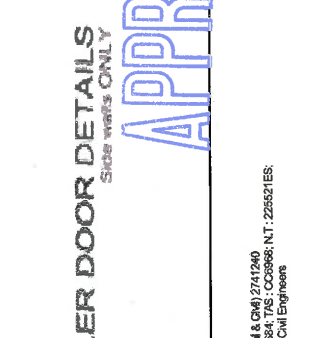
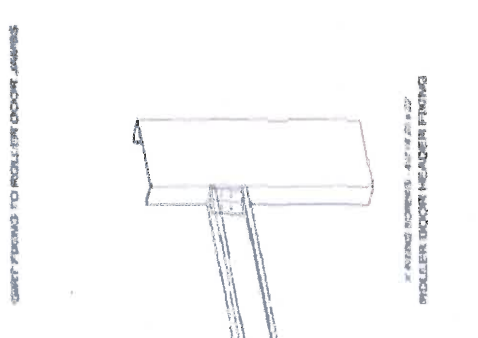
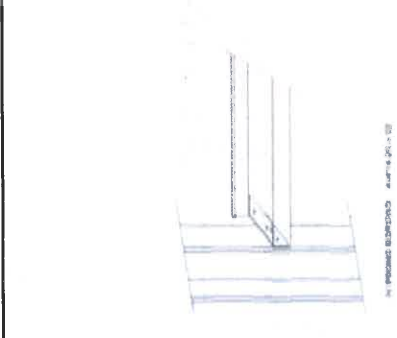
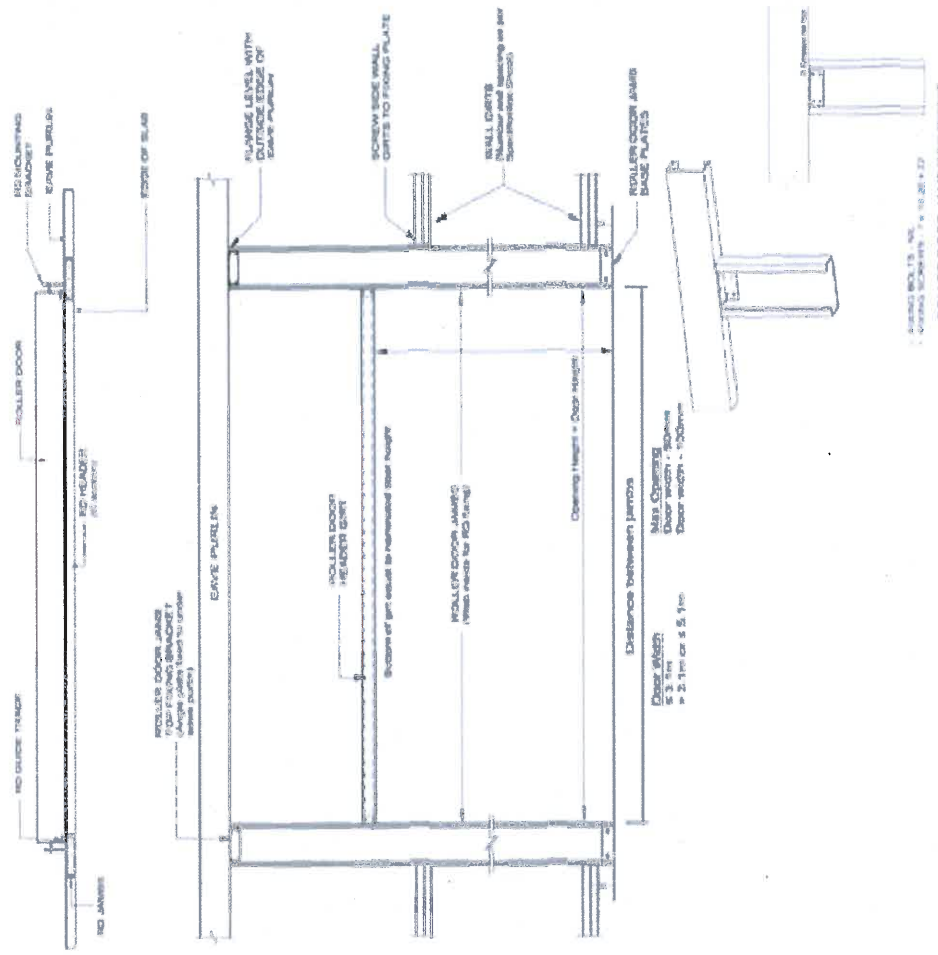
Incorrect Method of fitting Wire Rope Grips

TAC ENGINEERING PTY LTD
 ACN: 610 855 260
 ME Aust. (Registered NER Structural & Civil) 2741240
 QLD: RPECQ No. 13750; MC: ECA4684; TAS: CC6988; NT: 22527IES;
 Practising Professional Structural & Civil Engineers
 Signature: *R. Nancarrow*
 R. Nancarrow
 Date: 21/10/19

Seller: THE Shed Company Gladstone
 Tolsing Pty Ltd
 Phone: (07) 4972 9990
 Fax:
 Email: gladstone@theshedcompany.com.au

Connection Details
NOT FOR CONSTRUCTION
 Not to Scale
 Page 7 of 6
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Purchaser Name: Pete (Division of Kane Con.)
 Site Address: Lot 210 Bryan Jordan Drive CALLEMONDAH QLD 4680 Australia
 Drawing #: TCA190105 - 8
 Print Date: 21/10/19



ROLLER DOOR DETAILS
SIZES VARY ONLY

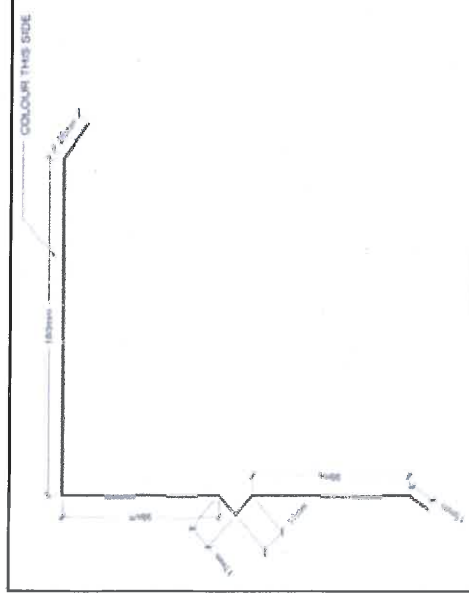
Connection Details
NOT FOR CONSTRUCTION
Not to Scale
Page 6 of 8
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Purchaser Name: Febi (Division of Kane Con.)
Site Address: Lot 210 Byron Jordan Drive CALLENDON QLD 4680 Australia
Drawing # TGLA90105-8
Print Date: 21/10/19

Seller: The Shed Company Gladstone
Shed Pty Ltd
Phone: (07) 4672 8890
Fax:
Email: gladstone@shedcompany.com.au

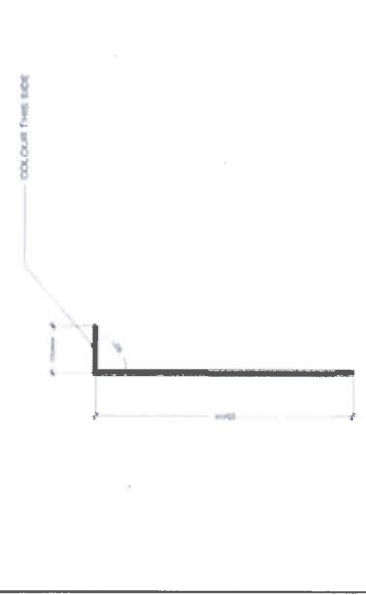
TMC ENGINEERING PTY LTD
ACN 610 855 260
27 The Esplanade
1375A MC ECKHART TAS COSSBERG NT 225521ES
Practising Professional Structural & Civil Engineers
Signature: R. Nancarrow
Date: 21/10/19

APPROVED



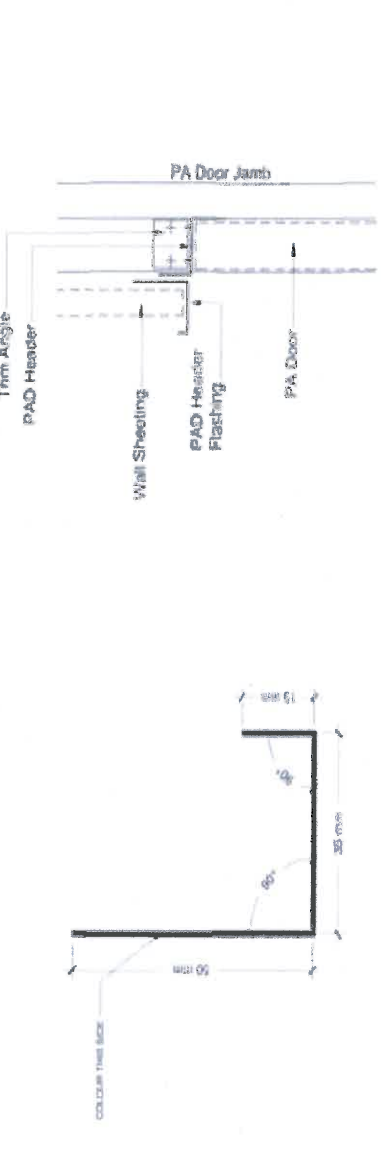
XF130

Barge Flashing XF130 - Open Gable - Trimclad



XF18

XF24



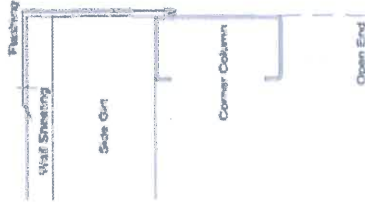
APPROVED

| | | | |
|---|--|---|--|
| Purchaser Name: Rete (Division of Kene Con) Site Address: Lot 210 Byron Jordan Drive CALLEMONDAH QLD 4680 Australia Drawing #: TSLA190105-9 | | THE ENGINEERING PTY LTD ACN: 610 855 240 ME Aust. (Registered NER Structural & Civil) 2741240 QLD: RPEQ No.: 13750, VIC: EC44884, TAS: CC6988, NT: 25521ES. Practising Professional Structural & Civil Engineers Signature: <i>[Signature]</i> R. Nancarrow Date: 21/10/19 | |
| Flashing Fixing Details NOT FOR CONSTRUCTION Not to Scale Page 1 of 2 © Copyright SheekIP Pty Ltd | | Seller: THE Shed Company Gladstone Tel: 07 4972 8990 Fax: 07 4972 8990 Email: gladstone@theshedcompany.com.au | |

COLOUR THIS SIDE



XF 404



Flashing XF404 - Connection



XF55

XF04

APPROVED

Purchaser Name: Prete (Division of Kane Con.)

Site Address: Lot 210 Byron Jordan Drive CALLENDON QLD 4880 Australia

Drawing # TCI A180105- 9

Print Date: 21/10/19

Flashing Fixing Details
NOT FOR CONSTRUCTION
Not to Scale
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Seller: THE Shield Company Gladstone
Teklag Pty Ltd
Phone: (07) 4972 9900
Email: gladstone@shieldcompany.com.au

TNC ENGINEERING PTY LTD
ACN: 610 855 280
MEMBER (Registered) AS/NZS Structural & Civil 2741910
Professional Engineers (PE) No: EC441884 TNS, CC3868; NT: 225821ES;
Practising Professional Structural & Civil Engineers

Signature: *R. Nencarrow*
R. Nencarrow
Date: 21/10/19

ATTACHMENT 2: NEGOTIATED DECISION NOTICE



Gladstone Ports Corporation

Growth, Prosperity, Community.

GPC Document No. 1418944
GPC Ref: DA2017/11
Your Ref.: 201517

10 July 2018

Paynter Dixon on behalf of Central Queensland University
NorthGroup Consulting
3a/32 Billabong Street
STAFFORD QLD 4053

Attention: Mr Paul Hanly

Email: phanly@northgroup.com.au; kellie.brinckman@paynter.com.au

Dear Mr Hanly

NEGOTIATED DECISION NOTICE – DA2017/11

(GIVEN UNDER S76(3) PLANNING ACT 2016 AND PROVISIONS OF GLADSTONE PORTS CORPORATION LAND USE PLAN 2012)

The Gladstone Ports Corporation received your change representations under section 75 of the Planning Act 2016 on 10 July 2018. This negotiated decision notice replaces the decision notice dated 26 April 2018.

The changes agreed to are:

| Condition No. | Agreed Change |
|---------------|---|
| 3 | Where additional "approval" is required under these conditions by GPC 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. The Port will require 10 business days to assess any documentation requiring further approval. GPC will endeavour to assess all documentation in a shorter period of time, if practical. |
| 4 | All other relevant regulatory approvals must be obtained before commencement of respective works or operation of the facility e.g. building approval under the <i>Building Act 1975</i> or plumbing and drainage work approval when required. |
| 5 | The proponent must inform GPC of completion of works within 14 days of practical completion and undertake a site inspection with GPC. The proponent must also provide certification that the development has been constructed in accordance with the approved plans i.e. RPEQ certification for all civil works and the appropriate certification for all building and plumbing works. |
| 8 | The proponent is required to obtain from GPC a Permit to Dig/Excavate for each stage of development prior to commencing any excavation or digging for each stage. Contact GPC's Port Infrastructure Asset Manager, Mr Owen Barton on 4976 1332 or bartono@gpci.com.au . |

| Condition No. | Agreed Change |
|---------------|--|
| 11 | The proponent must provide details of all proposed signage associated with the development, including signs on buildings and posts, to GPC for approval prior to procurement of the relevant sign. It is the responsibility of the proponent to determine whether building approval is required for any proposed external signs and obtain necessary approvals. |
| 12 | Prior to respective works commencing, the proponent must supply to GPC for approval "For Construction" plans which illustrate the location and design of all roads, car parking and access and pedestrian pathways, including pavement markings and associated drainage and fencing to be installed on Port land. Prior to works commencing, the proponent must provide to GPC for approval details of the proposed measures to protect all services located beneath Carpark 03. |
| 15 | Condition 15 deleted. |
| 16 | CQU is to nominate the location of and design a pedestrian access around carpark 03 to ensure unobstructed public pedestrian access through GPC's marina parkland is maintained. The timing of the design, construction and costs associated with the pathway will be negotiated under the lease agreement between Gladstone Port Corporation and CQUniversity. Added Drawing No. CQU-GLD-605-00-ARC-1002 to the list of approved drawings for the purpose of approving the nominated footpath location only. |
| 17 | Condition 17 deleted. |
| 18 | CQU must provide sufficient car parking spaces for all users associates with the approved development and manage CQU related parking such that GPC's marina public car parking areas are not utilised by CQU, their staff, students and visitors. Prior to commencement of operations the proponent is to provide to GPC for approval a management plan for CQU's operational traffic and parking that documents strategies for ensuring all users associated with CQU facilities do not encroach upon GPC's marina public car parking areas and grassed parklands. |
| 19 | Prior to respective irrigation works commencing, CQU is to provide to GPC for approval "For Construction" Existing Features and Services plans including irrigation water and control wiring. |
| 20 | Prior to respective works commencing, CQU is to provide to GPC for approval a detailed irrigation plan including "For Construction" drawings, for the design of the irrigation system for landscaping associated with stages of development in this approval. This plan is to be prepared in consultation with GPC and GPC's consultant to ensure integration and consistency with the existing irrigation network of the parklands as well as protection of existing and new infrastructure. |
| 21 | Prior to respective works commencing, CQU is to provide to GPC for approval a detailed temporary diversion plan including drawings of water services and control wiring showing how irrigation will be temporarily maintained during construction of the project. |
| 25 | Prior to respective works commencing, the proponent must supply to GPC for approval "For Construction" plans which illustrate the location and design of all proposed lighting for carpark, street and pedestrian infrastructure to be installed on Port land including underground services. |
| 34 | Construction operating hours are to be 6.30am to 6.30pm Monday – Friday and 6.30am to 2.00pm Saturday (as required). No works are to occur on Sundays or public holidays unless otherwise approved in writing by GPC. As agreed to by CQU, GPC may, with 5 days' notice, temporarily restrict operating hours or some construction activities, to mitigate construction impacts upon particular community events and uses of the marina parklands. |
| 39 | Prior to works commencing on the ETTC building, the proponent is required to conduct further assessment of potential intermittent noise emissions including |

proposed workshop/training activities, assessed against the EPP (Noise) Acoustic quality objectives. For NSR 1, specifically LAeq,adj,(1hour) 45 dBA criteria for "retail activities" should be used, with appropriate justification for the factor used to correct between outside and inside of the building. For emissions to the public park areas, again assessment against the acoustic quality objectives being to preserve the amenity of the existing park or garden should be used.

- a) In assessing the above, consider multiple noise sources occurring/operating simultaneously. This may comprise a description of all equipment, component sound levels and time weighting correction. Assess the expected worst 1 hour period.
- b) Sound values should ideally be predicted in one-third octave or octave bands with corrections applied to the component levels in recognition of the annoyance generally associated with tonal or impulsive characteristics. Refer methods QEHP Noise Measurement Manual and the QLD Planning for Noise Control Guideline. For example, tonality could be expected to be applied to items such as saws and impulsive corrections to items such as hammers on steel.
- c) Consider reflection and amplification effects from the proposed building. For example, reflections from walls and roofs over external covered bays, and reverberation effects in internal areas within the building.
- d) Provide an assessment of mechanical ventilation plant and compressor plant emissions against the criteria listed in EPP Noise Section 10 controlling background creep. Detail required acoustic performance specification should noise emissions from mechanical plant need to be controlled to achieve compliance with the noise limits.
- e) Identify minimum required acoustic treatments and include on final "For Construction" design plans for the ETTC building including:
 - Performance specification values for internal sound dampening treatments such as absorptive ceilings, eg NRC 0.8;
 - Sound isolation performance indices for façade walls, roof/ceiling, roller doors, personnel access doors, glazing, and ventilation openings. Performance listed in either Rw or transmission loss; and
 - Details of any required administrative controls such as maximum permissible number of tools operating at once, timing limits, and/or placement requirements such as tools to be positioned away from building openings and no tools outside of the building.

The additional assessment report and final "For Construction" design plans for the ETTC Building must be submitted to GPC for approval prior to works commencing. Where it can be demonstrated within the additional assessment report that the assessment criteria specified in this condition is less onerous or not specifically relevant, this condition will be considered to be complied with upon GPC approval of the assessment report and final "For Construction" design plans.

1. Application Details

This development application was **properly made** to the Gladstone Ports Corporation Limited on **8 December 2017**.

| | |
|-------------------------------------|---|
| Application Number: | DA2017/11 |
| Applicant Name: | Paynter Dixon on behalf of Central Queensland University |
| Applicant Contact Details: | Mr Paul Hanly NorthGroup Consulting 3a/32 Billabong Street STAFFORD QLD 4053 & Kellie Brinckmann (Paynter Dixon) Email: phanly@northgroup.com.au Kellie.brinckman@paynter.com.au |
| Approvals Sought: | Material Change of Use for extension of education facility |
| Details of Proposed Development: | ETTC Building, H&B Building, DMF Building and Carparks |
| Location Street Address: | Bryan Jordan Drive CALLEMONDAH QLD 4680 |
| Location Real Property Description: | Part of 210 on SP120888 |
| Land Owner: | Gladstone Ports Corporation Limited |
| Present Zoning & Precinct | Strategic Port Land – Parkland & Education |

2. Details Of Proposed Development

Proposed development includes:

1. Engineering and Trade Training Centre (ETTC) building
2. Hair and Beauty Building (HBB)
3. Facilities Management building (DFM)
4. Carpark 01 and 03 and associated streets
5. Construction compound

3. Details Of Decision

This development application was **decided** on **10 July 2018**.

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.

4. Details Of Approval

This development approval is a **Development Permit** given for:

- a) Material Change of Use for extension of an education facility - *Planning Regulation 2017* reference:
 - Schedule 10, part 13 - Ports, division 5 - Strategic Port Land, subdivision 1, section 20 and
 - Schedule 10, part 9 - Infrastructure, division 4 - State Transport Infrastructure, subdivision 1, table 1).

5. Conditions

This development approval is subject to the conditions in Attachment 1 - Part 1 and Part 2.

6. Further Development Permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

1. Operational Works permit from Gladstone Regional Council
2. Plumbing and Drainage Works from Gladstone Regional Council
3. Building certification

7. Properly made submissions

Not applicable – No part of the application required public notification.

8. Referral Agencies for the Application

The referral agencies for this application are:

| For an application involving | Name of referral agency | Advice agency or concurrence agency | Address |
|--|---|-------------------------------------|---|
| MCU for extension of an education facility | Department of State Development, Manufacturing, Infrastructure and Planning | Concurrence | State Assessment and Referral Agency PO Box 113 ROCKHAMPTON QLD 4700 |

9. Approved Plans and Specifications –

Copies of the following plans, specifications or drawings are enclosed in **Attachment 2:**

| Drawing/report title | Prepared by | Date | Reference no. | Version |
|--|-------------|------------|-------------------------|---------|
| Aspect of development: Material Change of Use | | | | |
| Cover Sheet Locality Plan & Drawing Schedule | Premise | 11/2017 | CQU-GLD-000-00-CIV-C001 | B |
| Bio-retention Basin Layout | Premise | 11/2017 | CQU-GLD-000-00-CIV-C800 | B |
| Building H&B TTC Notes & Legend | Premise | 06/12/2017 | CQU-GLD-602-00-ARC-0000 | H |
| Building H&B TTC 3D Views | Premise | 28/03/2018 | CQU-GLD-602-00-ARC-0001 | Q |
| Building H&B TTC 3D Views | Premise | 28/03/2018 | CQU-GLD-602-00-ARC-0002 | Q |
| Building H&B TTC Site Plan | Premise | 06/12/2017 | CQU-GLD-602-00-ARC-1001 | H |
| Building H&B TTC Ground Floor Plan | Premise | 06/12/2017 | CQU-GLD-602-GN-ARC-2001 | H |
| Building H&B TTC Roof Plan | Premise | 06/12/2017 | CQU-GLD-602-RF-ARC-2101 | H |
| Building H&B TTC Elevations | Premise | 06/12/2017 | CQU-GLD-602-GN-ARC-3001 | H |
| Building ETTC Notes & Legend | Premise | 06/12/2017 | CQU-GLD-605-00-ARC-0000 | H |
| Building ETTC 3D Perspectives | Premise | 28/03/2018 | CQU-GLD-605-00-ARC-0001 | P |

| Drawing/report title | Prepared by | Date | Reference no. | Version |
|--|-------------|------------|-------------------------|---------|
| Building ETTC 3D Perspectives | Premise | 28/03/2018 | CQU-GLD-605-00-ARC-0002 | P |
| Building ETTC 3D Perspectives | Premise | 28/03/2018 | CQU-GLD-605-00-ARC-0003 | P |
| Building ETTC Mood Board | Premise | 06/12/2017 | CQU-GLD-605-00-ARC-0012 | H |
| Building ETTC Site Plan | Premise | 06/12/2017 | CQU-GLD-605-00-ARC-1001 | H |
| Building ETTC Site Plan: Proposed New Carpark (03) | Premise | 28/03/2018 | CQU-GLD-605-00-ARC-1002 | Q |
| Building ETTC Existing Carpark alteration | Premise | 28/03/2018 | CQU-GLD-605-00-ARC-1003 | Q |
| Building ETTC Site Survey Plan | Premise | 06/12/2017 | CQU-GLD-605-00-ARC-1005 | H |
| Building ETTC Elevations | Premise | 06/12/2018 | CQU-GLD-605-GN-ARC-3001 | H |
| Building ETTC Elevations | Premise | 06/12/2018 | CQU-GLD-605-GN-ARC-3002 | H |
| Building ETTC Roof Part Plan - South | Premise | 06/12/2018 | CQU-GLD-605-RF-ARC-2101 | H |
| Building ETTC Roof Part Plan - North | Premise | 06/12/2018 | CQU-GLD-605-RF-ARC-2102 | H |
| Building ETTC Ground E&D Plan | Premise | 28/03/2018 | CQU-GLD-605-00-ARC-1201 | P |
| Building DFM Shed Site Plan | Premise | 28/03/2018 | CQU-GLD-613-00-ARC-1001 | M |
| Building DFM Shed Site & Demolition Plan | Premise | 28/03/2018 | CQU-GLD-613-00-ARC-1201 | M |
| Bulk Earthworks Layout Plan Sheet 1 | Premise | 11/17 | CQU-GLD-000-00-CIV-C200 | B |
| Bulk Earthworks Layout Plan Sheet 2 | Premise | 11/17 | C201 | 1 |
| Bulk Earthworks Layout Plan Sheet 3 | Premise | 11/17 | CQU-GLD-000-00-CIV-C202 | B |
| Bulk Earthworks Layout Plan Sheet 4 | Premise | 11/17 | CQU-GLD-000-00-CIV-C203 | B |
| Bulk Earthworks Layout Plan Sheet 5 | Premise | 11/17 | CQU-GLD-000-00-CIV-C204 | B |
| Bulk Earthworks Notes and Details | Premise | 11/17 | CQU-GLD-000-00-CIV-C205 | B |
| Erosion and Sediment Control Layout Sheet 1 | Premise | 11/17 | CQU-GLD-000-00-CIV-C700 | B |
| Erosion and Sediment Control Layout Sheet 2 | Premise | 11/17 | C701 | 1 |
| Erosion and Sediment Control Layout Sheet 3 | Premise | 11/17 | CQU-GLD-605-00-CIV-C702 | B |
| Erosion and Sediment Control Layout Sheet 4 | Premise | 11/17 | CQU-GLD-605-00-CIV-C703 | B |
| Erosion and Sediment Control Layout Sheet 5 | Premise | 11/17 | C704 | 1 |

| Drawing/report title | Prepared by | Date | Reference no. | Version |
|---|---------------------------------------|------------|-------------------------|---------|
| Erosion and Sediment Control Notes and Details | Premise | 11/17 | CQU-GLD-000-00-CIV-C706 | B |
| Specification for Landscaping Works at CQU Gladstone Marina Campus – Hair & Beauty Building | Jeremy Ferrier Landscape Architect | 28/03/2018 | | C |
| HBB - Grading and Finishes Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-602-GN-LSS-2001 | F |
| HBB - Planting Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-602-GN-LSS-4001 | B |
| HBB - Landscape Details | Jeremy Ferrier | 28/03/2018 | CQU-GLD-602-GN-LSS-5001 | B |
| HBB - Indicative Plant Palette | Jeremy Ferrier | 05/12/2017 | CQU-GLD-602-GN-LSS-6001 | A |
| Specification for Landscaping Works at CQU Gladstone Marina Campus – DFM Shed | Jeremy Ferrier Landscape Architect | 28/03/2018 | | C |
| DFM Shed - Key Plan: Legend & Notes | Jeremy Ferrier | 28/03/2018 | CQU-GLD-613-GN-LSS-1001 | B |
| DFM Shed - Grading & Finishes Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-613-GN-LSS-2001 | D |
| DFM Shed - Grading & Finishes Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-613-GN-LSS-2002 | B |
| DFM Shed - Planting Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-613-GN-LSS-4001 | B |
| DFM Shed - Planting Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-613-GN-LSS-4002 | B |
| DFM Shed - Landscape Details | Jeremy Ferrier | 28/03/2018 | CQU-GLD-613-GN-LSS-5001 | B |
| Specification for Landscaping Works at CQU Gladstone Marina Campus – ETC Building | Jeremy Ferrier Landscape Architect | 28/03/2018 | | C |
| ETC - Key Plan: Legend & Notes | Jeremy Ferrier | 28/03/2018 | CQU-GLD-605-GN-LSS-1001 | B |
| ETC - Grading & Finishes Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-605-GN-LSS-2001 | D |
| ETC - Grading & Finishes Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-605-GN-LSS-2002 | B |
| ETC - Grading & Finishes Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-605-GN-LSS-2003 | B |
| ETC - Planting Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-605-GN-LSS-4002 | B |
| ETC - Planting Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-605-GN-LSS-4003 | B |
| ETC - Landscape Details | Jeremy Ferrier | 28/03/2018 | CQU-GLD-605-GN-LSS-5001 | B |
| Specification for Landscaping Works at CQU Gladstone Marina Campus –101 Space Carpark | Jeremy Ferrier Landscape Architect | 28/03/2018 | | C |

| Drawing/report title | Prepared by | Date | Reference no. | Version |
|---|----------------|------------|---------------------------|---------|
| 101 - Key Plan: Legend & Notes | Jeremy Ferrier | 28/03/2018 | CQU-GLD-000-GN-LSS-1001 | B |
| 101 - Grading & Finishes Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-000-GN-LSS-2001 | E |
| 101 - Grading & Finishes Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-000-GN-LSS-2002 | B |
| 101 - Grading & Finishes Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-000-GN-LSS-2003 | B |
| 101 - Planting Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-000-GN-LSS-401 | B |
| 101 - Planting Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-000-GN-LSS-4002 | B |
| 101 - Planting Plan | Jeremy Ferrier | 28/03/2018 | CQU-GLD-000-GN-LSS-4003 | B |
| 101 - Landscape Details | Jeremy Ferrier | 28/03/2018 | CQU-GLD-000-GN-LSS-5001 | B |
| Traffic Impact Assessment | Premise | 01/03/2018 | MIS0354/R01 | B |
| Proposed ETC Building (12.5m) Service Vehicle Manoeuvring | Premise | 11/2017 | CQU-GLD-605-GN-CIV-SKC910 | A |
| Proposed ETC Building (8.8m) Service Vehicle Manoeuvring | Premise | 11/2017 | CQU-GLD-605-GN-CIV-SKC920 | A |
| Site Based Stormwater Management Plan | Premise | 01/03/2018 | MIS-0354 | 2 |
| Site Establishment Plan – Phase 1 of 2 | Paynter Dixon | 17/11/2017 | CEQU0402 SK A1-01 | B |
| Site Establishment Plan – Phase 2 of 2 | Paynter Dixon | 17/11/2017 | CEQU0402 SK A1-02 | B |
| Acid Sulfate Soils Management Plan | Cardno | 07/12/2017 | P328Pd CQUGMASMP | |
| Proposed new carpark 03 – footpath location only | Paynter Dixon | 18/06/2018 | CQU-GLD-605-00-ARC-1002 | R |

10. Currency Period for the Approval

This development approval will lapse at the end of the periods set out below:

- For Material Change of Use this approval lapses 6 years after this approval decision date – reference section 85 of the *Planning Act 2016*.

11. 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 Sarah Hunter, Principal Planning Advisor, on 07 4976 1287 or via email hunters@gpcl.com.au.

Yours sincerely



Craig Walker
Port Strategy & Development General Manager
10 July 2018

Cc: relevant local government
SARA

Enc. Attachment 1: Conditions of Approval
Part 1 – Conditions imposed by the assessment manager
Part 2 – Conditions required by the referral agency response
a) Department of State Development, Manufacturing, Infrastructure and
Planning, 18 April 2018

Attachment 2: Approved plans and specifications

Attachment 3: Extract of appeal provisions

ATTACHMENT 1: CONDITIONS OF APPROVAL

PART 1: ASSESSMENT MANAGER CONDITIONS

In general the development proposal is in compliance with the requirements of Gladstone Ports Corporation Limited (GPC). This development approval is subject to each of the following conditions which are stated by GPC, the assessment manager.

Part 1a: Approval sought under *Planning Act 2016* – MCU for extension of education facility

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 GPC 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. The Port will require 10 business days assess any documentation requiring further approval. GPC will endeavour to assess all documentation in a shorter period of time, if practical.
4. All other relevant regulatory approvals must be obtained before commencement of respective works or operation of the facility e.g. building approval under the *Building Act 1975* or plumbing and drainage work approval when required.
5. The proponent must inform GPC of completion of works within 14 days of practical completion and undertake a site inspection with GPC. The proponent must also provide certification that the development has been constructed in accordance with the approved plans i.e. RPEQ certification for all civil works and the appropriate certification for all building and plumbing works.

ENGINEERING & PLANNING

6. Upon completion of the works, the proponent must supply GPC with RPEQ certified “As Constructed” plans in both hard copy (2 of) and electronic (CAD format) which illustrates all infrastructure and services installed on Port land associated with the activity including but not limited to detailed positions of new underground services.
7. The proponent is to supply GPC with a copy of certification of all building and plumbing and drainage works upon completion of works.
8. The proponent is required to obtain from GPC a Permit to Dig/Excavate for each stage of development prior to commencing any excavation or digging for each stage. Contact GPC’s Port Infrastructure Asset Manager, Mr Owen Barton on 4976 1332 or bartono@gpcl.com.au.
9. The proponent is to ensure their contractor obtains from GPC a Consent to Enter for the purpose of a construction compound on Port land prior to commencing works. Contact GPC’s Property Advisor, Mr Clive Gibson on 4976 1334 or gibsonc@gpcl.com.au.

Street Identification and Signage

10. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street name and, where appropriate, the building/business name.
11. The proponent must provide details of all proposed signage associated with the development, including signs on buildings and posts, to GPC for approval prior to procurement of the relevant sign. It is the responsibility of the proponent to determine

whether building approval is required for any proposed external signs and obtain necessary approvals.

Roads, Parking and Access

12. Prior to respective works commencing, the proponent must supply to GPC for approval "For Construction" plans which illustrate the location and design of all roads, car parking and access and pedestrian pathways, including pavement markings and associated drainage and fencing to be installed on Port land.

Prior to works commencing, the proponent must provide to GPC for approval details of the proposed measures to protect all services located beneath Carpark 03.

13. The final carpark 01 "For Construction" drawings must provide for similar quality and standard to the existing carpark including asphalt pavement, fence type and sufficient lighting. In addition the drawings must also illustrate the agreed RV parking area.
14. All carparks, roads and access ways, which are to remain the property of and be maintained by GPC, are to have a dense graded asphalt wearing surface of 25mm minimum thickness (nominal depth) to be consistent with other CQU and marina roads and carparks. An appropriate prime/seal treatment is required between the pavement top course and wearing surface.
15. ~~In the event GPC deems additional deterrents are required to reduce vehicle incursions onto landscaped/grassed areas from new carparks and roads, CQU will install at their cost deterrents e.g. bollards, car stoppers, additional landscaping etc. upon the request of GPC.~~
16. CQU is to nominate the location of and design a pedestrian access around carpark 03 to ensure unobstructed public pedestrian access through GPC's marina parkland is maintained. The timing of the design, construction and costs associated with the pathway will be negotiated under the lease agreement between Gladstone Port Corporation and CQU.
17. ~~In the event GPC deems traffic risk mitigation works e.g. a median strip on Bryan Jordan Drive identified in the Traffic Assessment Report No. MIS0354/RO1 Rev: B are necessary on port roads to ensure the safety of port road users in relation to increased CQU traffic, CQU will carry out the works at their expense upon the request of GPC.~~
18. CQU must provide sufficient car parking spaces for all users associates with the approved development and manage CQU related parking such that GPC's marina public car parking areas are not utilised by CQU, their staff, students and visitors. Prior to commencement of operations the proponent is to provide to GPC for approval a management plan for CQU's operational traffic and parking that documents strategies for ensuring all users associated with CQU facilities do not encroach upon GPC's marina public car parking areas and grassed parklands.
19. All CQU related vehicles are to be accommodated on site. Delivery trucks are not to queue off site.

Landscaping

19. Prior to respective irrigation works commencing, CQU is to provide to GPC for approval "For Construction" Existing Features and Services plans including irrigation water and control wiring.
20. Prior to works commencing, CQU is to provide to GPC for approval a detailed irrigation plan including "For Construction" drawings, for the for the design of the irrigation system for landscaping associated with stages of development in this approval. This plan is to be prepared in consultation with GPC and GPC's consultant to ensure integration and consistency with the existing irrigation network of the parklands as well as protection of existing and new infrastructure.
21. Prior to respective works commencing, CQU is to provide to GPC for approval a detailed temporary diversion plan including drawings of water services and control wiring showing how irrigation will be temporarily maintained during construction of the project.

22. Prior to works commencing, CQU is to provide to GPC for approval amended drawing no. CQU-GLD-605-GN-LSS-4001 B showing plant species *Rhapis excelsa* is removed from the approved planting list. The only palm approved for use in the marina parklands is *Livistona* sp.

Water and Sewer

23. Connection to Gladstone Regional Council's sewer infrastructure is to be installed by Gladstone Regional Council with the cost borne by CQU. Sewerage works are subject to a separate development application and operational works approval from Gladstone Regional Council.
24. Provision of a new connection to Gladstone Ports Corporations existing water infrastructure is to be installed by GPC with the cost borne by CQU.

Lighting

25. Prior to respective works commencing, the proponent must supply to GPC for approval "For Construction" plans which illustrate the location and design of all proposed lighting for carpark, street and pedestrian infrastructure to be installed on Port land including underground services.
26. Street lighting must be provided for all new roads, access ways and carparks in accordance with the relevant Australian standards. Street lights removed due to changes made to existing roads and installation of new infrastructure e.g. in relation to Road 02 must be replaced to ensure sufficient lighting is maintained.
27. All new dedicated pedestrian pathways must be provided with sufficient lighting in accordance with the relevant Australian standards.
28. Any site lighting used during construction should not 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 continually reviewed during construction and operations with respect to navigation and will be revised as required in response to negative impacts as they arise.

Construction Management

29. A final Construction Traffic Management Plan (CTMP) must be provided to GPC for approval at least 10 business days prior to the commencement of work. All activities associated with construction must be carried out in accordance with the approved CTMP.
30. The construction compound, including offices, laydown areas and employee car parking, is to be contained within the area of Carpark 03 as indicated on Draw. No. CEQU0402 SK A1-01 B unless otherwise approved in writing by GPC.
31. In the event acid sulphate soils are disturbed/excavated and require treatment on site, a site specific acid sulphate management plan is to be submitted to GPC for approval prior to such works commencing.
32. The proponent must take all practical and reasonable steps to protect all GPC infrastructure and services on site including but not limited to existing kerbs (e.g. the use of dunnage), signage, grass, landscaping, and irrigation infrastructure. Any damage to GPC grass, landscaping, services or infrastructure caused as a result of construction must be remediated upon completion of works to the satisfaction of GPC.
33. No mud, dirt or other debris is to be tracked onto public roads from the construction site.
34. Construction operating hours are to be 6.30am to 6.30pm Monday – Friday and 6.30am to 2.00pm Saturday (as required). No works are to occur on Sundays or public holidays unless otherwise approved in writing by GPC. As agreed to by CQU, GPC may, with 5 days' notice, temporarily restrict operating hours or some construction activities, to mitigate construction impacts upon particular community events and uses of the marina parklands.
35. The proponent is responsible for liaising with GPC's Corporate & Community Relations Specialist, Ms Carly Mafrici on 07 4976 1193 or mafriaci@gpcc.com.au to enable co-

operative planning of potentially conflicting activities prior to the activities occurring. The proponent must supply GPC with:

- contact details for a nominated liaison;
- information to inform public communication to the marina and/or wider Gladstone community regarding construction and operational activities as necessary to mitigate adverse impacts and reduce complaints.

ENVIRONMENT

Environmental Management Plans

36. Prior to construction works commencing on site, a Construction Environmental Management Plan (CEMP) specific to these works is to be submitted to GPC for approval. The activity must be undertaken in accordance with the approved CEMP that ensures:

- environmental risks are identified, managed and continually assessed in relation to the activity (this includes construction and rehabilitation as applicable); and
- that staff are trained and aware of their obligations under the CEMP; and
- that reviews of environmental performance are undertaken at least annually; and
- any amendments to the CEMP are to be submitted to GPC for review and approval.

37. Prior to operations commencing on site, an Operational Environmental Management Plan (OEMP) specific to these works is to be submitted to GPC for approval. The activity must be undertaken in accordance with the approved OEMP that ensures:

- Operational environmental risks are identified, managed and continually assessed in relation to the activity; and
- that staff are trained and aware of their obligations under the OEMP; and
- that reviews of environmental performance are undertaken at least annually; and
- any amendments to the OEMP are to be submitted to GPC for review and approval.

Incident Notification

38. 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 250L;
- environmental complaints received by the holder of this approval or their contractors; and
- non-compliance with conditions of this approval or any other environmental approval obtained in relation to the approved activity.

Noise

39. Prior to works commencing on the ETTC building, the proponent is required to conduct further assessment of potential intermittent noise emissions including proposed workshop/training activities, assessed against the EPP (Noise) Acoustic quality objectives. For NSR 1, specifically LAeq,adj,(1hour) 45 dBA criteria for "retail activities" should be used, with appropriate justification for the factor used to correct between outside and inside of the building. For emissions to the public park areas, again assessment against the acoustic quality objectives being to preserve the amenity of the existing park or garden should be used.

- f) In assessing the above, consider multiple noise sources occurring/operating simultaneously. This may comprise a description of all equipment, component sound levels and time weighting correction. Assess the expected worst 1 hour period.
- g) Sound values should ideally be predicted in one-third octave or octave bands with corrections applied to the component levels in recognition of the annoyance generally associated with tonal or impulsive characteristics. Refer methods QEHP Noise Measurement Manual and the QLD Planning for Noise Control Guideline. For

example, tonality could be expected to be applied to items such as saws and impulsive corrections to items such as hammers on steel.

- h) Consider reflection and amplification effects from the proposed building. For example, reflections from walls and roofs over external covered bays, and reverberation effects in internal areas within the building.
- i) Provide an assessment of mechanical ventilation plant and compressor plant emissions against the criteria listed in EPP Noise Section 10 controlling background creep. Detail required acoustic performance specification should noise emissions from mechanical plant need to be controlled to achieve compliance with the noise limits.
- j) Identify minimum required acoustic treatments and include on final "For Construction" design plans for the ETTC building including:
 - Performance specification values for internal sound dampening treatments such as absorptive ceilings, eg NRC 0.8;
 - Sound isolation performance indices for façade walls, roof/ceiling, roller doors, personnel access doors, glazing, and ventilation openings. Performance listed in either R_w or transmission loss; and
 - Details of any required administrative controls such as maximum permissible number of tools operating at once, timing limits, and/or placement requirements such as tools to be positioned away from building openings and no tools outside of the building.

The additional assessment report and final "For Construction" design plans for the ETTC Building must be submitted to GPC for approval prior to works commencing. Where it can be demonstrated within the additional assessment report that the assessment criteria specified in this condition is less onerous or not specifically relevant this condition will be considered to be complied with upon GPC approval of the assessment report and final "For Construction" design plans.

40. During the commissioning stages of the ETTC building the proponent will undertake compliance testing of the building to fine tune acoustic treatments e.g. the placement of screening. The commissioning stage acoustic testing will comprise:
- a) Tests of a range of activities with adequate justification that these scenarios are representative of worst case noise emissions.
 - b) Measurement of sound levels at the Gladstone Marina Visitor Information Centre and adjacent Parklands area over a suitable time period.
 - c) Details of the testing scenarios, procedure, methodology including information in accordance with that listed in DEHP Noise Measurement Manual.
 - d) Accompanying certification that building elements were witnessed to have been constructed and installed in accordance with the performance requirements listed in the approved acoustic report and drawings in condition 39.

The proponent will submit the compliance testing report to GPC for approval.

41. Strategies for noise abatement identified in conditions 39 and 40 must be incorporated into the OEMP.

ADVICES

Water and Sewerage

- A. Ground water was encountered in test holes at a depth between 1.2m and 2.6m below ground level. Consideration of the materials proposed for the provision of water and sewerage infrastructure is to be undertaken in accordance with the Water Services Association of Australia (WSAA) to ensure longevity of the infrastructure.

- B. Connections to council's live water or sewerage networks must be carried out by Gladstone Regional Council. The cost of these works is to be borne by CQU.
- C. The design of Carpark 03 must ensure that sufficient cover over the sewer rising main is maintained.
- D. The increase in the sewerage demand on the site due to the development should not adversely impact the existing sewerage network.
- E. The location of proposed Building 602 in Stage 3 should comply with Council's Building Over or Adjacent to Council Infrastructure Policy, due to the proximity of this building to Council's existing sewerage infrastructure.

Coastal Hazards

- F. Consideration should be made to ensure that infrastructure and building foundations are designed and constructed to resist hydrostatic and hydrodynamic forces as a result of storm tide inundation.
- G. The Overall Outcomes of the Coastal Hazard Overlay Code of the Our Place Our Plan Gladstone Regional Council Planning Scheme, Version 2 requires development to address sea level rise and requires any potential risks to be mitigated to achieve an acceptable or tolerable level. The site is identified as being located within the medium Storm Tide Inundation area and in accordance with the code, floor levels of non-habitable rooms (other than Class 10 buildings) are to be located above the medium storm tide inundation level, or allow for the flow through of coastal waters on the ground floor. Ensure that the floor levels of the non-habitable rooms are above the medium storm tide inundation level.
- H. Hazardous chemicals proposed to be located within the Engineering and Trade Training Centre (ETTC) and the Hair and Beauty Building (H&B) are to be stored to prevent the intrusion of flood waters.

Traffic Assessment

- I. The use of an American standard (i.e. ITE 2012) in the Traffic Impact Assessment for a different type of education system that has been applied for is not considered to be a suitably accurate representation of the expected traffic to be generated by the development.
- J. The percentage split in the morning peak hour of 75% entering and 26% exiting is not considered to be an accurate presentation of expected traffic splits. It is expected that a higher percentage of vehicles would be entering the site during this peak due to the expected hours of operation of the development.
- K. Revision of the traffic distribution of the development traffic on the surrounding road network should be considered, as 45% on Central Lane is considered to be too high due to the class and layout of this road and 0% on Lord Street (NT) is considered to be too low due to the catchment of this road for the development including multiple suburbs such as Gladstone Central, South Gladstone and Barney Point.

PART 2: REFERRAL AGENCY CONDITIONS

Referral Agency Name: Department of State Development, Manufacturing, Infrastructure and Planning



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our reference: 1801-3285 SRA
Your reference: DA2017/11

18 April 2018

Port of Gladstone Ports Corporation Limited
PO Box 259
Cairns Qld 4870
hunters@gpcl.com.au

Attention: Sarah Hunter

Dear Sir/Madam

Late referral agency response—No requirements
(Given under section 28 of the Development Assessment Rules)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning on 9 January 2018.

Applicant details

Applicant name: Paynter Dixon on behalf of Central Queensland University
Applicant contact details: c/- Paul Hanly
North Group Consulting
3a/32 Billabong Street
Stafford QLD 4017
phanly@northgroup.com.au

Location details

Street address: 268 Alf O'Rourke Drive, Callemondah
Real property description: 210SP120888
Local government area: Gladstone Regional Council

Application details

Development permit: Material change of use for extension of an education facility (in 4 stages)

Referral triggers

The development application was referred to the department under the following provisions of the Planning Regulation 2017:

- 10.9.4.1.1.1 Infrastructure - state transport infrastructure

Late referral agency response

The department was unable to provide a referral agency response under section 56 of the *Planning Act 2016* within the referral agency assessment period. The department obtained the applicant's written agreement (enclosed) to give a late referral agency response under section 28 of the Development Assessment Rules.

No requirements

Under section 56(1)(a) of the *Planning Act 2016*, the department advises it has no requirements relating to the application.

A copy of this response has been sent to the applicant for their information.

For further information please contact Carl Porter, Principal Planning Officer, on 07 4924 2918 or via email RockhamptonSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Graeme Kenna
Manager (Planning)

cc Mr Paul Hanly, phanly@northgroup.com.au

enc Applicant's written agreement to late referral agency response

ATTACHMENT 2: APPROVED PLANS AND SPECIFICATIONS

CQU GLADSTONE MARINA CAMPUS CONSOLIDATION

GENERAL NOTES

- ALL DIMENSIONS GIVEN ON THESE DRAWINGS ARE IN METRES UNLESS NOTED OTHERWISE.
- ALL NEW WORK AND MATERIALS SHALL COMPLY WITH THE PROJECT DRAWING SPECIFICATION AND SPECIFICATIONS.
- ALL WORK SHALL BE JOINED HEAVILY TO EXISTING CONSTRUCTION.
- CONSTRUCTION SHALL BE TO LOCATE, IDENTIFY AND ESTABLISH THE CONNECTIVITY OF ALL EXISTING SERVICES WITHIN THE LIMITS OF PROPOSED WORKS AND CONSENT THIS INFORMATION WITH THE APPROPRIATE AGENCIES.
- THE DESIGNER SHALL BE RESPONSIBLE FOR PROVIDING ALL MEASURING DEVICES, SAFETY EQUIPMENT AND MACHINERY REQUIRED TO CARRY OUT INSPECTION MEETINGS AS SPECIFIED OR PROVIDED.
- PROPOSED ROLLING DRAINAGE SHALL BE CARRIED OUT USING A SINGLE AXLE HIGHWAY TRUCK WITH A REAR AXLE LOAD NOT LESS THAN 10 TONNES AND TYRES WITH A MINIMUM CONTACT AREA OF 0.05M². EQUIPMENT, LABOUR AND LOADINGS REQUIRED FOR PROPOSED ROLLING IS TO BE PROVIDED BY THE CONTRACTOR.
- THESE NOTES SHALL APPLY TO ALL PORTIONS OF THE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS. ANY POINT OF CONFLICT WILL BE RESOLVED BY THE SUPERINTENDENT.

NOISE

- ALL PLANT AND EQUIPMENT SHALL BE CONTROLLED TO MINIMIZE NOISE EMISSION IN ACCORDANCE WITH ASBESTOS GUIDE TO NOISE CONTROL ON CONSTRUCTION SITES. THE NOISE MEASUREMENTS SHALL BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS. WHERE NOT SPECIFIED THE HOURS SHALL BE:
 - MONDAY - SATURDAY 7:00am to 6:00pm
 - SUNDAY OR PUBLIC HOLIDAY NO WORK PERMITTED

PRE-CONSTRUCTION & APPROVALS

- NO LOCATING/PROTECTING OF EXISTING SERVICES HAS BEEN CARRIED OUT. THE CONTRACTOR IS TO DETERMINE THE LOCATION AND DEPTH OF ALL EXISTING SERVICES WHICH AFFECT THE WORKS AND NOTIFY THE DESIGNER PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS.
- THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING FOR LOCATING AND PROTECTING ALL EXISTING SERVICES AND TO EXISTING SERVICES REQUIRED AS A RESULT OF THE WORKS.
- THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING SERVICES AND TO REINSTATE ANY WORKS DAMAGED AS A RESULT OF CONSTRUCTION ARE TO BE REINSTATED TO THE SATISFACTION OF THE LOCAL AUTHORITY.
- FINISHED SURFACE LEVELS ARE TO BE GRADED UNIFORMITY BETWEEN LEVELS INDICATED ON THE DRAWINGS.

WORKPLACE HEALTH AND SAFETY

- THE CONTRACTOR SHALL BE THE PRINCIPAL CONTRACTOR AS DESIGNATED BY THE WORK HEALTH AND SAFETY ACT (2011).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS AND SAFETY ACT (2011).

SETOUT NOTES

- CO-ORDINATE SETOUT PROVIDED ON THESE DRAWINGS IS BASED ON AN ARBITRARY CO-ORDINATE FACE REFERENCE MARKS AND CORRESPONDING CO-ORDINATES ARE PROVIDED ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SETOUT DATA AND CONFIRMED ON SITE PRIOR TO CONSTRUCTION BY A SURVEYOR.

| Sheet Number | Sheet Title |
|--------------|--|
| C002 | COVER SHEET LOCALITY PLAN & DRAWING SCHEDULE |
| C010 | EXISTING FEATURES AND SERVICES - SHEET 1 |
| C011 | EXISTING FEATURES AND SERVICES - SHEET 2 |
| C012 | EXISTING FEATURES AND SERVICES - SHEET 3 |
| C013 | EXISTING FEATURES AND SERVICES - SHEET 4 |
| C014 | EXISTING FEATURES AND SERVICES - SHEET 5 |
| C015 | ROADWORKS AND DRAINAGE LAYOUT PLAN - SHEET 1 |
| C016 | ROADWORKS AND DRAINAGE LAYOUT PLAN - SHEET 2 |
| C017 | ROADWORKS AND DRAINAGE LAYOUT PLAN - SHEET 3 |
| C018 | ROADWORKS AND DRAINAGE LAYOUT PLAN - SHEET 4 |
| C019 | ROADWORKS AND DRAINAGE LAYOUT PLAN - SHEET 5 |
| C020 | BULK BATHWORKS LAYOUT PLAN - SHEET 1 |
| C021 | BULK BATHWORKS LAYOUT PLAN - SHEET 2 |
| C022 | BULK BATHWORKS LAYOUT PLAN - SHEET 3 |
| C023 | BULK BATHWORKS LAYOUT PLAN - SHEET 4 |
| C024 | BULK BATHWORKS LAYOUT PLAN - SHEET 5 |
| C025 | BULK BATHWORKS NOTES AND DETAILS |
| C030 | ROADWORKS NOTES AND DETAILS |
| C301 | ROAD LONGITUDINAL SECTIONS |
| C302 | ROAD CROSS SECTIONS |
| C310 | PAVEMENT MARKINGS AND SIGNAGE LAYOUT - SHEET 1 |
| C311 | PAVEMENT MARKINGS AND SIGNAGE LAYOUT - SHEET 2 |
| C312 | PAVEMENT MARKINGS AND SIGNAGE LAYOUT - SHEET 3 |
| C313 | PAVEMENT MARKINGS AND SIGNAGE LAYOUT - SHEET 4 |
| C314 | PAVEMENT MARKINGS AND SIGNAGE LAYOUT - SHEET 5 |
| C315 | SEWERAGE RETICULATION LAYOUT PLAN & NOTES |
| C320 | SEWERAGE RETICULATION LAYOUT PLAN |
| C321 | SEWERAGE RETICULATION LONG SECTION |
| C322 | EROSION AND SEDIMENT CONTROL LAYOUT - SHEET 1 |
| C323 | EROSION AND SEDIMENT CONTROL LAYOUT - SHEET 2 |
| C324 | EROSION AND SEDIMENT CONTROL LAYOUT - SHEET 3 |
| C325 | EROSION AND SEDIMENT CONTROL LAYOUT - SHEET 4 |
| C326 | EROSION AND SEDIMENT CONTROL LAYOUT - SHEET 5 |
| C327 | EROSION AND SEDIMENT CONTROL NOTES AND DETAILS |



SURVEY ORIGIN
 789-1 94 152 134
 RL - 2.250m AHD

SITE AREA
 404.15m²

REAL PROPERTY DESCRIPTION
 LOTS 110 on RP 120883

INDEMNITY - EXISTING SERVICES
 NOT WITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE IDENTIFIED BY THE ENGINEER, THE INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS, THE DETAILS ARE PROVIDED FOR INFORMATION ONLY. THE UNDERSIGNED SERVICES PRIOR TO EXCAVATION AND DAMAGES CAUSED AS A RESULT OF THE WORKS.



Premise

APPROVED

PRELIMINARY

NOTES
 1. ALL DIMENSIONS GIVEN ON THESE DRAWINGS ARE IN METRES UNLESS NOTED OTHERWISE.
 2. ALL NEW WORK AND MATERIALS SHALL COMPLY WITH THE PROJECT DRAWING SPECIFICATION AND SPECIFICATIONS.
 3. ALL WORK SHALL BE JOINED HEAVILY TO EXISTING CONSTRUCTION.
 4. CONSTRUCTION SHALL BE TO LOCATE, IDENTIFY AND ESTABLISH THE CONNECTIVITY OF ALL EXISTING SERVICES WITHIN THE LIMITS OF PROPOSED WORKS AND CONSENT THIS INFORMATION WITH THE APPROPRIATE AGENCIES.
 5. THE DESIGNER SHALL BE RESPONSIBLE FOR PROVIDING ALL MEASURING DEVICES, SAFETY EQUIPMENT AND MACHINERY REQUIRED TO CARRY OUT INSPECTION MEETINGS AS SPECIFIED OR PROVIDED.

AMENDMENTS

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|------------------|---------|
| 1 | 11/08/24 | ISSUE FOR PERMIT | PREMISE |



PAYNTER DIXON
 BUILDING YOUR BUSINESS



PREMISE
 PROJECT DIRECTOR

CONSULTANTS:
 Civil Storm Water: Premise
 Structural Engineer: RPT Consultants
 Electrical/Copper Security/ Dry Fire: University of Queensland
 Mechanical/Hydraulic Engineer: Unions Ltd
 Landscape Architect: Jenny Ferrier
 Building/Civil: Building Centric Australia
 Town Planning: Norigo Consulting
 Acoustic Engineer: Broom Yule
 Non Road: Premise
 Traffic Engineer: Premise
 Geotechnical Engineer: Construction Solutions
 Green Star ESD: Broom Yule

PROJECT:
 CQU GLADSTONE MARINA
 CAMPUS CONSOLIDATION

DATE:
 11/08/24

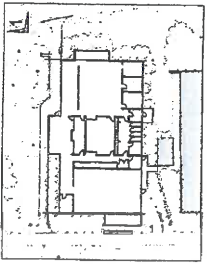
SCALE:
 1:1250 (A3)

COVER SHEET LOCALITY PLAN & DRAWING SCHEDULE

DATE: 11/08/24
SCALE: 1:1250 (A3)

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|------------------|---------|
| 1 | 11/08/24 | ISSUE FOR PERMIT | PREMISE |

PROJECT: CQU GLADSTONE MARINA CAMPUS CONSOLIDATION
SCALE: 1:1250 (A3)



KEY PLAN
1:500

2



NORTH EASTERN VIEW

1

APPROVED

PRELIMINARY

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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AMENDMENTS

| NO. | DATE | DESCRIPTION |
|-----|----------|------------------|
| 1 | 10/01/14 | ISSUE FOR PERMIT |
| 2 | 10/01/14 | ISSUE FOR PERMIT |
| 3 | 10/01/14 | ISSUE FOR PERMIT |
| 4 | 10/01/14 | ISSUE FOR PERMIT |
| 5 | 10/01/14 | ISSUE FOR PERMIT |
| 6 | 10/01/14 | ISSUE FOR PERMIT |
| 7 | 10/01/14 | ISSUE FOR PERMIT |
| 8 | 10/01/14 | ISSUE FOR PERMIT |
| 9 | 10/01/14 | ISSUE FOR PERMIT |
| 10 | 10/01/14 | ISSUE FOR PERMIT |



PAYNTER DIXON
BUILDING YOUR BUSINESS

arkLAB
AJAN JORDAN MARCH
ARCHITECTURE

arkLAB project number: 21118
P: 07 223 7443
S: 07 223 7443
SUBSIDIARY OF PAYNTER DIXON GROUP
ARCHITECTURE PTY LTD
ABN 1201 0001 12

- CONSULTANTS:**
- Civil Storm Water: Chris Storm Weber
 - Structure: STP Consultants
 - Electrical/Control Systems/Dry Fire: Mechanical/Hydraulic Engineer: Urewa Li
 - Landscapes Architect: Jeremy Fortner
 - Building Costing: Building Costing Australia
 - Interior Planning: Interiors Consulting
 - Acoustic Engineer: Bruce Tork
 - Traffic Engineer: Perinika
 - Geotechnical Engineer: Construction Solutions
 - Green Star ESD: Eart

OWNER: COU Gladstone Marine

CONSOLIDATION

DISCIPLINE: ARCHITECTURAL

DESCRIPTION: BUILDING H&B TTC 3D VIEWS

| | | |
|----------|-----------|-------------|
| DATE | ISSUED BY | APPROVED BY |
| 10/01/14 | AK/CT | AK/CT |
| 10/01/14 | AK/CT | AK/CT |
| 10/01/14 | AK/CT | AK/CT |

PROJECT: BUILDING H&B TTC 3D VIEWS

CLIENT: COU Gladstone Marine

PROJECT NO.: 21071116_PC_CAD_JHS_CO

VERSION: 3

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

| NO. | DATE | DESCRIPTION | BY | CHKD. |
|-----|------------|-------------------|------------|------------|
| 1 | 10/10/2018 | ISSUED FOR PERMIT | ALAN MARCH | ALAN MARCH |
| 2 | 10/10/2018 | ISSUED FOR PERMIT | ALAN MARCH | ALAN MARCH |
| 3 | 10/10/2018 | ISSUED FOR PERMIT | ALAN MARCH | ALAN MARCH |
| 4 | 10/10/2018 | ISSUED FOR PERMIT | ALAN MARCH | ALAN MARCH |
| 5 | 10/10/2018 | ISSUED FOR PERMIT | ALAN MARCH | ALAN MARCH |
| 6 | 10/10/2018 | ISSUED FOR PERMIT | ALAN MARCH | ALAN MARCH |
| 7 | 10/10/2018 | ISSUED FOR PERMIT | ALAN MARCH | ALAN MARCH |
| 8 | 10/10/2018 | ISSUED FOR PERMIT | ALAN MARCH | ALAN MARCH |
| 9 | 10/10/2018 | ISSUED FOR PERMIT | ALAN MARCH | ALAN MARCH |
| 10 | 10/10/2018 | ISSUED FOR PERMIT | ALAN MARCH | ALAN MARCH |



PAYNTER DIXON
BUILDING YOUR BUSINESS

ARKLAB
ALAN JORDAN MARCH
ARCHITECTURE

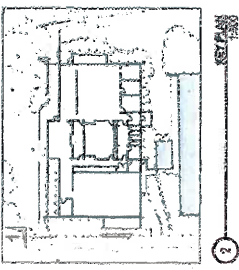
CONSULTANTS:
 Civil Storm Water:
 Premier
 Structural Engineer:
 STP Consultants
 Electrical/Central Security/Dry Fire:
 Mechanical/Hydraulic Engineer:
 Ursula Li
 Landscape Architect:
 Jeremy Perrier
 Building Certifier:
 Building Certifiers Australia
 Town Planning:
 Northpage Consulting
 Acoustic Engineer:
 Noise Tribe
 Wet Weather:
 Traffic Engineer:
 Prentiss
 Geotechnical Engineer:
 Construction Science
 Green Star ESD:
 Bens

CUSTOMER: COU Gladstone Marina
PROJECT: CONSOLIDATION

DRAWING: ARCHITECTURAL
DESCRIPTION: BUILDING HBS TTC 3D VIEWS

| DATE | NO. OF | SCALE | STATUS |
|------|--------|-------|--------|
| | DATE | BY | BY |
| | DATE | BY | BY |
| | DATE | BY | BY |
| | DATE | BY | BY |
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| | DATE | BY | BY |
| | DATE | BY | BY |
| | DATE | BY | BY |

DRAWING NO. 10/10/2018
 PROJECT NO. 10/10/2018
 CLIENT: COU Gladstone Marina
 PROJECT: CONSOLIDATION
 DRAWING: ARCHITECTURAL
 DESCRIPTION: BUILDING HBS TTC 3D VIEWS
 DATE: 10/10/2018
 BY: ALAN MARCH
 CHECKED: ALAN MARCH
 SCALE: 1:100
 STATUS: ISSUED FOR PERMIT
 NORTH ARROW
 PRELIMINARY



NORTH WESTERN VIEW

1

APPROVED

PRELIMINARY

NOTES

1. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LOCALITY PLAN 13000 AND THE LOCALITY PLAN 13000 AMENDMENTS.
2. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LOCALITY PLAN 13000 AND THE LOCALITY PLAN 13000 AMENDMENTS.
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10. ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE LOCALITY PLAN 13000 AND THE LOCALITY PLAN 13000 AMENDMENTS.

| NO. | DATE | DESCRIPTION |
|-----|------------|--------------------|
| 1 | 15/01/2017 | ISSUED FOR COMMENT |
| 2 | 15/01/2017 | ISSUED FOR COMMENT |
| 3 | 15/01/2017 | ISSUED FOR COMMENT |
| 4 | 15/01/2017 | ISSUED FOR COMMENT |
| 5 | 15/01/2017 | ISSUED FOR COMMENT |
| 6 | 15/01/2017 | ISSUED FOR COMMENT |
| 7 | 15/01/2017 | ISSUED FOR COMMENT |
| 8 | 15/01/2017 | ISSUED FOR COMMENT |
| 9 | 15/01/2017 | ISSUED FOR COMMENT |
| 10 | 15/01/2017 | ISSUED FOR COMMENT |



PAYNTER DIXON
BUILDING YOUR BUSINESS

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ALAN JORDAN MARCH
ARCHITECTURE

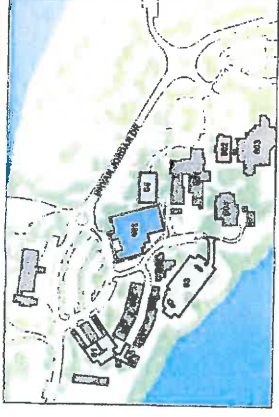
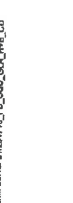
CONSULTANTS:

- Chall Storm Water: Pricke
- Structural Engineer: ST Engineers
- Electrical/Control Security/Dry Fire: Electrical/Control Security/Dry Fire
- Mechanical/Hydraulic Engineer: MHE
- Landscaping Architect: Jenny Ferrier
- Building Certifier: Building Certifiers Australia
- Town Planning: Heritage Planning
- Accession Engineer: Accession Engineers
- Traffic Engineer: Traffic Engineers
- Geotechnical Engineer: Geotechnical Engineers
- Green Star EBD: Green Star EBD

CLIENT: CCU Gladstone Marina
PROJECT: CONSOLIDATION

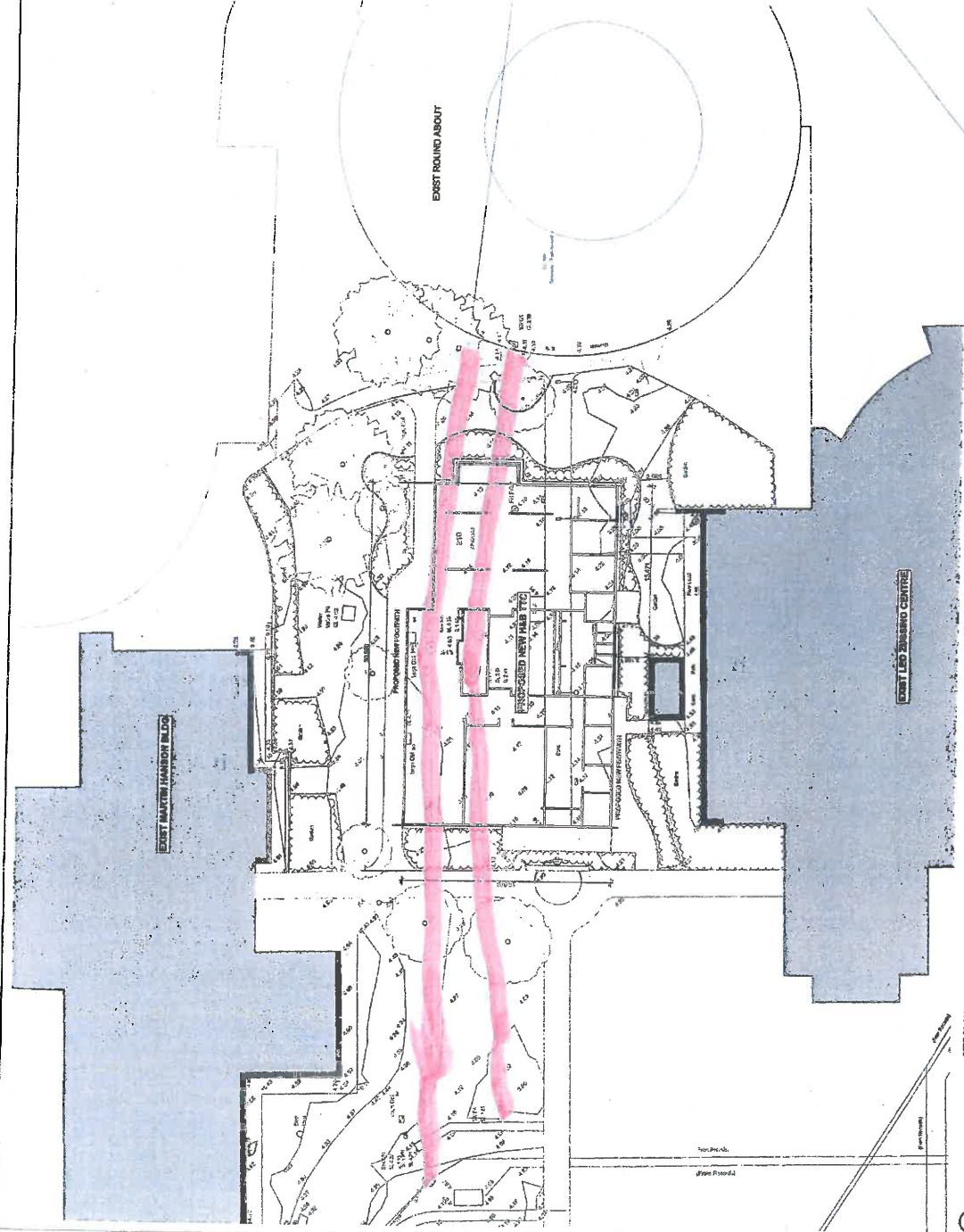
DISCIPLINE: ARCHITECTURAL
DESCRIPTION: BUILDING H8B TTC SITE PLAN

DATE: 15/01/2017
DESIGNED BY: JIM BAILEY
CHECKED BY: JIM BAILEY
SCALE: A1



LOCALITY PLAN LEGEND

| | |
|-----|--------------------------------------|
| 100 | PROPOSED NEW BUILDINGS ETC. |
| 101 | PROPOSED NEW PARKS & RECREATION ETC. |
| 102 | PROPOSED NEW CARPARKS ETC. |
| 103 | PROPOSED NEW OPEN SPACE ETC. |
| 104 | PROPOSED NEW INFRASTRUCTURE ETC. |
| 105 | PROPOSED NEW UTILITIES ETC. |
| 106 | PROPOSED NEW SERVICES ETC. |
| 107 | PROPOSED NEW LANDSCAPING ETC. |
| 108 | PROPOSED NEW FENCING ETC. |
| 109 | PROPOSED NEW SIGNAGE ETC. |
| 110 | PROPOSED NEW LIGHTING ETC. |
| 111 | PROPOSED NEW SECURITY ETC. |
| 112 | PROPOSED NEW ACCESS ETC. |
| 113 | PROPOSED NEW UTILITIES ETC. |
| 114 | PROPOSED NEW SERVICES ETC. |
| 115 | PROPOSED NEW LANDSCAPING ETC. |
| 116 | PROPOSED NEW FENCING ETC. |
| 117 | PROPOSED NEW SIGNAGE ETC. |
| 118 | PROPOSED NEW LIGHTING ETC. |
| 119 | PROPOSED NEW SECURITY ETC. |
| 120 | PROPOSED NEW ACCESS ETC. |



1 SITE PLAN 1:200

APPROVED

PRELIMINARY

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRANCH REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE RELEVANT AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND UTILITIES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH RELEVANT REGULATIONS.
8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING STRUCTURES AND SERVICES.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRANCH REGULATIONS.

AMENDMENTS

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------|
| 1 | 10/10/2017 | ISSUE FOR PERMIT |
| 2 | 10/10/2017 | ISSUE FOR PERMIT |
| 3 | 10/10/2017 | ISSUE FOR PERMIT |
| 4 | 10/10/2017 | ISSUE FOR PERMIT |
| 5 | 10/10/2017 | ISSUE FOR PERMIT |
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| 8 | 10/10/2017 | ISSUE FOR PERMIT |
| 9 | 10/10/2017 | ISSUE FOR PERMIT |
| 10 | 10/10/2017 | ISSUE FOR PERMIT |



PAYNTER DIXON
BUILDING YOUR BUSINESS

APKLAB
ALAN JORDAN MARCH
ARCHITECTURE

CONSULTANTS:
 Civil Storm Water:
 Structures Engineer:
 Electrical Engineer:
 Mechanical Engineer:
 Landscape Architect:
 Building Surveyor:
 Town Planning:
 Acoustic Engineer:
 Traffic Engineer:
 Geotechnical Engineer:
 Green Star EBD:

PROJECT:
 CONSOLIDATION

CLIENT:
 GOU Gladstone Health

ARCHITECT:
 ARCHITECTURAL
 BUILDING HAS TTC ELEVATIONS

DATE:
 10/10/2017

SCALE:
 1:100

PROJECT NO:
 1700

DATE:
 10/10/2017

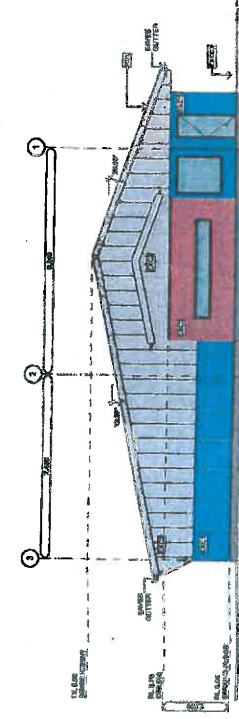
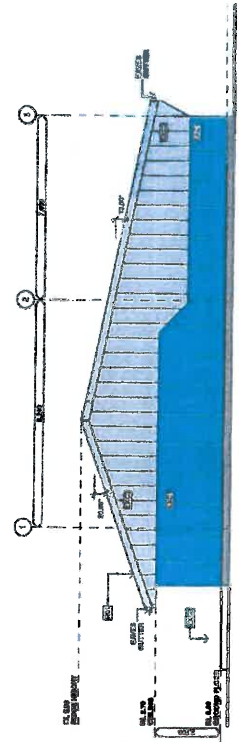
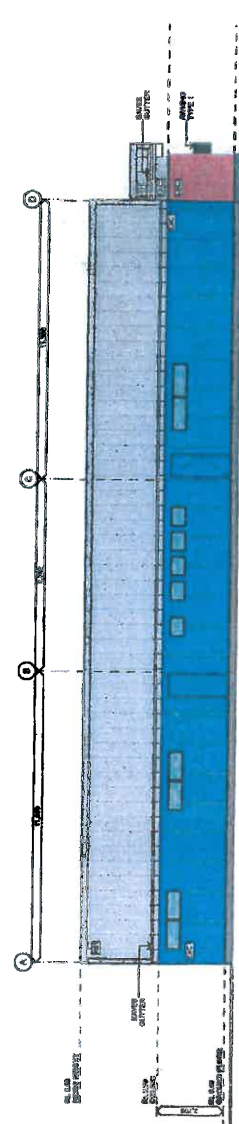
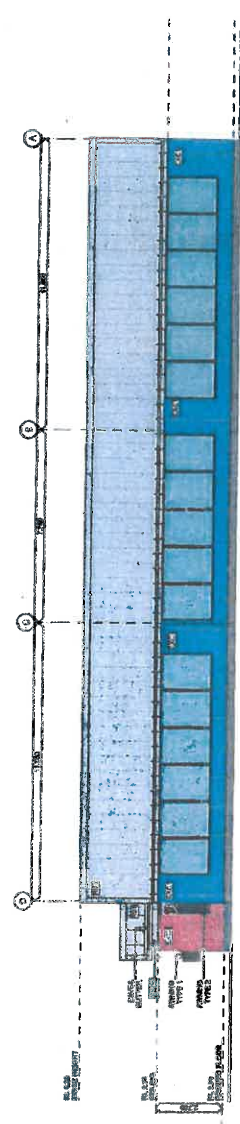
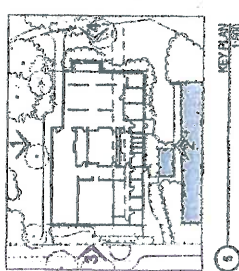
PROJECT NO:
 1700

PROJECT NO:
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PROJECT NO:
 1700

PROJECT NO:
 1700



APPROVED

PRELIMINARY

Scale: 1:100
 Date: 10/10/2017
 Project No: 1700

GENERAL LEGEND

- GENERAL LEGEND (continued)
DOWN PIPE
FLOOR FINISH
FLOOR FINISH
FLOOR FINISH

CEILING / PARTITIONS LEGEND

- CEILING / PARTITIONS LEGEND (continued)
WALL PARTITION TYPE A - REFER TO DETAILS AND SPECIFICATIONS
WALL TYPE B - REFER TO DETAILS AND SPECIFICATIONS

DOORS / WINDOWS LEGEND

- DOORS / WINDOWS LEGEND (continued)
NEW DOOR REFER SCHEDULE
NEW WINDOW REFER SCHEDULE
FINISHES LEGEND

NOTES

- NOTES (continued)
1. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME...
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...

LOCALITY PLAN

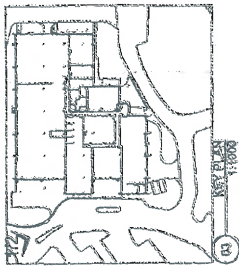


LOCALITY PLAN LEGEND

- LOCALITY PLAN LEGEND (continued)
PROPOSED NEW PAVEMENT TO TOPOGRAPHY
PROPOSED NEW PAVED AREA & BOUNDARY TO TOPOGRAPHY

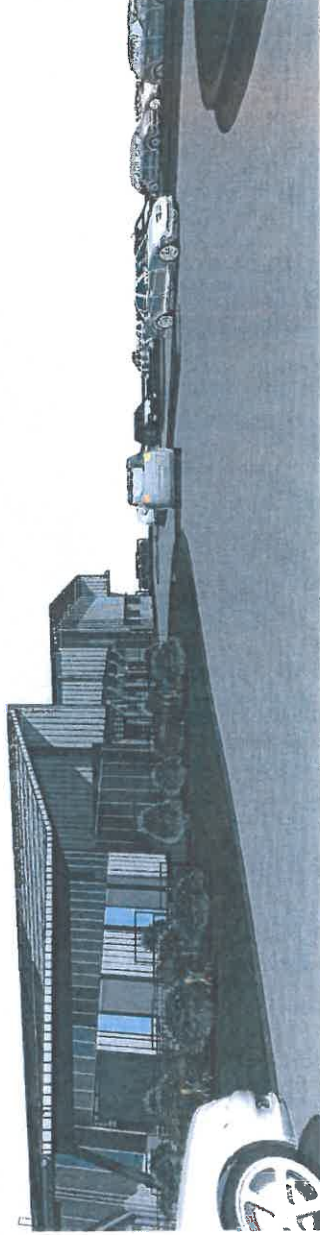
APPROVED

Project information block including:
PROJECT: COLU Glebe/Glebe Markets
PREPARED BY: ARCHITECTURAL BUILDING ETC ETC
CONSULTANTS: CIVIL, ELECTRICAL, MECHANICAL, PLUMBING, STRUCTURAL, TENDERS, etc.



VIEW FROM BRYAN JORDAN DR

01



VIEW FROM BRYAN JORDAN DR (NO TREES)

02

APPROVED

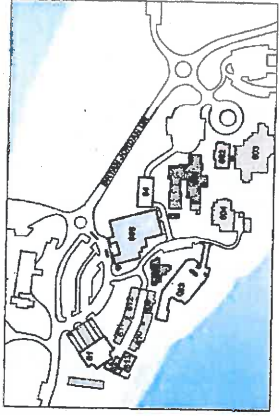
| NO. | DATE | DESCRIPTION | BY | CHKD. | SCALE | STATUS |
|-----|------------|------------------------|----|-------|--------------|--------------|
| 1 | 10/15/2018 | PRELIMINARY DESIGN | AM | AM | 1/8" = 1'-0" | PRELIMINARY |
| 2 | 10/15/2018 | REVISIONS FOR COMMENTS | AM | AM | 1/8" = 1'-0" | REVISIONS |
| 3 | 10/15/2018 | FINAL DESIGN | AM | AM | 1/8" = 1'-0" | FINAL |
| 4 | 10/15/2018 | CONSTRUCTION PERMITS | AM | AM | 1/8" = 1'-0" | PERMITS |
| 5 | 10/15/2018 | CONSTRUCTION | AM | AM | 1/8" = 1'-0" | CONSTRUCTION |
| 6 | 10/15/2018 | COMPLETION | AM | AM | 1/8" = 1'-0" | COMPLETION |

| CONSULTANTS: | CONTRACTOR: | OWNER: |
|--|---|---|
| AKLAB ARCHITECTURE 5115 N. UNIVERSITY AVE. SUITE 100 TAMPA, FL 33610 TEL: 813.288.1111 WWW.AKLABARCHITECT.COM | PAINTER DRON 1111 N. UNIVERSITY AVE. SUITE 100 TAMPA, FL 33610 TEL: 813.288.1111 WWW.PAINTERDRON.COM | UNIVERSITY OF SOUTHERN FLORIDA 16801 BAYSHORE BLVD. SUITE 100 LUDLOW, FL 33511 TEL: 813.941.1111 WWW.USF.EDU |

| CONSULTANTS: | CONTRACTOR: | OWNER: |
|---|--|---|
| Civil/Structural Engineer Mechanical Engineer Electrical Engineer Plumbing Engineer Fire Protection Engineer Energy Auditor Building Information Modeling (BIM) | Team Planning Project Management Construction Management General Contractor Subcontractors | Traffic Engineer Planning Green Design (LEED) Sustainability |

| DATE: | TIME: | SCALE: | STATUS: |
|------------|----------|--------------|-------------|
| 10/15/2018 | 10:00 AM | 1/8" = 1'-0" | PRELIMINARY |

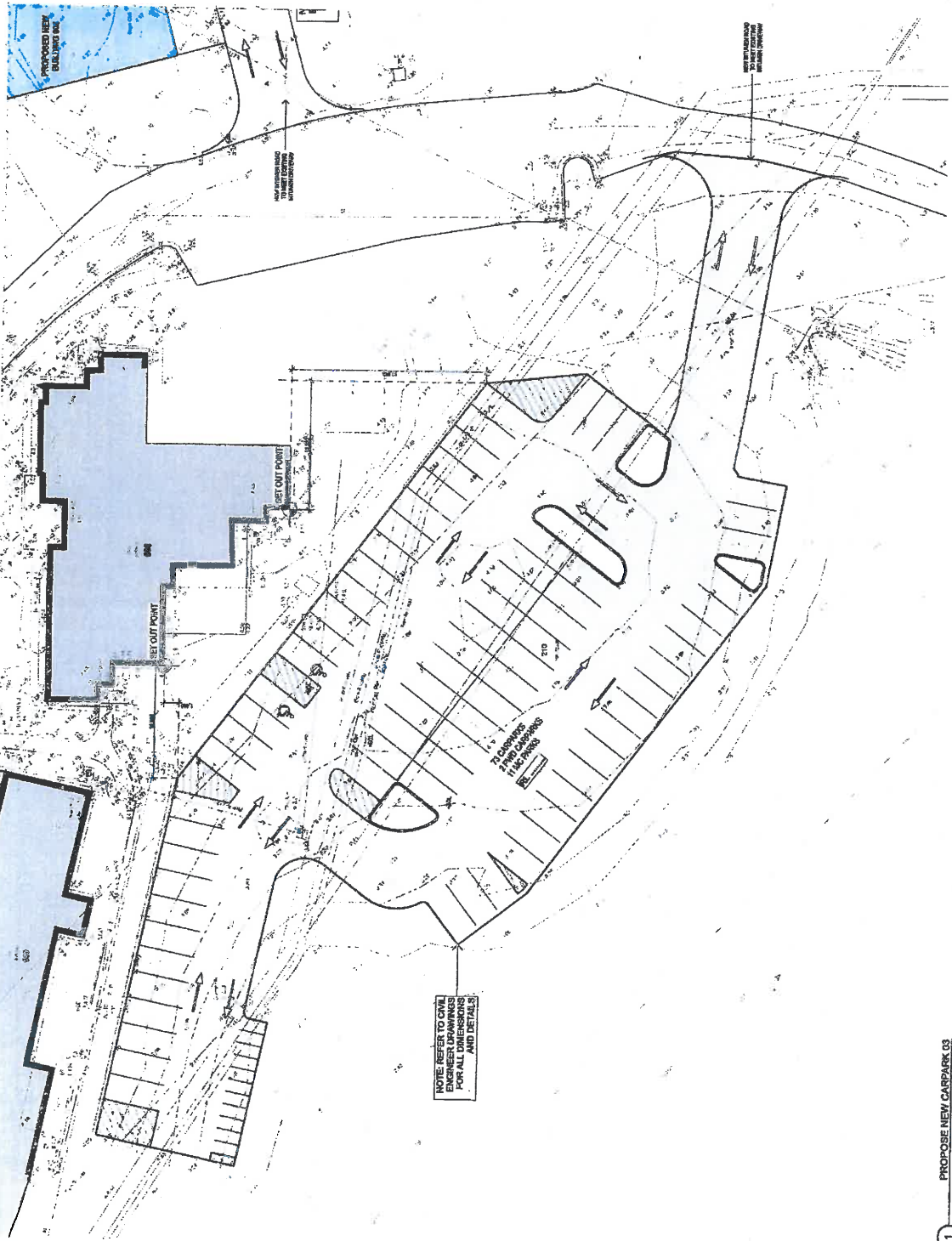
PRELIMINARY
 Wednesday, 28 March 2018 8:17 AM - BIM Server: server - BIM Server 2108178_PD_G01_GLA_ETC_CD



2 LOCALITY PLAN
1:3000

LOCALITY PLAN LEGEND

- PROPOSED NEW CARPARK (3)
- PROPOSED NEW CARPARK (2)
- PROPOSED NEW CARPARK (1)
- EXISTING CARPARK
- EXISTING BUILDINGS
- EXISTING ROADS
- EXISTING UTILITIES
- EXISTING LANDSCAPE
- EXISTING WATERWAYS
- EXISTING PUBLIC OPEN SPACES
- EXISTING PUBLIC SERVICES
- EXISTING PUBLIC TRANSPORT
- EXISTING PUBLIC UTILITIES
- EXISTING PUBLIC SERVICES
- EXISTING PUBLIC TRANSPORT
- EXISTING PUBLIC UTILITIES



APPROVED

1 PROPOSE NEW CARPARK 03
1:200

| NO. | DATE | DESCRIPTION | BY | CHKD. | APP'D. |
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| 1 | 15/03/2018 | ISSUED FOR PERMIT APPLICATION | AS | AS | AS |
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SCALE 1:100 (A1)

CONTRACTOR: COU Geotechnical Services
PROJECT: CONSOLIDATION
DISCIPLINE: ARCHITECTURAL
CLIENT: BUILDING ETTC SITE PLAN
PROPOSED NEW CARPARK (3)

CONSULTANTS:
 Structural Engineer: James Lee
 Mechanical/Electrical Engineer: James Lee
 Landscape Architect: James Lee
 Building Services Engineer: James Lee
 Civil Engineer: James Lee
 Structural Engineer: James Lee
 Geotechnical Engineer: James Lee
 Construction Services: James Lee

UNIVERSITY OF AUCKLAND
PAYNTER DIXON
ARCHITECTURE

APKLAB
ARCHITECTURE

Thursday, 29 March 2018 11:42 am - BIM Server server - BIM Server 210217M170_COU_03A_ETTC_03

APPROVED

PRELIMINARY

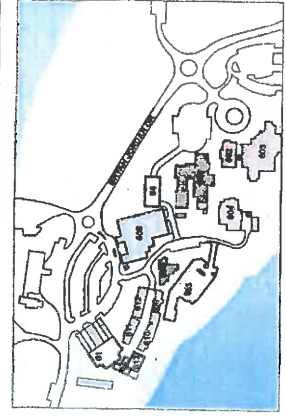
CLIENT: COU Graduate Marine
PROJECT: CONSOLIDATION
DESIGNER: ARCHITECTURAL
CONSTRUCTION: BUILDING ETTC EXISTING CARPARK ALTERATION

CONSULTANTS:
Structural Engineer: [Name]
Mechanical/Hydraulic Engineer: [Name]
Landscape Architect: [Name]
Civil Engineer: [Name]

BTCLAB
ALAN JOSEPHMAN ARCHITECTURE
2008-2009
UNIVERSITY OF ADELAIDE
PAYTEL DIXON

| REV | DATE | DESCRIPTION |
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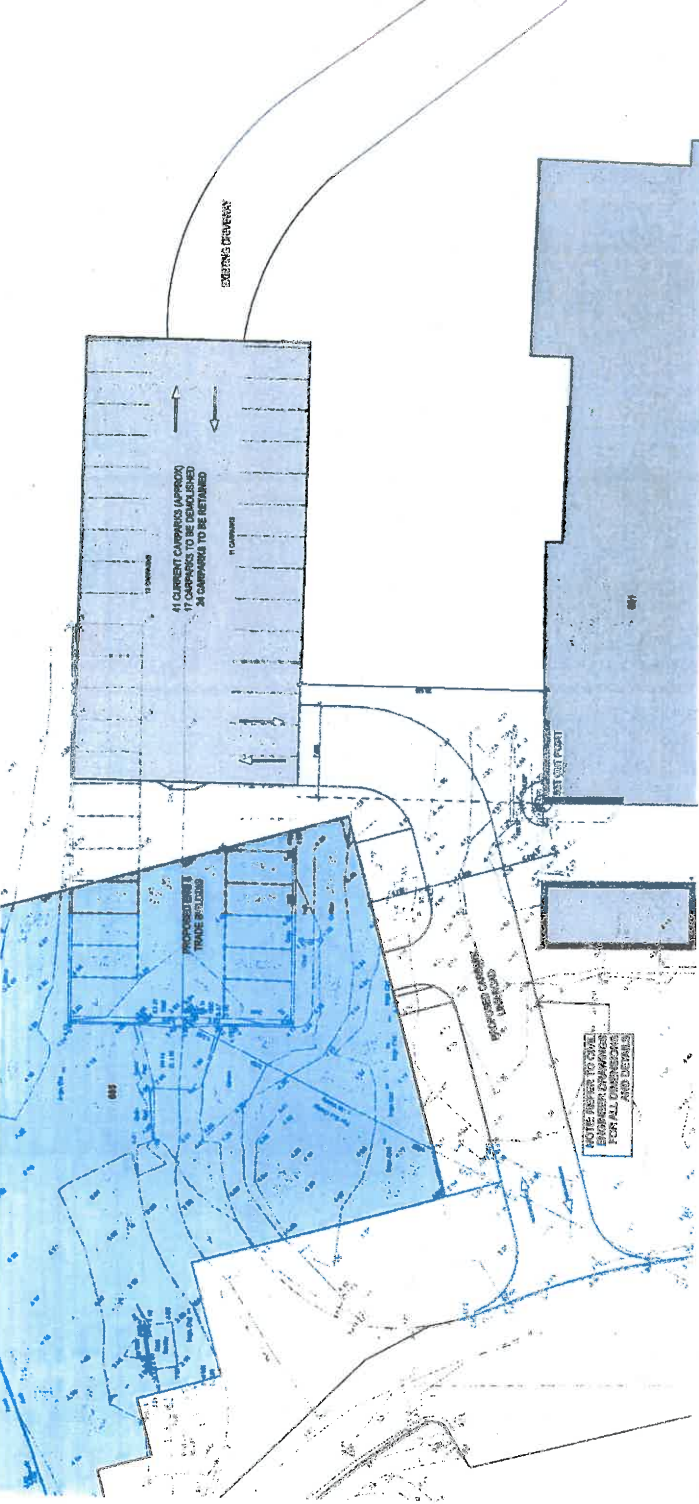
SCALE: 1:100
NOTES:
1. THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
3. REFER TO ALL RELEVANT DRAWINGS FOR DETAILS.
4. CONSULT WITH THE CLIENT FOR ANY CHANGES.
5. THIS DRAWING IS THE PROPERTY OF BTCLAB ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BTCLAB ARCHITECTURE.
6. ALL RIGHTS ARE RESERVED.
7. CONTACT: BTCLAB ARCHITECTURE, 2008-2009, UNIVERSITY OF ADELAIDE.
8. PHONE: 08 8302 4242
9. FAX: 08 8302 4243
10. WWW: BTCLAB.AU



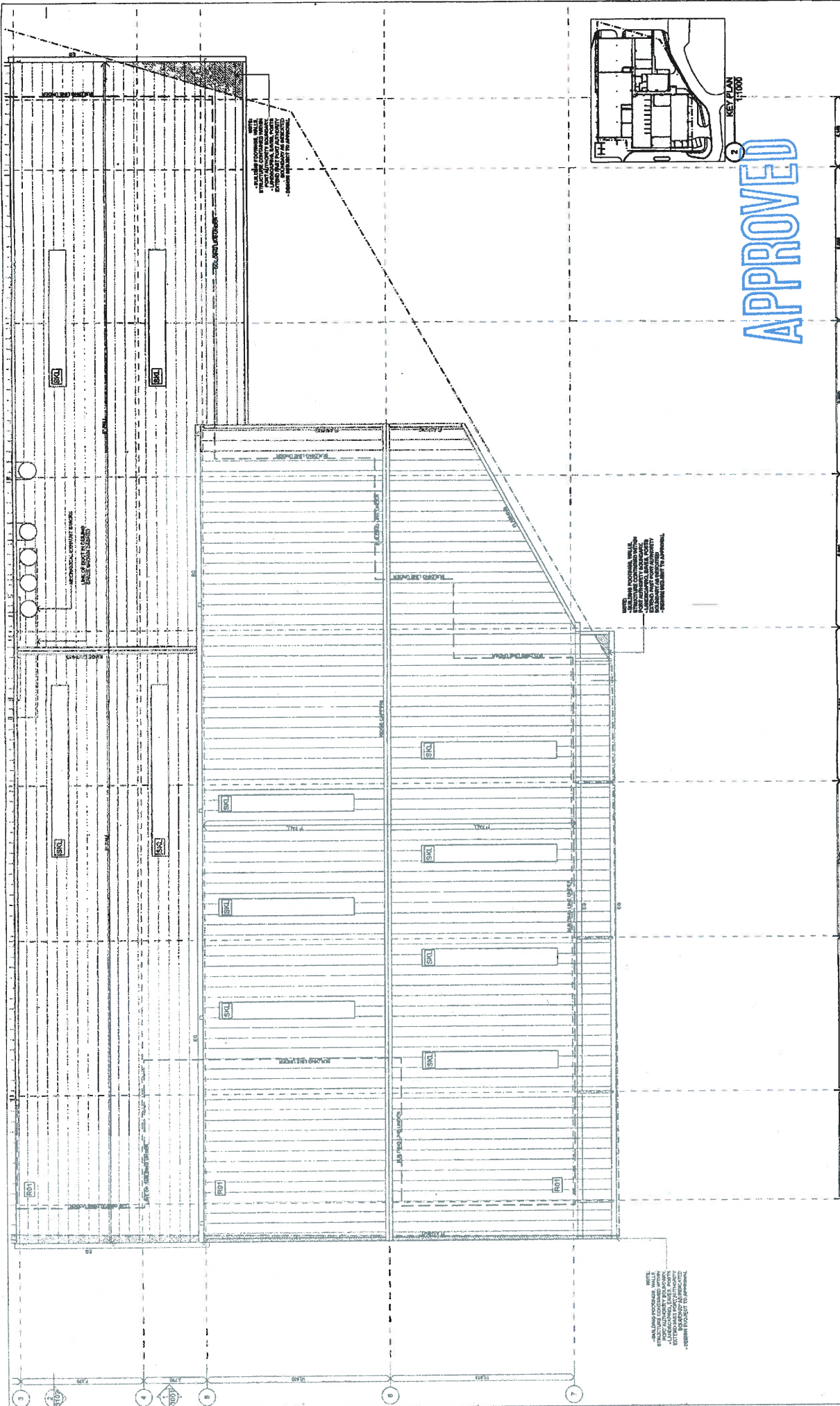
LOCALITY PLAN 1:3000

LOCALITY PLAN LEGEND

- PROPOSED HIGH RISES (8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
- PROPOSED HIGH RISES (8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
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- PROPOSED HIGH RISES (8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)
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1 EAST CARPARK ALTERATION (64)
1:300



APPROVED

KEY PLAN - SOUTH

ROOF PART PLAN - SOUTH
1:100

PRELIMINARY

| | | | |
|-----------------|-------------------------------------|------------------|---------------------------|
| Client: | CDU (California) Merits | Scale: | 1:100 |
| Project: | CONSOLIDATION | Author: | PHIL MARZ |
| Discipline: | ARCHITECTURAL | Client: | CDU |
| Sub-discipline: | ROOFING ETC. ROOF PART PLAN - SOUTH | Contract No.: | 2017-00000000000000000000 |
| Revision: | | Contract Date: | 01/11/2017 |
| Drawn by: | | Contract Value: | \$1,000,000.00 |
| Checked by: | | Contract Type: | CONSULTING-FEE |
| Approved by: | | Contract Status: | IN PROGRESS |

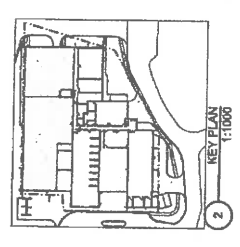
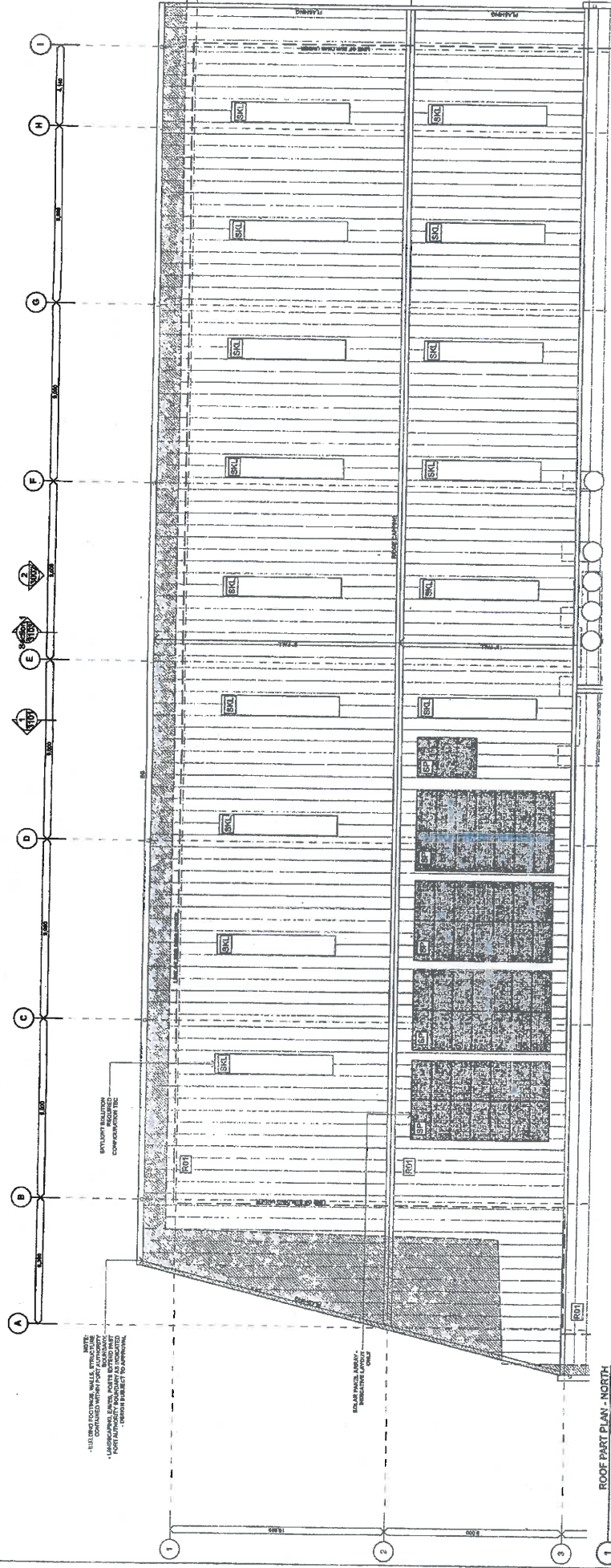
CONSULTANTS:
 Structural Engineer: **BRKLAB ARCHITECTURE**
 Mechanical/HVAC Engineer: **BRKLAB ARCHITECTURE**
 Electrical Engineer: **BRKLAB ARCHITECTURE**
 Plumbing Engineer: **BRKLAB ARCHITECTURE**
 Fire Protection Engineer: **BRKLAB ARCHITECTURE**
 Energy Engineer: **BRKLAB ARCHITECTURE**
 Sustainability Engineer: **BRKLAB ARCHITECTURE**
 Construction Manager: **BRKLAB ARCHITECTURE**

BRKLAB ARCHITECTURE
 ALAN JOHNSON ARCHITECTURE
 1000 10TH AVENUE, SUITE 1000
 SAN FRANCISCO, CA 94103
 TEL: 415.774.1000
 WWW.BRKLABARCHITECTURE.COM

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 SAN FRANCISCO, CA 94103
 TEL: 415.774.1000
 WWW.BRKLABARCHITECTURE.COM



APPROVED

SCALE: 1:100 (A1)

NOTES:

- ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
- DIMENSIONS SHOWN IN PARENTHESES ARE FOR INFORMATION ONLY.
- DIMENSIONS IN PARENTHESES SHALL BE USED IN THE EVENT OF A DISCREPANCY BETWEEN DIMENSIONS SHOWN IN PARENTHESES AND DIMENSIONS SHOWN IN FIGURE.
- DIMENSIONS SHALL BE SUBJECT TO APPROVAL.

REVISION HISTORY:

| NO. | DATE | DESCRIPTION | BY | SCALE | DATE | DESCRIPTION |
|-----|------------|-------------------|----|-------|------|-------------|
| 1 | 2017.12.01 | ISSUED FOR PERMIT | AS | 1:100 | | |

CLIENT: COU Glaselche Marina
PROJECT: CONSOLIDATION
PREPARE: ARCHITECTURAL
DESCRIPTION: BUILDING ETTC ROOF PART PLAN - NORTH

CONSULTANTS:
 Chief Architect: **ARLAB ARCHITECTURE**
 Structural Engineer: **AN ANJONIMACH ARCHITECTURE**
 Mechanical Engineer: **AN ANJONIMACH ARCHITECTURE**
 Electrical Engineer: **AN ANJONIMACH ARCHITECTURE**
 Civil Engineer: **AN ANJONIMACH ARCHITECTURE**
 Traffic Engineer: **AN ANJONIMACH ARCHITECTURE**
 Landscape Architect: **AN ANJONIMACH ARCHITECTURE**
 Building Costing: **AN ANJONIMACH ARCHITECTURE**

APPROVED: [Signature]

PRELIMINARY

Wednesday, 1 December 2017 2:00 pm - BIM Server name: BIM Server 2107116_LPI_COU_ETTC_CO

APPROVED

DEMOLITION NOTES

1. ALL DEMOLITION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH LA 101.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE CODES.
3. DEMOLITION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPLICABLE CODES.
4. ALL DEMOLITION WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPLICABLE CODES.
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DEMOLITION LEGEND

100% DEMOLITION

50% DEMOLITION

25% DEMOLITION



GROUND FLOOR PLAN ESD 1280

PRELIMINARY

DATE: 28 March 2018 8:17 pm

PROJECT: BUILDING ETC GROUND ESD PLAN

CLIENT: COU Education Centre

DESIGNER: BRICKLAB ARCHITECTURE

SCALE: 1:100

PROJECT NO: 1280

DATE: 28 March 2018 8:17 pm

PROJECT: BUILDING ETC GROUND ESD PLAN

CLIENT: COU Education Centre

DESIGNER: BRICKLAB ARCHITECTURE

SCALE: 1:100

PROJECT NO: 1280

DATE: 28 March 2018 8:17 pm

PROJECT: BUILDING ETC GROUND ESD PLAN

CLIENT: COU Education Centre

DESIGNER: BRICKLAB ARCHITECTURE

SCALE: 1:100

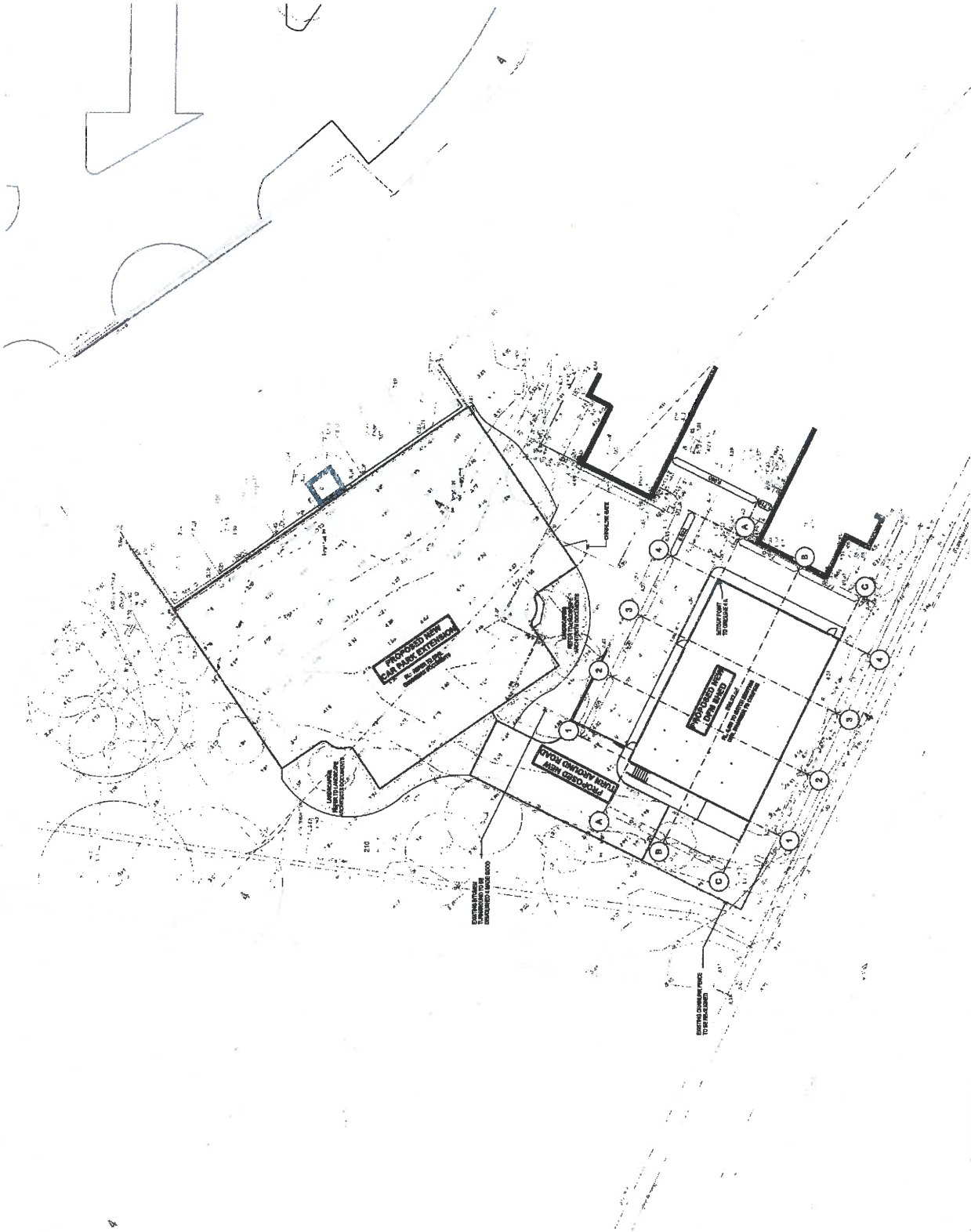
PROJECT NO: 1280



LOCALITY PLAN
1:3000

LOCALITY PLAN LEGEND

- 03 PROPOSED NEW PROPOSED TO
- 04 PROPOSED NEW PARK & RECREATION
- 05 PROPOSED NEW BUILDING (NOT EXISTING)
- 06 PROPOSED NEW ROAD (NOT EXISTING)
- 07 PROPOSED NEW LANDSCAPE (NOT EXISTING)
- 08 EXISTING LANDSCAPE
- 09 EXISTING BUILDING
- 10 EXISTING ROAD
- 11 EXISTING LANDSCAPE
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- 86 EXISTING LANDSCAPE
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- 88 EXISTING ROAD
- 89 EXISTING LANDSCAPE
- 90 EXISTING BUILDING
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- 92 EXISTING LANDSCAPE
- 93 EXISTING BUILDING
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- 95 EXISTING LANDSCAPE
- 96 EXISTING BUILDING
- 97 EXISTING ROAD
- 98 EXISTING LANDSCAPE
- 99 EXISTING BUILDING
- 100 EXISTING ROAD



APPROVED

SCALE 1:100 (A1)
DPN SHED SITE PLAN
1:200

NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
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airLAB
MARK JEREMIANI ARCHITECTURE
15 BROADWAY
SYDNEY NSW 2008
PH: 02 9231 1111
WWW.AIRLABARCHITECTURE.COM

University of Technology Australia
PAINTER, DIXON & ASSOCIATES
BUILDING DESIGN

CONSULTANTS:
Civil Engineer: [Name]
Structural Engineer: [Name]
MEP Engineer: [Name]
Landscape Architect: [Name]
Quantity Surveyor: [Name]

FROM PLANNING DEPARTMENT:
Urban Design: [Name]
Landscape Architect: [Name]
Quantity Surveyor: [Name]

TRUCK ENGINEER:
Name: [Name]
Date: [Date]

PRELIMINARY

DATE: 21/03/2018
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT: [Name]
SHEET: [Name]

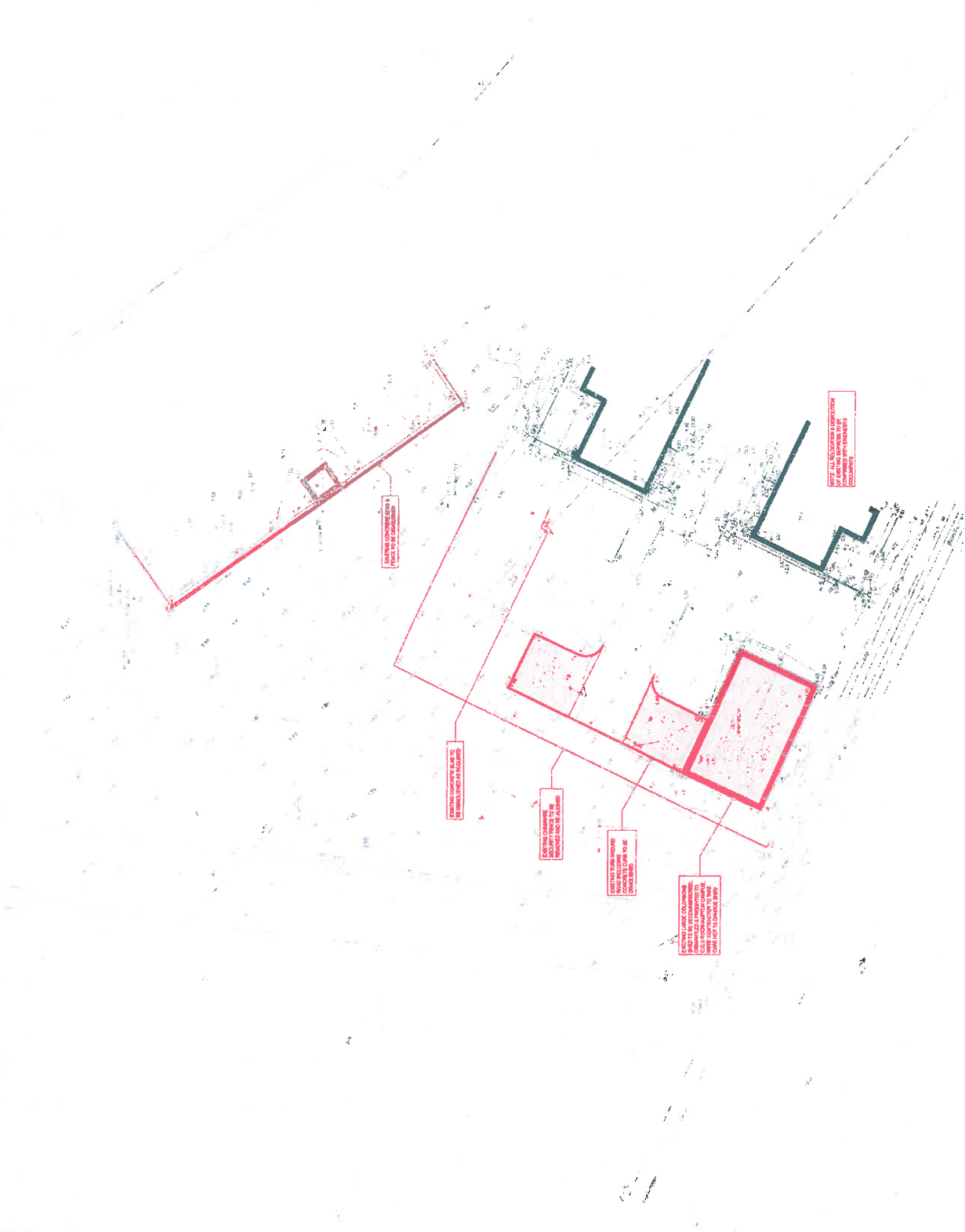
CLIENT: [Name]
PROJECT: [Name]
PHASE: [Name]
LOCATION: [Name]

SCALE: [Name]
DATE: [Name]



2 LOCALITY PLAN
1:3000

- LOCALITY PLAN LEGEND**
- 001 PROPOSED NEW BUILDINGS ETC.
 - 002 EXISTING BUILDINGS & INFRASTRUCTURE
 - 003 EXISTING ROAD NETWORK
 - 004 EXISTING PUBLIC OPEN SPACES
 - 005 EXISTING UTILITIES
 - 006 EXISTING LANDSCAPE
 - 007 EXISTING OPEN SPACE
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APPROVED

1 DEMOLITION PLAN 1:300

SCALE 1:300 (A3)

DATE: 15/03/2024

PROJECT: DEMOLITION OF EXISTING BUILDINGS AND INFRASTRUCTURE

CLIENT: [REDACTED]

DESIGNER: [REDACTED]

CONTRACTOR: [REDACTED]

NOTES:

- DEMOLITION OF THIS BUILDING TO BE COMPLETED BY 15/03/2024
- EXISTING LARGE COLUMNAR CONCRETE STRUCTURE TO BE DEMOLISHED BY 15/03/2024
- EXISTING CONCRETE WALL TO BE DEMOLISHED BY 15/03/2024
- EXISTING CONCRETE WALL TO BE DEMOLISHED BY 15/03/2024
- EXISTING CONCRETE WALL TO BE DEMOLISHED BY 15/03/2024

BY: [REDACTED]

DATE: 15/03/2024

PRELIMINARY

DATE: 15/03/2024

SCALE: 1:300

PROJECT: DEMOLITION OF EXISTING BUILDINGS AND INFRASTRUCTURE

CLIENT: [REDACTED]

DESIGNER: [REDACTED]

CONTRACTOR: [REDACTED]

NOTES:

- DEMOLITION OF THIS BUILDING TO BE COMPLETED BY 15/03/2024
- EXISTING LARGE COLUMNAR CONCRETE STRUCTURE TO BE DEMOLISHED BY 15/03/2024
- EXISTING CONCRETE WALL TO BE DEMOLISHED BY 15/03/2024
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BY: [REDACTED]

DATE: 15/03/2024

PROJECT: DEMOLITION OF EXISTING BUILDINGS AND INFRASTRUCTURE

CLIENT: [REDACTED]

DESIGNER: [REDACTED]

CONTRACTOR: [REDACTED]

NOTES:

- DEMOLITION OF THIS BUILDING TO BE COMPLETED BY 15/03/2024
- EXISTING LARGE COLUMNAR CONCRETE STRUCTURE TO BE DEMOLISHED BY 15/03/2024
- EXISTING CONCRETE WALL TO BE DEMOLISHED BY 15/03/2024
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- EXISTING CONCRETE WALL TO BE DEMOLISHED BY 15/03/2024

BY: [REDACTED]

DATE: 15/03/2024



arkLAB
ARCHITECTURE

15/03/2024

| NO. | DATE | DESCRIPTION | BY | SCALE | STATUS |
|-----|------------|---|------------|-------|-------------|
| 1 | 15/03/2024 | DEMOLITION OF EXISTING BUILDINGS AND INFRASTRUCTURE | [REDACTED] | 1:300 | PRELIMINARY |

BY: [REDACTED]

DATE: 15/03/2024

PROJECT: DEMOLITION OF EXISTING BUILDINGS AND INFRASTRUCTURE

CLIENT: [REDACTED]

DESIGNER: [REDACTED]

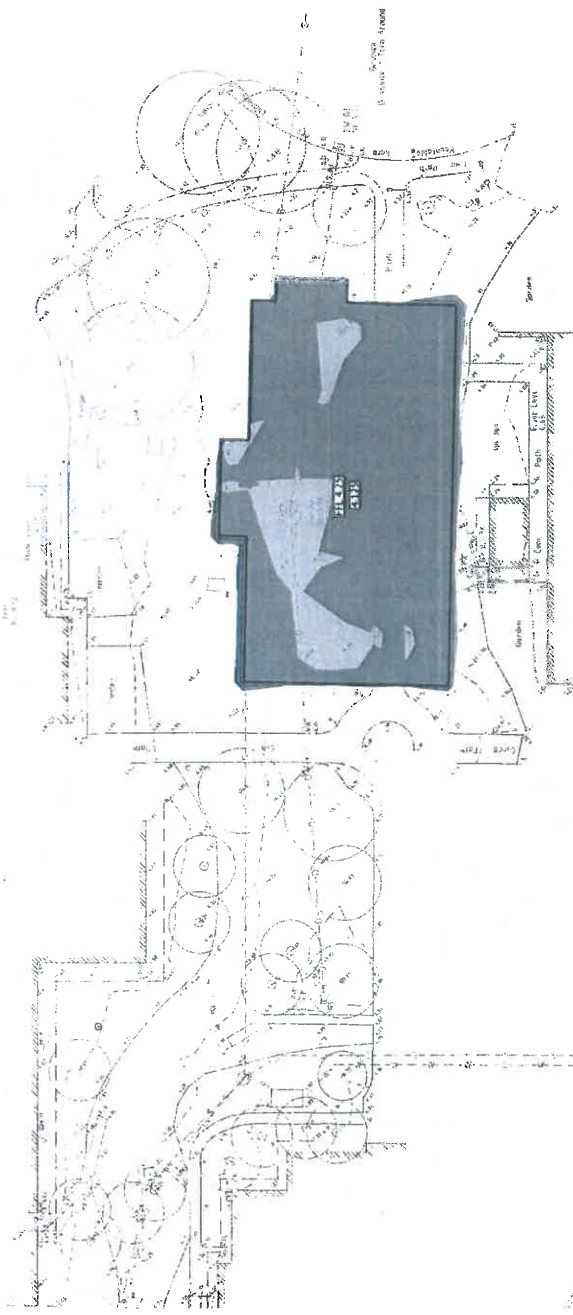
CONTRACTOR: [REDACTED]

NOTES:

- DEMOLITION OF THIS BUILDING TO BE COMPLETED BY 15/03/2024
- EXISTING LARGE COLUMNAR CONCRETE STRUCTURE TO BE DEMOLISHED BY 15/03/2024
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BY: [REDACTED]

DATE: 15/03/2024



APPROVED

PRELIMINARY
FOR REVIEW/COMMENTS

| | | | |
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| Client | 17/27 | Project | EP7 |
| Drawn | 11/00 | Checked | EC |
| Scale | AS 03:24 | Author | |
| Proj No. | CE000462 | Drawing No. | C001 |
| Proj Name | | Sheet No. | 1 |

**BULK EARTHWORKS
LAYOUT PLAN
SHEET 2**

PROJECT:
COU GLADSTONE MARINA
CAMPUS CONSOLIDATION

DESCRIPTION:
PLAN TO SHOW THE PROPOSED EARTHWORKS TO BE CONSTRUCTED TO ACCOMPANY THE DEVELOPMENT OF THE CONSOLIDATED CAMPUS AT MARINA GLADSTONE. THE PLAN SHOWS THE PROPOSED EARTHWORKS TO BE CONSTRUCTED TO ACCOMPANY THE DEVELOPMENT OF THE CONSOLIDATED CAMPUS AT MARINA GLADSTONE.

PAYNTER DIXON
BUILDING YOUR BUSINESS



COMMENTS: A REPRESENTATION OF THESE DRAWINGS IS MADE ON PARTS OF THE PROJECT. PAYNTER DIXON IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE CLIENT IS ADVISED THAT THE DRAWINGS ARE PRELIMINARY AND SHOULD BE USED AS A GUIDE ONLY. PAYNTER DIXON IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS.

BRISBANE OFFICE
PAYNTER DIXON
1000 ANSON DRIVE
FARMERS VILLAGE, QLD 4008
PH: 07 553 2222
WWW.PAYNTERDIXON.COM.AU



CONTRACT NO:
EP7 272

SCALE:
AS 03:24

LEGEND - PROPOSED

- EXTENT OF CUT
- EXTENT OF FILL
- FINISHED MAJOR CONTOURS (0.50m)
- FINISHED MINOR CONTOURS (0.25m)
- BUILDING FINISHED FLOOR LEVEL
- FINISHED PAD LEVEL

LEGEND - EXISTING

- EXISTING CONTOURS (0.50m)
- EXISTING STORMWATER
- EXISTING SEWER
- EXISTING VICIUM SENER
- EXISTING WATER
- EXISTING ELECTRICITY
- EXISTING TELECOMMUNICATIONS
- EXISTING GAS
- TEMPORARY STORMWATER DIVERSION SWALE

LEGEND - PROPOSED

- EXTENT OF CUT
- EXTENT OF FILL
- FINISHED MAJOR CONTOURS (0.50m)
- FINISHED MINOR CONTOURS (0.25m)
- BUILDING FINISHED FLOOR LEVEL
- FINISHED PAD LEVEL

LEGEND - EXISTING

- 12.0 - EXISTING CONTOURS (0.50m)
- 0 - EXISTING STORMWATER
- S - EXISTING SEWER
- VS - EXISTING VACUUM SEWER
- W - EXISTING WATER
- E - EXISTING ELECTRICITY
- T - EXISTING TELECOMMUNICATIONS
- G - EXISTING GAS
- TEMPORARY STORMWATER DIVERSION SWALE

NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL CONSTRUCTION REGULATIONS.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL ELECTRICAL REGULATIONS AND THE NATIONAL ELECTRIFICATION REGULATIONS.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL PLUMBING REGULATIONS AND THE NATIONAL PLUMBING REGULATIONS.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL MECHANICAL REGULATIONS AND THE NATIONAL MECHANICAL REGULATIONS.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL CIVIL REGULATIONS AND THE NATIONAL CIVIL REGULATIONS.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL STRUCTURAL REGULATIONS AND THE NATIONAL STRUCTURAL REGULATIONS.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL LANDSCAPE REGULATIONS AND THE NATIONAL LANDSCAPE REGULATIONS.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL TOWN PLANNING REGULATIONS AND THE NATIONAL TOWN PLANNING REGULATIONS.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL ACoustic REGULATIONS AND THE NATIONAL ACoustic REGULATIONS.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL GEOTECHNICAL REGULATIONS AND THE NATIONAL GEOTECHNICAL REGULATIONS.
 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL GREEN STAR REGULATIONS AND THE NATIONAL GREEN STAR REGULATIONS.

AMENDMENTS

| REV | DATE | DESCRIPTION | BY |
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| 1 | 15/07/2014 | PRELIMINARY DESIGN | ... |

REVISION HISTORY

| REV | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| | | | |



PAYNTER DIXON
 BUILDING YOUR BUSINESS

PREMISE
 LEVEL 1, 100 BUNAWICKS STREET
 PORTFOLIO VALLEY, GLEN HIDE
 M35, 5000 PORTFOLIO VALLEY, SA
 PHONE: 08 8320 1000
 WWW.PREMIERE.COM.AU

PROJECT COLLECTION

| TITLE | DATE |
|-------|------|
| | |

CONSULTANTS:

- Civil Storm Water:**
Premise
- Structural Engineer:**
STP Consultants
- Electrical/Control/Security/Dry Fire/Mechanical/Hydraulic Engineer:**
Unwin Ltd
- Landscaping Architect:**
Jeremy Fisher
- Building Certifier:**
Building Certifiers Australia
- Town Planning:**
Northrup Consulting
- Acoustic Engineer:**
Raza Tash
Raza Acoustic
- Traffic Engineer:**
Premise
- Geotechnical Engineer:**
Construction Solutions
- Green Star/ESD:**
Bee

CLIENT:

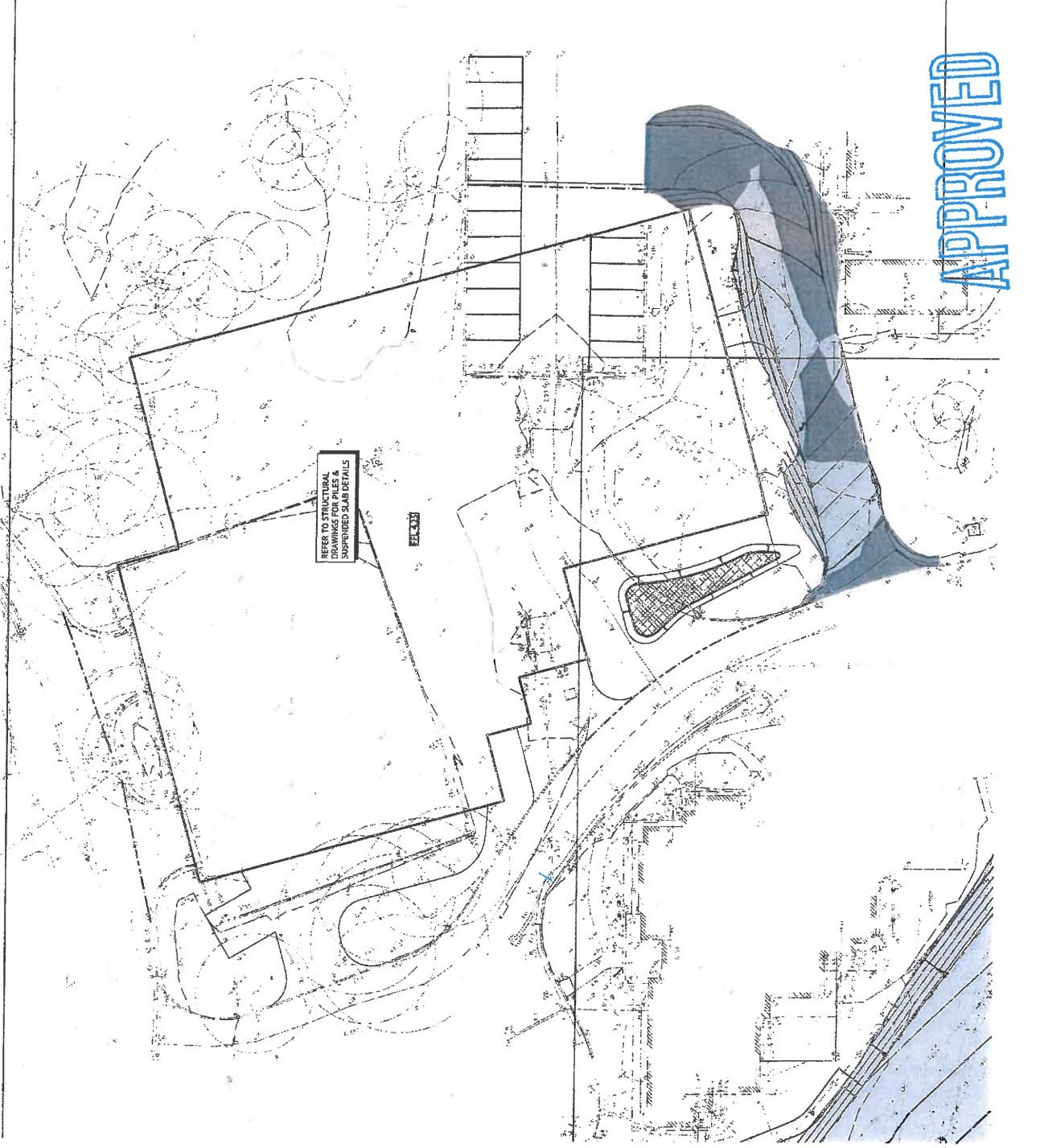
CQT GLADSTONE MARINA
 CAMPUS CONSOLIDATION

DESCRIPTION:

BULK EARTHWORKS
 LAYOUT PLAN
 SHEET 1

| DATE | BY | APPROVED |
|------------|-----|----------|
| 15/07/2014 | ... | ... |

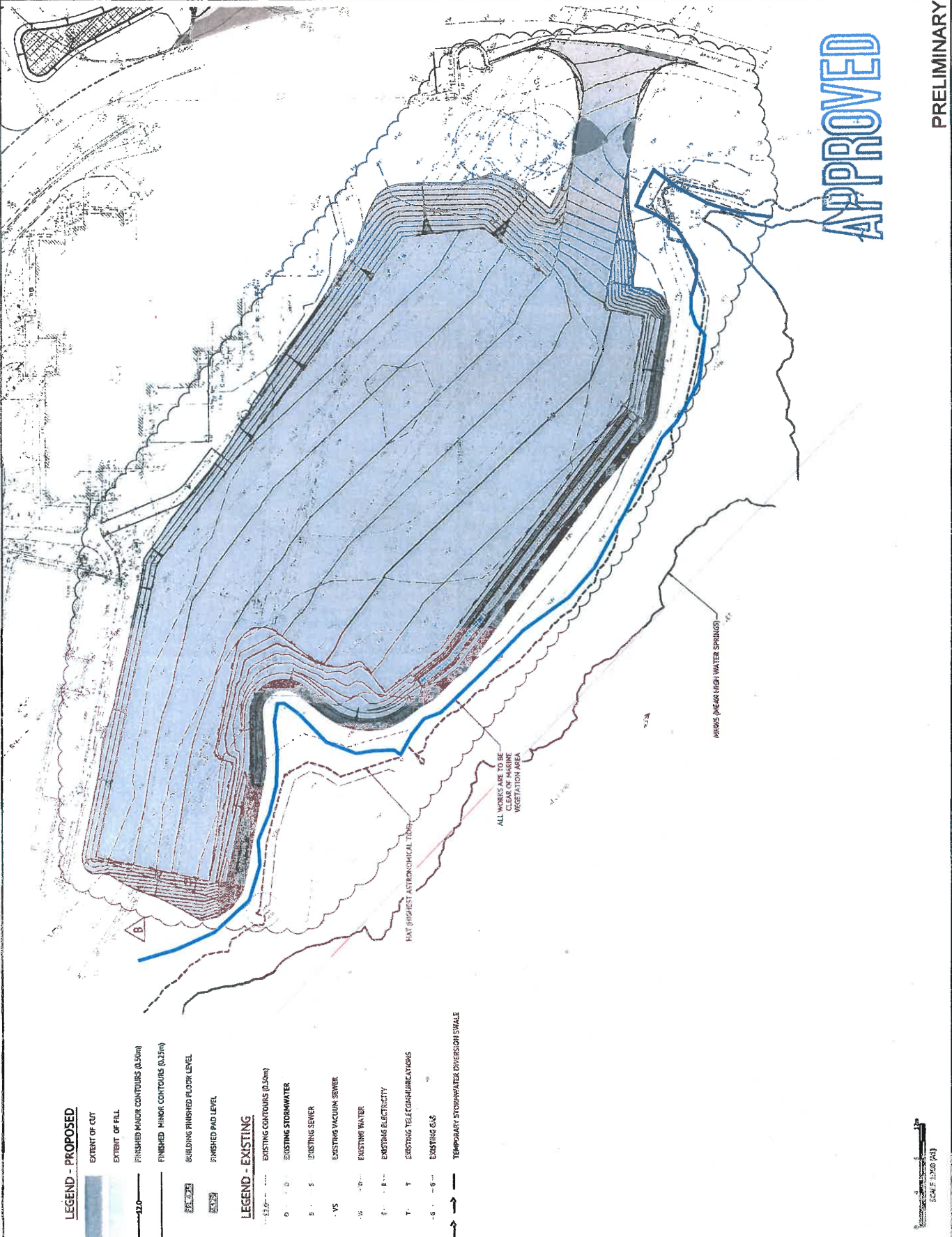
PROJECT NUMBER: NP-2014
CLIENT NUMBER: CQJ4002
PROJECT NAME: CQT GLADSTONE MARINA CAMPUS CONSOLIDATION
SCALE: 1:200



APPROVED



PRELIMINARY



APPROVED

PRELIMINARY

| <p>NOTES</p> <p>1. ALL WORKS ARE TO BE KEPT CLEAR OF ALL VEGETATION AREA.</p> <p>2. ALL WORKS ARE TO BE KEPT CLEAR OF ALL VEGETATION AREA.</p> <p>3. ALL WORKS ARE TO BE KEPT CLEAR OF ALL VEGETATION AREA.</p> <p>4. ALL WORKS ARE TO BE KEPT CLEAR OF ALL VEGETATION AREA.</p> <p>5. ALL WORKS ARE TO BE KEPT CLEAR OF ALL VEGETATION AREA.</p> <p>6. ALL WORKS ARE TO BE KEPT CLEAR OF ALL VEGETATION AREA.</p> <p>7. ALL WORKS ARE TO BE KEPT CLEAR OF ALL VEGETATION AREA.</p> <p>8. ALL WORKS ARE TO BE KEPT CLEAR OF ALL VEGETATION AREA.</p> <p>9. ALL WORKS ARE TO BE KEPT CLEAR OF ALL VEGETATION AREA.</p> <p>10. ALL WORKS ARE TO BE KEPT CLEAR OF ALL VEGETATION AREA.</p> | <p>AMENDMENTS</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>2</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>3</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>4</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>5</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>6</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>7</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>8</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>9</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>10</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>11</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>12</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>13</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>14</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>15</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>16</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>17</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>18</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>19</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> <tr> <td>20</td> <td>ISSUED FOR TENDERS</td> <td>15/10/2010</td> </tr> </table> | NO. | DESCRIPTION | DATE | 1 | ISSUED FOR TENDERS | 15/10/2010 | 2 | ISSUED FOR TENDERS | 15/10/2010 | 3 | ISSUED FOR TENDERS | 15/10/2010 | 4 | ISSUED FOR TENDERS | 15/10/2010 | 5 | ISSUED FOR TENDERS | 15/10/2010 | 6 | ISSUED FOR TENDERS | 15/10/2010 | 7 | ISSUED FOR TENDERS | 15/10/2010 | 8 | ISSUED FOR TENDERS | 15/10/2010 | 9 | ISSUED FOR TENDERS | 15/10/2010 | 10 | ISSUED FOR TENDERS | 15/10/2010 | 11 | ISSUED FOR TENDERS | 15/10/2010 | 12 | ISSUED FOR TENDERS | 15/10/2010 | 13 | ISSUED FOR TENDERS | 15/10/2010 | 14 | ISSUED FOR TENDERS | 15/10/2010 | 15 | ISSUED FOR TENDERS | 15/10/2010 | 16 | ISSUED FOR TENDERS | 15/10/2010 | 17 | ISSUED FOR TENDERS | 15/10/2010 | 18 | ISSUED FOR TENDERS | 15/10/2010 | 19 | ISSUED FOR TENDERS | 15/10/2010 | 20 | ISSUED FOR TENDERS | 15/10/2010 | <p>UNIVERSITY OF WARRI</p> <p>PAYANTER DIXON BUILDING YOUR BUSINESS</p> <p>BRISBANE OFFICE LEVEL 1, 100 BALMAIN STREET PARSONS WALK RAILWAY CREOSOTE BRISBANE QLD 4000 TEL: (07) 5570 3321 WWW.PAYANTERDIXON.COM.AU</p> <p>Premise PROJECT DIRECTOR: _____ DATE: _____ OWNER: _____ DATE: _____</p> <p>CONSULTANTS: CHU Storm Water: Premise Structural Engineer: SPT Consultants Electrical/Comm/ Security/ Dry Fire Mechanical/Hydraulic Engineer: United Ltd Landscape Architect: Jimmy Porter Building Costifier: Building Costing Australia Town Planning: Northgroup Consulting Acoustic Engineer: RTP Acoustics Traffic Engineer: Premise Geotechnical Engineer: Construction Services Green Star EBP: EPA</p> <p>CAMPUS: COU GLADSTONE MARINA CAMPUS CONSOLIDATION</p> <p>DESCRIPTION: BULK EARTHWORKS LAYOUT PLAN SHEET 4</p> <p>DATE: 15/10/2010 SCALE: 1:1000 PROJECT NUMBER: MIS-0354</p> <p>DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____</p> <p>PROJECT NO: CE000402 PROJECT NAME: COU GLADSTONE MARINA CONSOLIDATION SCALE: 1:1000 DATE: 15/10/2010</p> |
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| 4 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | ISSUED FOR TENDERS | 15/10/2010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

LEGEND - PROPOSED

- EXTENT OF CUT
- EXTENT OF FILL
- FINISHED MAJOR CONTOURS (0.50m)
- - - FINISHED MINOR CONTOURS (0.10m)
- BUILDING FINISHED FLOOR LEVEL
- FINISHED PAD LEVEL

LEGEND - EXISTING

- - - EXISTING CONTOURS (0.50m)
- ○ ○ EXISTING STORMWATER
- S — EXISTING SEWER
- · · VS · · · EXISTING VACUUM SEWER
- W — EXISTING WATER
- E — EXISTING ELECTRICITY
- T · T EXISTING TELECOMMUNICATIONS
- G — EXISTING GAS
- TEMPORARY STORMWATER DIVERSION SWALE



NOTES

1. This drawing is a preliminary design and is not to be used for construction purposes without the approval of the relevant authorities.

2. The client is responsible for obtaining all necessary approvals and permits for this project.

3. The client is responsible for ensuring that all relevant legislation and standards are followed.

4. The client is responsible for ensuring that all relevant stakeholders are consulted and their views are taken into account.

5. The client is responsible for ensuring that all relevant information is provided to the consultants.

6. The client is responsible for ensuring that all relevant information is kept up to date.

7. The client is responsible for ensuring that all relevant information is shared with the consultants.

8. The client is responsible for ensuring that all relevant information is used for the purpose of this project.

9. The client is responsible for ensuring that all relevant information is used in accordance with the terms of the engagement agreement.

10. The client is responsible for ensuring that all relevant information is used in accordance with the relevant legislation and standards.

11. The client is responsible for ensuring that all relevant information is used in accordance with the relevant industry best practice.

12. The client is responsible for ensuring that all relevant information is used in accordance with the relevant professional standards.

13. The client is responsible for ensuring that all relevant information is used in accordance with the relevant ethical standards.

14. The client is responsible for ensuring that all relevant information is used in accordance with the relevant social standards.

15. The client is responsible for ensuring that all relevant information is used in accordance with the relevant environmental standards.

16. The client is responsible for ensuring that all relevant information is used in accordance with the relevant cultural standards.

17. The client is responsible for ensuring that all relevant information is used in accordance with the relevant heritage standards.

18. The client is responsible for ensuring that all relevant information is used in accordance with the relevant historical standards.

19. The client is responsible for ensuring that all relevant information is used in accordance with the relevant archaeological standards.

20. The client is responsible for ensuring that all relevant information is used in accordance with the relevant geotechnical standards.

21. The client is responsible for ensuring that all relevant information is used in accordance with the relevant structural standards.

22. The client is responsible for ensuring that all relevant information is used in accordance with the relevant electrical standards.

23. The client is responsible for ensuring that all relevant information is used in accordance with the relevant plumbing standards.

24. The client is responsible for ensuring that all relevant information is used in accordance with the relevant fire standards.

25. The client is responsible for ensuring that all relevant information is used in accordance with the relevant safety standards.

26. The client is responsible for ensuring that all relevant information is used in accordance with the relevant health standards.

27. The client is responsible for ensuring that all relevant information is used in accordance with the relevant environmental health standards.

28. The client is responsible for ensuring that all relevant information is used in accordance with the relevant occupational health standards.

29. The client is responsible for ensuring that all relevant information is used in accordance with the relevant safety and health standards.

30. The client is responsible for ensuring that all relevant information is used in accordance with the relevant safety and health standards.

REVISIONS

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BUILDING YOUR BUSINESS

Brisbane Office
LEVEL 1, 100 BRISBANE STREET
BENTLEY QLD 4008
PH: (07) 3333 3333
WWW.PAYNTERDIXON.COM.AU

Premise

PROJECT: [REDACTED] DATE: [REDACTED]

DATE: [REDACTED]

- CONSULTANTS:**
- Civil Storm Water: Premise
 - Structural Engineer: STP Consultants
 - Electrical/Comm Security Dry Fire: Mechanical/Hydraulic Engineer: Urban UJ
 - Landscape Architect: Jemmy Jelic
 - Building Certifier: Building Certifiers Network
 - Town Planning: Hartgrove Consulting
 - Acoustic Engineer: Ryan Fitzhugh
 - Traffic Engineer: Premise
 - Geotechnical Engineer: Construction Science
 - Green Star ESD: Site

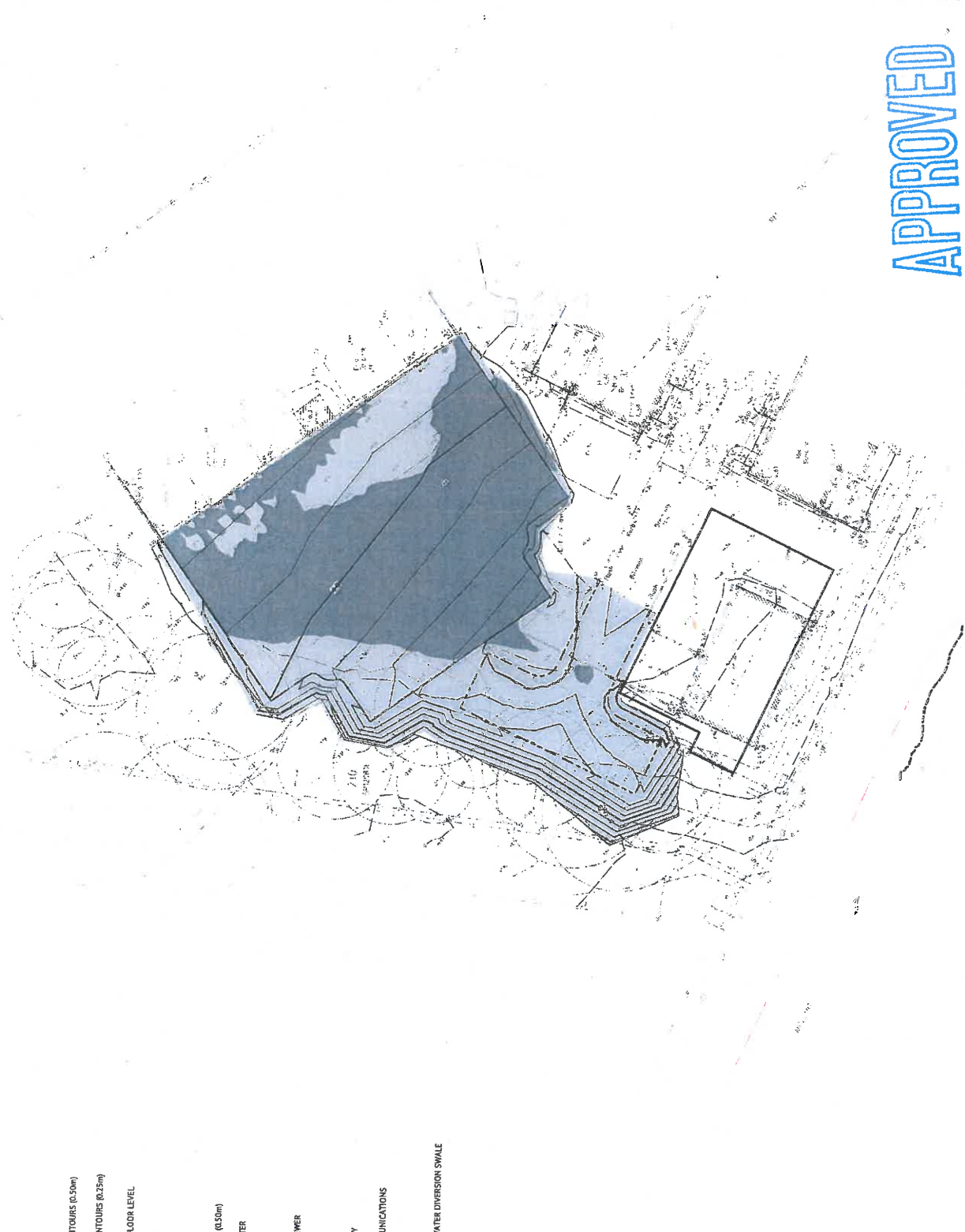
CLIENT:
COU GLADSTONE MARINA
CAMPUS CONSOLIDATION

DESCRIPTION:
BULK EARTHWORKS
LAYOUT PLAN
SHEET 3

DATE: 10/10/2023
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
SCALE: 1:1000
PROJECT NO: MIE-0354
DRAWING NO: CE000402
ISSUED BY: [REDACTED]
ISSUED DATE: 10/10/2023
PROJECT LOCATION: COU-GLD-413-00-CV-CR-01 B

LEGEND - PROPOSED

- EXTENT OF CUT
 - EXTENT OF FILL
 - FINISHED MAJOR CONTOURS (0.50m)
 - FINISHED MINOR CONTOURS (0.25m)
 - FINISHED FLOOR LEVEL
 - FINISHED PAD LEVEL
- LEGEND - EXISTING**
- EXISTING CONTOURS (0.50m)
 - EXISTING STORMWATER
 - EXISTING SEWER
 - EXISTING VACUUM SEWER
 - EXISTING WATER
 - EXISTING ELECTRICITY
 - EXISTING TELECOMMUNICATIONS
 - EXISTING GAS
 - TEMPORARY STORMWATER DIVERSION SWALE



APPROVED



PRELIMINARY

NOTES

1. LOCATION & LEVELS OF ALL EXISTING SERVICES TO BE CONSIDERED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

2. EARTHWORKS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE EMBANKMENT AND SEDIMENT CONTROL, CONSTRUCTION, EROSION CONTROL AND SENSITIVE CONTROL NOTES AND DETAILS.

3. ALL EARTHWORKS TO BE CARRIED OUT UNDER LEVEL ONE GEOTECHNICAL CONTROL IN ACCORDANCE WITH LOCAL AUTHORITIES AND A57398. EMBANKMENT AND SEDIMENT CONTROL DETAILS TO BE SHOWN OR AS DIRECTED ON SITE.

4. ALL BATTERS ARE 1 IN 4 UNLESS SHOWN OTHERWISE.

TESTING

1. THE GOVERNMENT MAY ORDER ADDITIONAL TESTS REFER TO THE LOCAL AUTHORITIES SPECIFICATION FOR STANDARDS OF CONSTRUCTION AND MATERIAL STANDARDS.

EARTHWORKS TESTING

1. COMPACTION TESTS

| LOCATION | AREA PER TEST |
|---|--|
| FINISHED LEVEL OR ROAD SUBGRADE (IN OR OUT OF FILL) | |
| LOWEST TWO LEVELS OF EMBANKMENT (PER LAYER) | REFER TO THE LOCAL AUTHORITY SPECIFICATION |
| OTHER LAYERS OF EMBANKMENT (PER LAYER) | |
| PREPARED NATURAL GROUND UNDER EMBANKMENT | |

2. QUALITY TESTS

QUALITY TESTS OF IMPORTED MATERIAL ARE REQUIRED AS SET OUT BY LOCAL AUTHORITY.

3. SUBGRADE TESTS

THE LOCATION OF PAVEMENT SUBGRADE TESTS SHALL BE AS DETERMINED BY THE SUPERINTENDENT WHO SHALL RECOMMEND CBR VALUES TO BE USED IN ROAD PAVEMENT DESIGN. THE NUMBER AND TYPES OF CBR TESTS SHALL BE AS DETERMINED BY THE SUPERINTENDENT TO BEST REPRESENT THE CONDITION OF THE SUBGRADE EXPECTED IN SERVICE.



PAYNTER DIXON
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LEVEL 2, 100 BIRMINGHAM STREET
PO BOX 104
PATERSON VALLEY QLD 4006
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Premise
PROJECT DIRECTOR DATE
PREP DATE

CONSULTANTS:

Civil Storm Water:
Crescent

Structural Engineer:
GTP Consultants

Electrical/ Communal Security Dry the Urinals:
Mechanical Hydraulic Engineer:

Landscape Architect:
Landscape

Building Certifier:
Building Certifier Admins

Town Planning:
Northgate Consulting

Acoustic Engineer:
Acoustic

Traffic Engineer:
Ron Rumble

Professional Engineer:
Construction Solutions

Green Star EBD:
MIRA

OWNER:
COU GLADSTONE MARINA
CAMPUS CONSOLIDATION

DESCRIPTION:
BULK EARTHWORKS NOTES
AND DETAILS

DATE:
DATE OF ISSUE
DATE OF REVISION
DATE OF REVISION

PROJECT NO:
MIS-2354

SCALE:
SCALE OF DRAWING
SCALE OF PHOTOGRAPH

PROJECT NO:
CEQU1402

PROJECT NO:
COU-GLD-00-00-01-CP-020

APPROVED

PRELIMINARY

STANDARD OPTIMUM MOISTURE CONTENT AND BE PLACED IN LOOSE LAYERS NOT GREATER THAN 200mm THICK, FLOODED, IF NECESSARY, AND COMPACTED TO A MINIMUM DENSITY INDEX OF 70% AS PER ASSOCIATED TABLE TO THE LOCAL AUTHORITY SPECIFICATION.

1. THE CONTRACTOR IS TO CONFIRM THE LOCATION OF SERVICE CONDUITS WITH THE SUPERINTENDENT PRIOR TO LAYING.

FILL MANAGEMENT

1. ALL FILL MATERIAL WILL BE PLACED IN ACCORDANCE WITH THE APPROVED SPECIFICATION.

2. THE FILL SHALL BE PLACED IN LAYERS OF NATURAL EARTH MATERIALS AND SHALL BE FREE OF ALL CONTAMINATES, NOXIOUS, HAZARDOUS, DETERIOROUS AND ORGANIC MATERIAL.

3. ALL FILL SHALL BE PROOF ROLLED TO A MINIMUM DENSITY INDEX OF 70% AS PER ASSOCIATED TABLE TO THE LOCAL AUTHORITY SPECIFICATION.

4. THE SITE SHOULD BE STRIPPED OF ANY TOPSOIL FROM COMPACTING AREAS, AND STOCKPILED FOR LATER USE.

5. PRIOR TO THE PLACEMENT OF ANY STRUCTURAL FILL, THE SITE SHOULD BE PROOF ROLLED USING A MINIMUM 10 TONNE ROLLER TO A MINIMUM DENSITY INDEX OF 70% AS PER ASSOCIATED TABLE TO THE LOCAL AUTHORITY SPECIFICATION.

6. ANY LOOSE OR SOFT AREAS SHOULD BE REMOVED AND RECOMPACTED OR REPLACED USING A COMPACTED SELECT FILL.

7. ALL AREAS TO BE FURNISHED BY THE CONTRACTOR OR SERVICE CONTRACTOR SHALL BE PROOF ROLLED AND BACKFILLED WITH COMPACTED SELECT FILL MATERIAL.

8. ANY STRUCTURAL CLAY FILL SHOULD BE PLACED IN LOOSE LAYERS TO A MAXIMUM OF 150mm PER LAYER. THE MOISTURE CONTENT IN THE RANGE 7% TO 13% OF THE

NOTES

1. REFER EROSION AND SEDIMENT CONTROL NOTES AND DETAILS DRAWINGS TO BE FULLY TURNED AS SOON AS PRACTICAL.

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| 89 | 10/10/2023 | ISSUE FOR PERMIT | ... |
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| 100 | 10/10/2023 | ISSUE FOR PERMIT | ... |

UNIVERSITY OF QUEENSLAND
 COLLEGE OF ENGINEERING, ARCHITECTURE AND CONSTRUCTION
 SCHOOL OF CIVIL ENGINEERING
 ST. LEONARDS CAMPUS
 ST. LEONARDS QLD 4072



PAYNTER DIXON
 BUILDING YOUR BUSINESS

BRISBANE OFFICE
 LEVEL 1, 100 BRISBANE STREET
 FORTITUDE VALLEY, QLD 4006
 PH: 07 3311 3311
 WEB: www.paynterdixon.com.au

Premise
 PROJECT DIRECTOR
 DATE
 DATE

CONSULTANTS:
 Civil Storm Water:
 Premise
 Structural Engineer:
 STP Generation
 Electrical/Control Security Dry Fire
 Mechanical/Hydraulic Engineer:
 Universal

Landscape Architect:
 Jenry-Jenry
 Building Certifier:
 Building Centre Advice
 Towns Planning:
 Neighbourhood Consulting
 Acoustic Engineer:
 Roca Tone
 Risk Perch
 Traffic Engineer:
 Premise
 Geotechnical Engineer:
 Construction Solutions
 Green Staff ESD:
 Beca

CLIENT:
 COLLEGE OF ENGINEERING, ARCHITECTURE AND CONSTRUCTION

PROJECT:
 COLLEGE OF ENGINEERING, ARCHITECTURE AND CONSTRUCTION
 CAMPUS CONSOLIDATION

DATE:
 10/10/2023

DESCRIPTION:
 EROSION AND SEDIMENT CONTROL LAYOUT
 SHEET 1

SCALE:
 1:1000

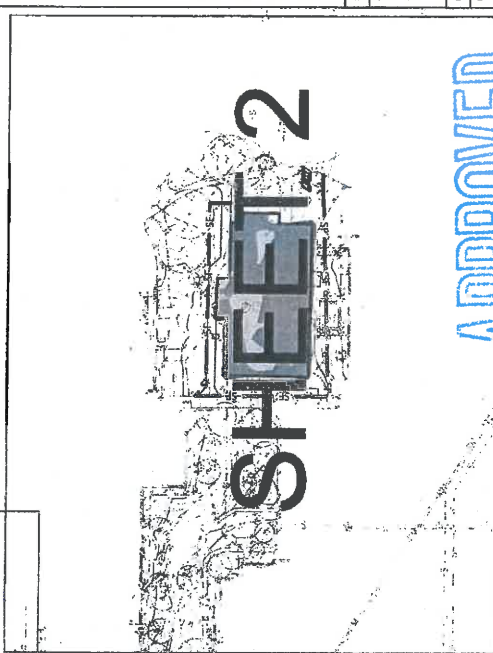
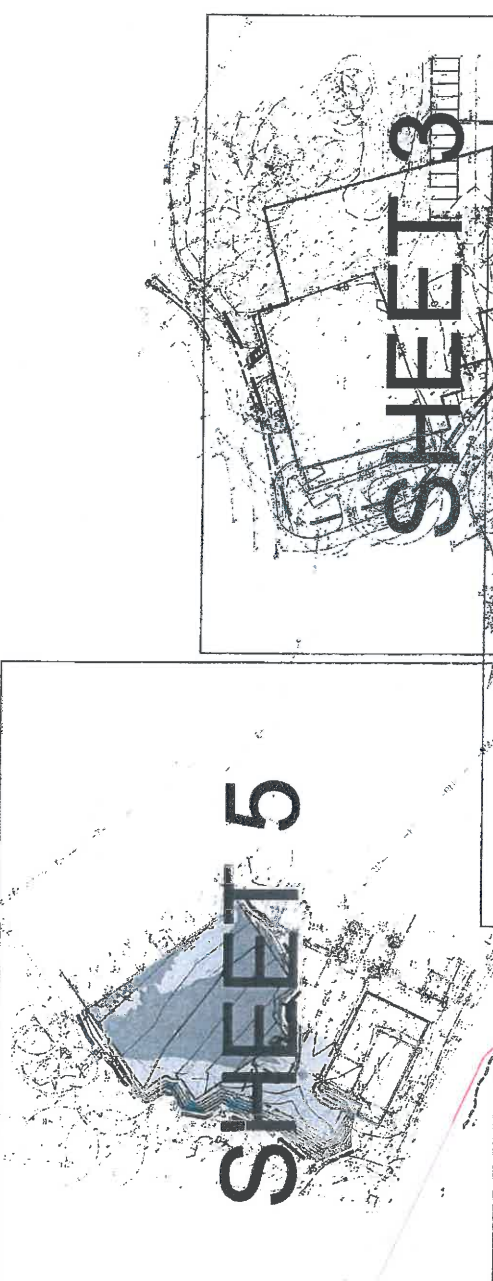
PROJECT NO.:
 MES-0354

DATE:
 10/10/2023

PROJECT NO.:
 MES-0354

NOTES

1. REFER EROSION AND SEDIMENT CONTROL NOTES AND DETAILS DRAWINGS TO BE FULLY TURNED AS SOON AS PRACTICAL.



- LEGEND**
- SF
 - SEMENT FENCE REFER ICA DRAWING SF-01 & SF-02 FOR DETAILS.
 - TEMPORARY CONSTRUCTION ENTRANCE REFER ICA DRAWING ESC-01 FOR DETAILS.
 - GULLY INLET PROTECTION. REFER ICA DRAWING ESC-03 FOR DETAILS.
 - FIELDY INLET PROTECTION. REFER ICA DRAWING ESC-02 FOR DETAILS.
 - BULK EARTHWORKS FINISHED MARK CONTOURS (0.5m)
 - BULK EARTHWORKS FINISHED MINOR CONTOURS (0.25m)
 - PROPOSED STORMWATER
 - EXISTING CONTOURS (0.5m)
 - PROPOSED EXCAVATION
 - PROPOSED FILL



SHEET 2

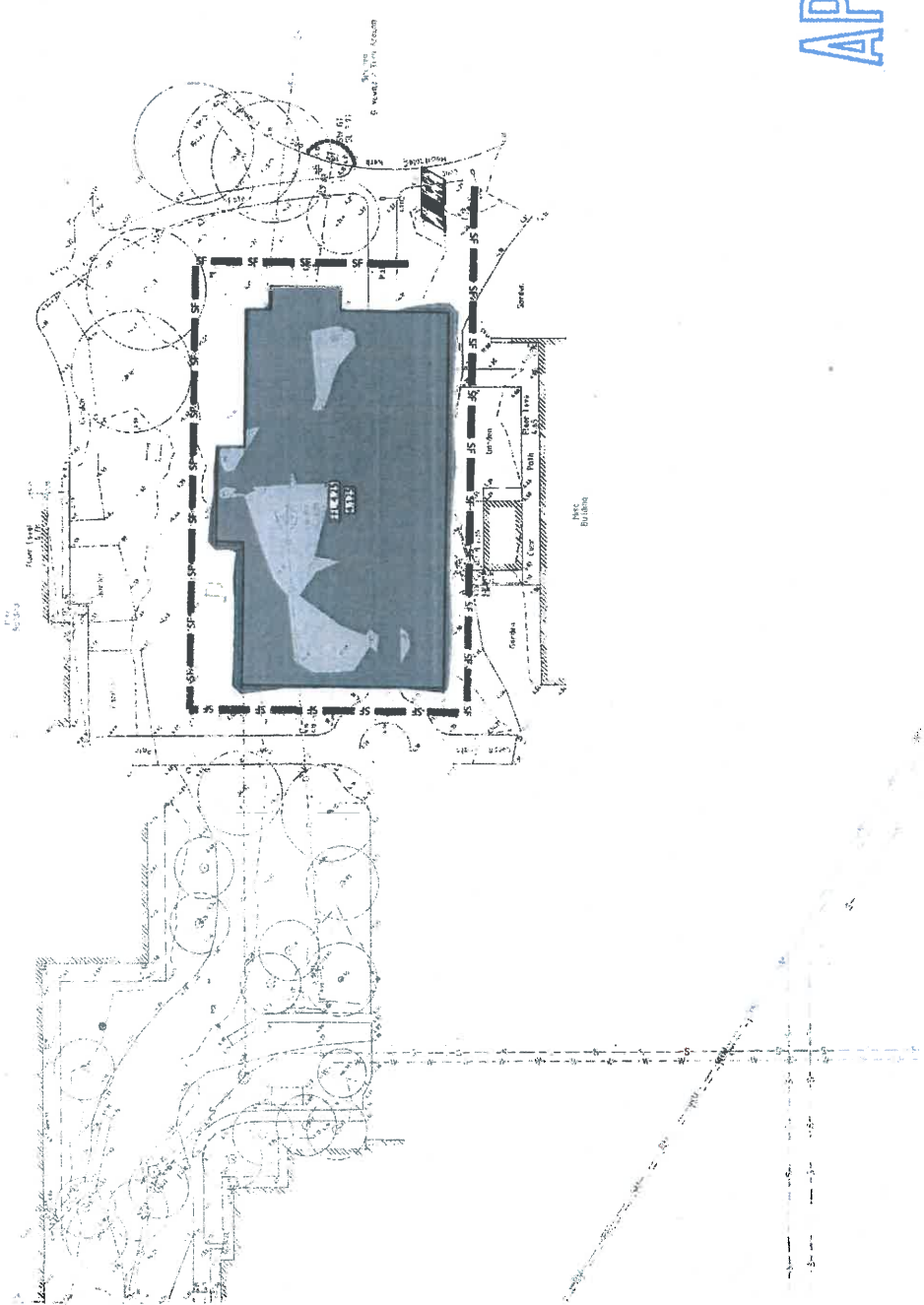
SHEET 3

SHEET 4

SHEET 5

APPROVED

PRELIMINARY



APPROVED

PRELIMINARY
FOR REVIEW/COMMENTS

| | | | | |
|--|---|--|--|---|
| <p>LEGEND</p> <p>SEWERAGE BY [Symbol]</p> <p>WATER SUPPLY BY [Symbol]</p> <p>PROPOSED EXCAVATION [Symbol]</p> <p>PROPOSED PILL [Symbol]</p> <p>DIRTY WATER CATCH DRAIN TO DIVERT DIRTY WATER FROM ROADWAY BOX & REAR OF LOTS TO SEDIMENT BASIN REFER DETAIL APPROVED GEO/FABRIC FINISHED IN PLACE</p> <p>CLEAN WATER DIVERSION DRAIN REFER DETAIL ALL CATCH DRAINS TO BE LINED WITH APPROVED GEO/FABRIC FINISHED IN PLACE</p> | <p>CONSULTANTS</p> <p>PREMISE CONSULTANTS UNIVERSITY OF WITWATERSRAND PO BOX 344 PRETORIA 001 401 TEL: 011 253 5441 WWW.PREMISECONSULTANTS.CO.ZA</p> | <p>PROJECT</p> <p>COU GLADSTONE MARRIA CAMPUS CONSOLIDATION</p> | <p>TITLE</p> <p>EROSION AND SEDIMENT CONTROL LAYOUT SHEET 2</p> | <p>DATE</p> <p>11/27/2011</p> <p>DESIGNER</p> <p>MIS-0154</p> <p>CHECKED BY</p> <p>CCOUM001</p> <p>SCALE</p> <p>1:1</p> |
|--|---|--|--|---|

| | |
|---------------------------|---|
| <p>SCALE 1:250 (PLAN)</p> | <p>DATE: 11/27/2011</p> <p>BY: [Name]</p> <p>NO: [Number]</p> |
|---------------------------|---|

8001020011 4021122

NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE RELEVANT STANDARDS AND SPECIFICATIONS.

2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS.

3. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS.

4. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS.

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10. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS.

AMENDMENTS

| REV | DATE | DESCRIPTION | BY |
|-----|------------|------------------|----|
| 1 | 10/01/2023 | ISSUE FOR PERMIT | MM |
| 2 | 10/01/2023 | ISSUE FOR PERMIT | MM |
| 3 | 10/01/2023 | ISSUE FOR PERMIT | MM |
| 4 | 10/01/2023 | ISSUE FOR PERMIT | MM |
| 5 | 10/01/2023 | ISSUE FOR PERMIT | MM |
| 6 | 10/01/2023 | ISSUE FOR PERMIT | MM |
| 7 | 10/01/2023 | ISSUE FOR PERMIT | MM |
| 8 | 10/01/2023 | ISSUE FOR PERMIT | MM |
| 9 | 10/01/2023 | ISSUE FOR PERMIT | MM |
| 10 | 10/01/2023 | ISSUE FOR PERMIT | MM |



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PREMISE OFFICE
100 BIRKENHEAD STREET
PORTER VALLEY QLD 4808
PH: 07 3248 1212
WWW.PREMISE.COM.AU

PREMISE

| PROJECT DIRECTOR | DATE |
|------------------|------|
| | |
| PIE | DATE |
| | |

CONSULTANTS:

CH2M Storm Water:
Pwntia

Structural Engineer:
RTP Consultants

Electrical/Control Specialist/Day Pre Engineer:
Electrical/Hydraulic Engineer
Univar Ltd

Landscaping Architect:
Jeremy Parker

Building Certifier:
Building Certifier Australia

Acoustic Engineer:
Reno Tusk

Traffic Engineer:
Pwntia

Geotechnical Engineer:
Contributor: Bolmore

Green Star EBD:
Beca

CLIENT:

PROJECT:

CCU GLADSTONE MARINA
CAMPUS CONSOLIDATION

PREPARED BY:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

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PROJECT NO.:

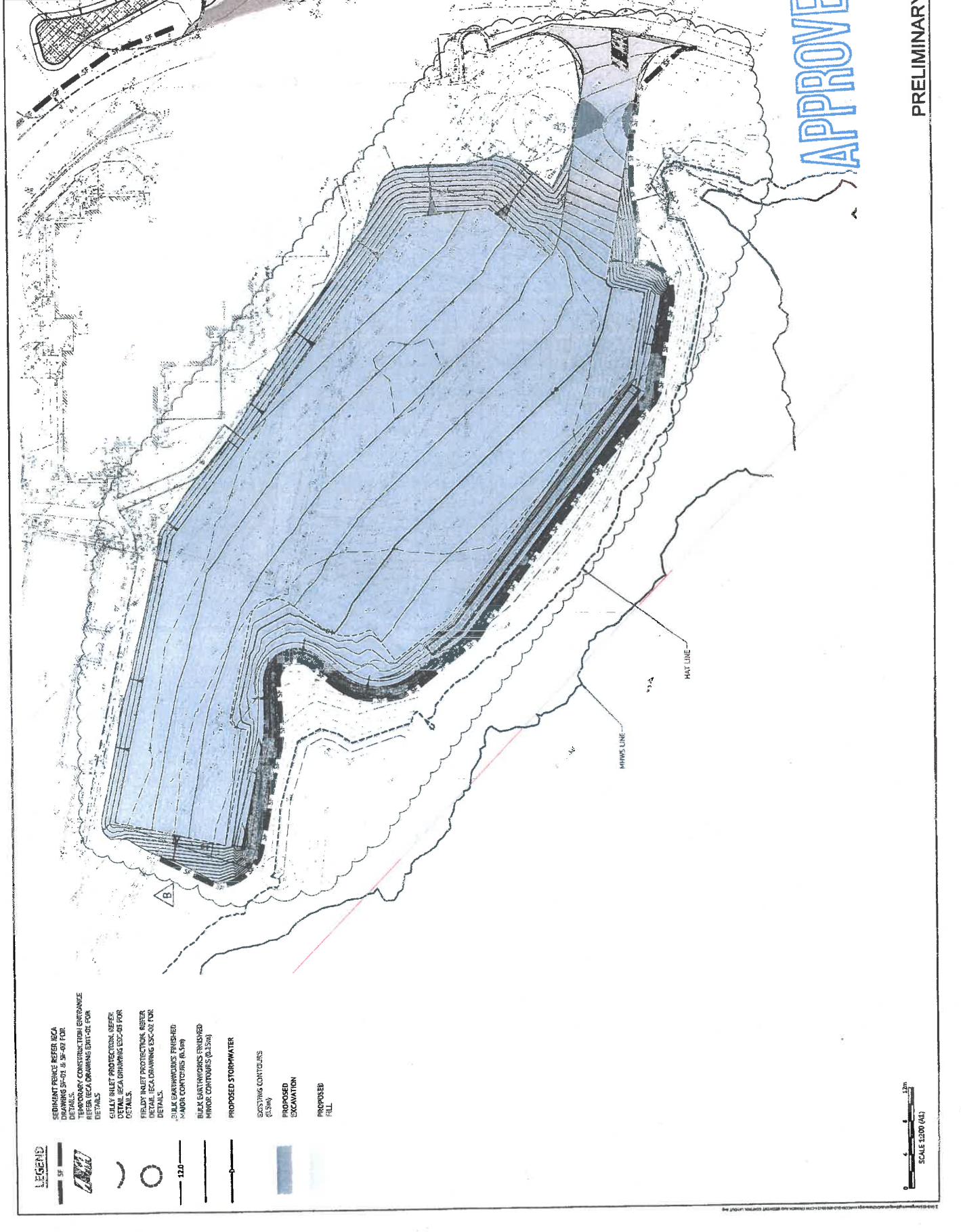
DATE:

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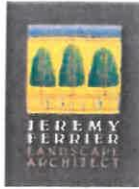
APPROVE

PRELIMINARY

LEGEND

- SEEDING
- 50'
- 30'x42' & 36'x42' FOR
- TEMPORARY CONSTRUCTION ENTRANCE
- REFER TO DRAWING ENT-01 FOR
- DETAILS
- GULLY INLET PROTECTION, REFER
- DETAIL TO DRAWING ESC-01 FOR
- DETAILS
- FIRMS INLET PROTECTION, REFER
- DETAIL TO DRAWING ESC-02 FOR
- DETAILS
- 12.0
- MAJOR CONTOUR (1.5M)
- MINOR CONTOUR (0.15M)
- PROPOSED STORMWATER
- EXISTING CONTOURS
- PROPOSED EXCAVATION
- PROPOSED FILL





SPECIFICATION FOR LANDSCAPE WORKS
AT
CQU GALDSTONE MARINA
CAMPUS CONSOLIDATION
HAIR & BEAUTY BUILDING
FOR
CQU AUSTRALIA

ISSUE C (90% Issue – Contract Documentation) – 28th March 2018

GENERAL

Supply materials and execute works described in this specification or as shown on

Landscape Drawing Nos. CQU-GLD-602-GN-LSS-2001 Grading & Finishes Plan
CQU-GLD-602-GN-LSS-4001 Planting Plan
CQU-GLD-602-GN-LSS-5001 Landscape Details

EXTENT OF WORKS

The landscape works shall comprise:

- Section 1 – General
- Section 2 – Earthworks
- Section 3 – Drainage
- Section 4 – Edging
- Section 5 – Paving
- Section 6 – Walls
- Section 7 – Topsoiling & Mulching
- Section 8 – Planting Works
- Section 9 – Turfing
- Section 10 – Irrigation
- Section 11 – Establishment

APPROVED

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS (NBR) AND THE NATIONAL ELECTRICAL REGULATIONS (NER).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL WATER SUPPLY REGULATIONS (NWSR) AND THE NATIONAL SEWERAGE REGULATIONS (NSR).
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL ROAD REGULATIONS (NRR) AND THE NATIONAL AIR POLLUTION REGULATIONS (NAPR).
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL ENVIRONMENTAL REGULATIONS (NERG) AND THE NATIONAL SOIL CONSERVATION REGULATIONS (NSCR).
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL PLANNING REGULATIONS (NPR) AND THE NATIONAL LANDSCAPE REGULATIONS (NLR).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL FIRE REGULATIONS (NFR) AND THE NATIONAL SAFETY REGULATIONS (NSR).
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL HEALTH REGULATIONS (NHR) AND THE NATIONAL OCCUPATIONAL SAFETY AND HEALTH REGULATIONS (NSOHS).
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL EDUCATION REGULATIONS (NER) AND THE NATIONAL RESEARCH REGULATIONS (NRR).
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL CULTURE REGULATIONS (NCR) AND THE NATIONAL ARTS REGULATIONS (NAR).
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL SPORTS REGULATIONS (NSR) AND THE NATIONAL RECREATION REGULATIONS (NRR).

AMENDMENTS

| NO. | DATE | DESCRIPTION |
|-----|------------|--------------------|
| 1 | 10/10/2023 | ISSUED FOR TENDERS |
| 2 | 10/10/2023 | ISSUED FOR TENDERS |
| 3 | 10/10/2023 | ISSUED FOR TENDERS |
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| 5 | 10/10/2023 | ISSUED FOR TENDERS |
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| 9 | 10/10/2023 | ISSUED FOR TENDERS |
| 10 | 10/10/2023 | ISSUED FOR TENDERS |



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FERRER
LANDSCAPE ARCHITECTURE

71 Macquarie Street
Wollongong NSW 2522
Phone: (02) 8228 4000
Fax: (02) 8228 4001
Email: info@paymeterdixon.com.au

CONSULTANTS:

- Architect: **ADLAB**
- Civil Storm Water: **Proplan**
- Structural Engineer: **SP Consultants**
- Electrical/Control/Security/Dry Fire: **Mechanical/Hydraulic Engineer: User Ltd**
- Building Contractor: **Building Contractors Australia**
- Town Planning: **Non-Design Consulting**
- Acoustic Engineer: **Proplan**
- Traffic Engineer: **Proplan**
- Geotechnical Engineer: **Geotechnical Services**
- Construction Services: **Green Star DBI**

Client: **CQU Glebeville Marina**

Project: **CONSOLIDATION**

Work Item: **LANDSCAPE**

Location: **HAIR & BEAUTY BUILDING GRADING & FINISHES PLAN**

Scale: **1:100**

Revision: **1**

Date: **10/10/2023**

Drawn by: **ADLAB**

Checked by: **ADLAB**

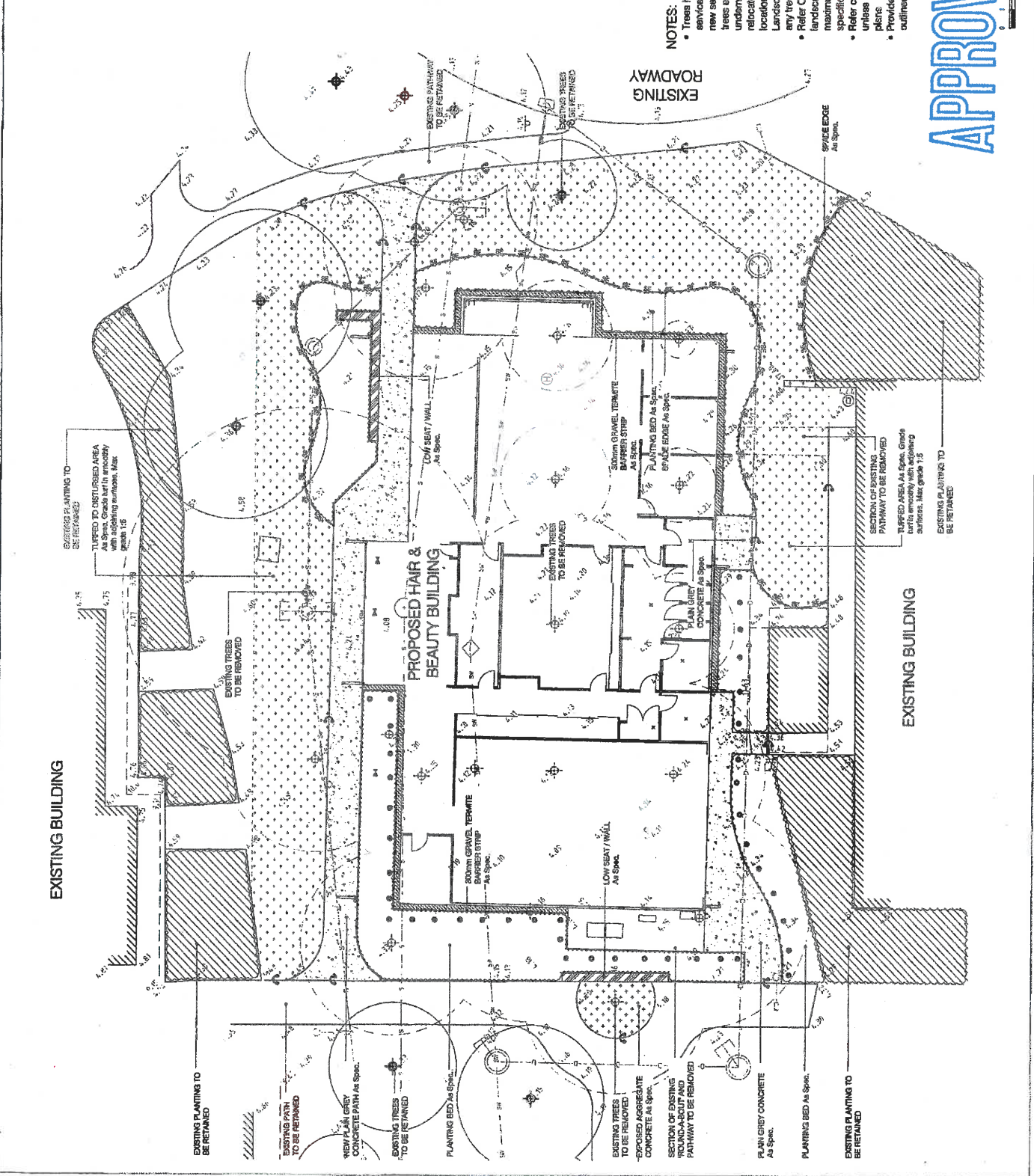
Approved by: **ADLAB**

LEGEND

| | |
|--|-------------------------------------|
| | EXISTING TREE TO BE RETAINED |
| | EXISTING TREE TO BE REMOVED |
| | EXISTING SURFACE LEVELS |
| | PLAIN GREY CONCRETE AS SPEC. |
| | EXPOSED AGGREGATE CONCRETE AS SPEC. |
| | SPADE EDGE AS SPEC. |
| | TERMITITE BARRIER STRIP AS SPEC. |
| | LOW SEAT / WALL AS SPEC. |
| | TURFED AREA AS SPEC. |
| | PLANTING BEDS AS SPEC. |
| | EXISTING PLANTING TO BE RETAINED |
| | FALLS AS SPEC. |
| | SUBSOIL DRAINAGE AS SPEC. |
| | ADJACENT SURFACES FLUSH AS SPEC. |
| | PLANTING AS SPEC. |
| | NEW TREE PLANTING AS SPEC. |

NOTES:

- Trees have been located away from existing services that have been surveyed as well as new services and lighting. When planting trees ensure there are no unidentified services underground or new services that have been relocated on site conflicting with the tree locations. If there is any conflict seek Landscape Architects advice on repositioning any trees
- Refer CMI drawings for grading of all landscape areas. Ensure minimum and maximum falls (as outlined in the landscape specification) are adhered to.
- Refer civil drawings for all drainage details unless otherwise specified on the landscape plans
- Provide irrigation to all planting beds as outlined in the landscape specification

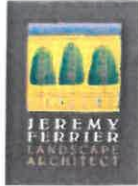


APPROVED

0 1 2 3 4 5 6 7 8 9 10

SCALE 1:100 @ A

PRELIMINARY



SPECIFICATION FOR LANDSCAPE WORKS
AT
CQU GALDSTONE MARINA
CAMPUS CONSOLIDATION
DFM SHED
FOR
CQU AUSTRALIA

ISSUE C (90% Issue – Contract Documentation) – 28th March 2018

GENERAL

Supply materials and execute works described in this specification or as shown on

Landscape Drawing Nos. CQU-GLD-613-GN-LSS-1001 Key Plan; Legend & Notes
CQU-GLD-613-GN-LSS-2001 Grading & Finishes Plan
CQU-GLD-613-GN-LSS-2002 Grading & Finishes Plan
CQU-GLD-613-GN-LSS-4001 Planting Plan
CQU-GLD-613-GN-LSS-4002 Planting Plan
CQU-GLD-613-GN-LSS-5001 Landscape Details

EXTENT OF WORKS

The landscape works shall comprise:

- Section 1 – General
- Section 2 – Earthworks
- Section 3 – Drainage
- Section 4 – Edging
- Section 5 – Topsoiling & Mulching
- Section 6 – Planting Works
- Section 7 – Turfing
- Section 8 – Irrigation
- Section 9 – Establishment

APPROVED

- NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
 3. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
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 10. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.

AMENDMENTS

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| 10 | | | |



JEREMY FERRIER
LANDSCAPE ARCHITECT
1071 13th Street
West Vancouver, BC V8V 2R1
Tel: 604.291.1300
Fax: 604.291.1301
Email: info@jerryferrier.com

CONSULTANTS:
Architect: enLAB
Civil/Storm Water: Pruyne
Structural Engineer: STP Consultants
Mechanical/Electrical/HVAC: Pruyne
Mechanical/Hydraulic Engineer: Urban Ltd
Building Consultant: Building Consultants Australia
Town Planning: New-Group Consulting
Acoustic Engineer: Acoustic Engineers
Heritage/Archaeology: Heritage Consultants
Traffic Engineer: Traffic Engineers
Preventive: Preventive
Geotechnical Engineer: Geotechnical Engineers
Construction Sciences: Construction Sciences
Green Star ESD: Green Star ESD

CLIENT: CCU Gladstone Marina
PROJECT: CONSOLIDATION

PRELIMINARY LANDSCAPE
CONSOLIDATION
LANDSCAPE DETAILS

DATE: 14/11/2014
SCALE: 1:20 @ A3
DRAWN BY: J.F.
CHECKED BY: J.F.
APPROVED BY: J.F.

NO. OF SHEETS: 10
SHEET NO.: 10

PROJECT NO.: 1001-1001-1001-1001
DATE: 14/11/2014
SCALE: 1:20 @ A3
DRAWN BY: J.F.
CHECKED BY: J.F.
APPROVED BY: J.F.

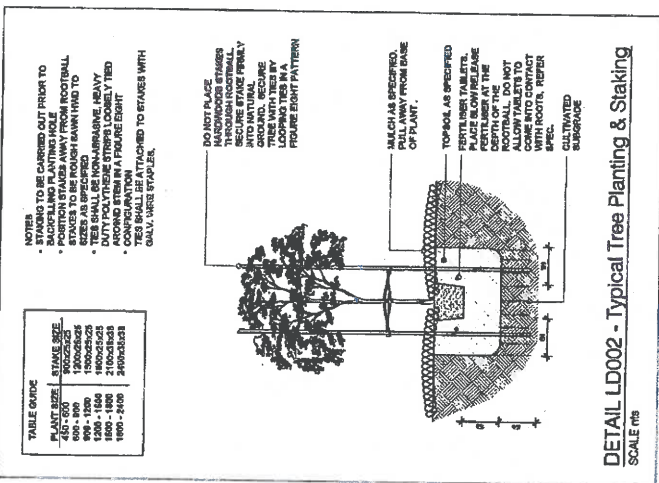
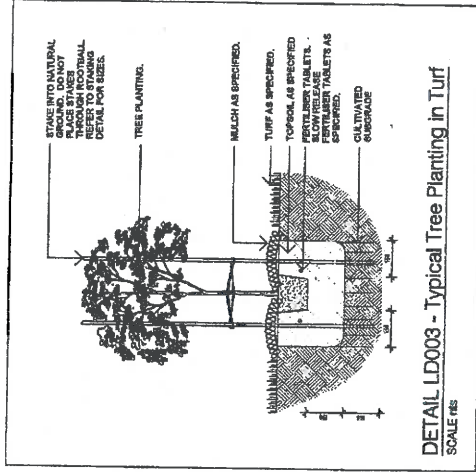


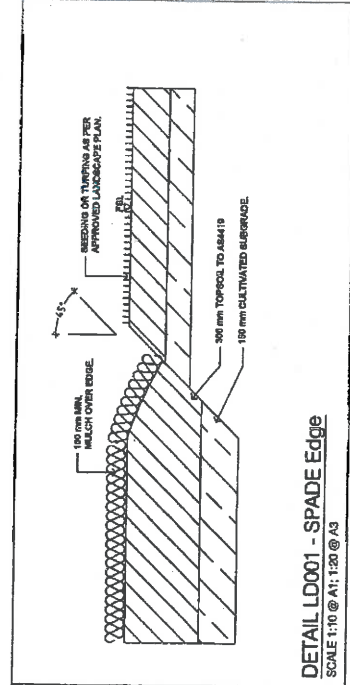
TABLE 001C

| PLANT SIZE | STAKE SIZE |
|-------------|-------------|
| 450 - 600 | 100x200x200 |
| 600 - 900 | 150x250x250 |
| 1000 - 1300 | 200x300x300 |
| 1300 - 1800 | 250x350x350 |
| 1800 - 2400 | 300x400x400 |

NOTES

- STAKES TO BE CARRIED OUT FROM TO
- POSITION STAKES AWAY FROM ROOTBALL
- STAKE SIZE TO BE AS PER TABLE
- TIES SHALL BE NON-ABRASIVE, HEAVY
- TIES SHALL BE ATTACHED TO STAKES WITH
- ONLY ONE TIE PER STAKE.

DO NOT PLACE STAKES THROUGH ROOTBALL THROUGH ROOTBALL DETAIL FOR SIZE. TREE PLANTING. MULCH AS SPECIFIED. TURF AS SPECIFIED. TOPSOIL AS SPECIFIED. FERTILISER TABLETS. BLOW RELEASE BLOW RELEASE TABLETS AS SPECIFIED. CULTIVATED SUBGRADE.



APPROVED

PRELIMINARY

APPROVED

- Section 1 - General
- Section 2 - Earthworks
- Section 3 - Drainage
- Section 4 - Edging
- Section 5 - Paving
- Section 6 - Topsoiling & Mulching
- Section 7 - Bio-Retention Basin
- Section 8 - Planting Works
- Section 9 - Turfing
- Section 10 - Irrigation
- Section 11 - Establishment

The landscape works shall comprise:

EXTENT OF WORKS

Landscape Drawing Nos. CQU-GLD-605-GN-LSS-1001 Key Plan, Legend & Notes
 CQU-GLD-605-GN-LSS-2001 Grading & Finishes Plan
 CQU-GLD-605-GN-LSS-2002 Grading & Finishes Plan
 CQU-GLD-605-GN-LSS-2003 Grading & Finishes Plan
 CQU-GLD-605-GN-LSS-4001 Planting Plan
 CQU-GLD-605-GN-LSS-4002 Planting Plan
 CQU-GLD-605-GN-LSS-4003 Planting Plan
 CQU-GLD-605-GN-LSS-5001 Landscape Details

Supply materials and execute works described in this specification or as shown on

GENERAL

ISSUE C (90% Issue - Contract Documentation) - 28th March 2018

SPECIFICATION FOR LANDSCAPE WORKS
AT
CQU GALDSTONE MARINA
CAMPUS CONSOLIDATION
ETC BUILDING
FOR
CQU AUSTRALIA



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NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.

2. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.

3. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.

4. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.

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9. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.

10. ALL DIMENSIONS ARE TO FACE UNLESS SPECIFIED OTHERWISE.

AMENDMENTS

| NO. | DATE | DESCRIPTION |
|-----|------------|------------------|
| 1 | 2024/03/15 | ISSUE FOR PERMIT |
| 2 | 2024/03/15 | ISSUE FOR PERMIT |
| 3 | 2024/03/15 | ISSUE FOR PERMIT |

PAYNTER DIXON

 BUILDING YOUR BUSINESS

JEREMY FERRIER

 LANDSCAPE ARCHITECT

 77 Main Road,

 West End QLD 4101

 Phone: 07 3239 6000

 Mobile: 0437 477 100

 Email: jerry@jeremyferrier.com.au

CONSULTANTS:

Architects: **ARLAB**
 Civil Storm Water: **Proforma**
 Structural Engineer: **STP Consult**
 Electrical Engineer: **Electrical Control Security Dry Fire**
 Specialist Hydraulic Engineer: **Hydro-tek**
 Urban Art: **Building Clutter**
 Building Certificate Australia: **Building Certificate Australia**
 Town Planning: **Highways Consulting**
 Account Engineer: **Proforma**
 Traffic Engineer: **Proforma**
 Geotechnical Engineer: **Overstruction Science**
 Green Star ESD: **M&P**

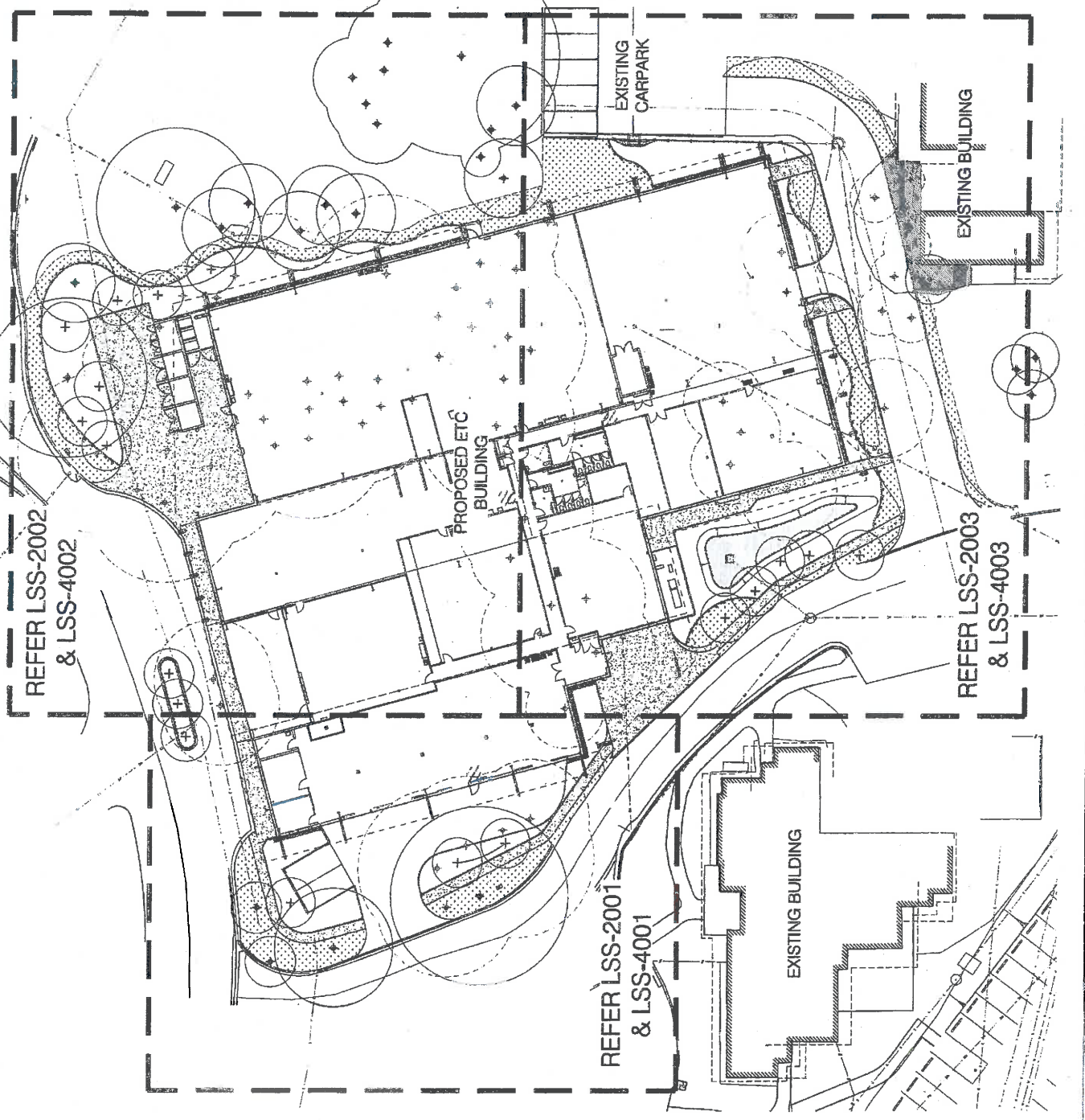
Client: **CCU Glebeholme Marina**
 Project: **CONSOLIDATION**
 Discipline: **LANDSCAPE**
 Document: **ETC BUILDING KEY PLAN; LEBEND & NOTES**
 Date: **15/03/2024**
 Scale: **AS SHOWN**
 Author: **JERRY FERRIER**
 Checker: **JERRY FERRIER**
 Project Manager: **JERRY FERRIER**
 Drawing No: **01-ETC-BLDG-04-15-1-01**
 Revision: **B**

LEGEND

| | |
|--|----------------------------------|
| | EXISTING TREE TO BE RETAINED |
| | EXISTING TREE TO BE REMOVED |
| | EXISTING SURFACE LEVELS |
| | PLAIN GREY CONCRETE AS SPEC. |
| | SPACE EDGE AS SPEC. |
| | TERMIATE BARRIER STRIP AS SPEC. |
| | TURFED AREA AS SPEC. |
| | PLANTING BEDS AS SPEC. |
| | EXISTING PLANTING TO BE RETAINED |
| | ERD-RETENTION PLANTING AS SPEC. |
| | FILLS AS SPEC. |
| | SUBSOIL DRAINAGE AS SPEC. |
| | ADJACENT SURFACES FLUSH AS SPEC. |
| | PLANTING AS SPEC. |
| | NEW TREE PLANTING AS SPEC. |

NOTES:

- Trees have been located away from existing services that have been surveyed as well as new services and lighting. When planting trees ensure there are no unidentified services underneath or new services that have been relocated on site conflicting with the tree locations. If there is any conflict seek Landscape Architects advice on repositioning any trees.
- Refer Civil drawings for grading of all landscape areas. Ensure minimum and maximum falls (as outlined in the landscape specification) are adhered to.
- Refer civil drawings for all drainage details unless otherwise specified on the landscape plans
- Provide irrigation to all planting beds as outlined in the landscape specification



APPROVED

PRELIMINARY

SCALE 1:200 @ 11

0 2 4 6 8 10 12 14 16 18 20 (m)

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AUSTRALIAN STANDARDS AND AS SPECIFIED IN THE DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND SERVICES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

| REV | DATE | DESCRIPTION | BY | CHKD |
|-----|------------|----------------------|------|------|
| 01 | 15/01/2003 | ISSUED FOR TENDER | J.F. | J.F. |
| 02 | 20/01/2003 | REVISED PER COMMENTS | J.F. | J.F. |
| 03 | 25/01/2003 | REVISED PER COMMENTS | J.F. | J.F. |
| 04 | 30/01/2003 | REVISED PER COMMENTS | J.F. | J.F. |
| 05 | 05/02/2003 | REVISED PER COMMENTS | J.F. | J.F. |
| 06 | 10/02/2003 | REVISED PER COMMENTS | J.F. | J.F. |
| 07 | 15/02/2003 | REVISED PER COMMENTS | J.F. | J.F. |
| 08 | 20/02/2003 | REVISED PER COMMENTS | J.F. | J.F. |
| 09 | 25/02/2003 | REVISED PER COMMENTS | J.F. | J.F. |
| 10 | 30/02/2003 | REVISED PER COMMENTS | J.F. | J.F. |



CONSULTANTS:

- Architects: erLAB
- Civil Storm Water: Paynter Dixon
- Structural Engineer: STP Consultants
- Mechanical/General Building Services: Under Ltd
- Mechanical/Hydraulic Engineer: Under Ltd
- Building Services: Building Services Australia
- Town Planning: Non-Group Consulting
- Acoustic Engineer: Berra, Tait & Hart
- Traffic Engineer: Paynter Dixon
- Geotechnical Engineer: Construction Solutions
- Green Star EBD: Berra

CLIENT: COU Gladstone Marina

PROJECT: CONSOLIDATION

DISCIPLINE: LANDSCAPE

PROJECT TITLE: CONSOLIDATION GRADING & FINISHES PLAN

DATE: 15/01/2003

DESIGNER: J.F.

CHECKED: J.F.

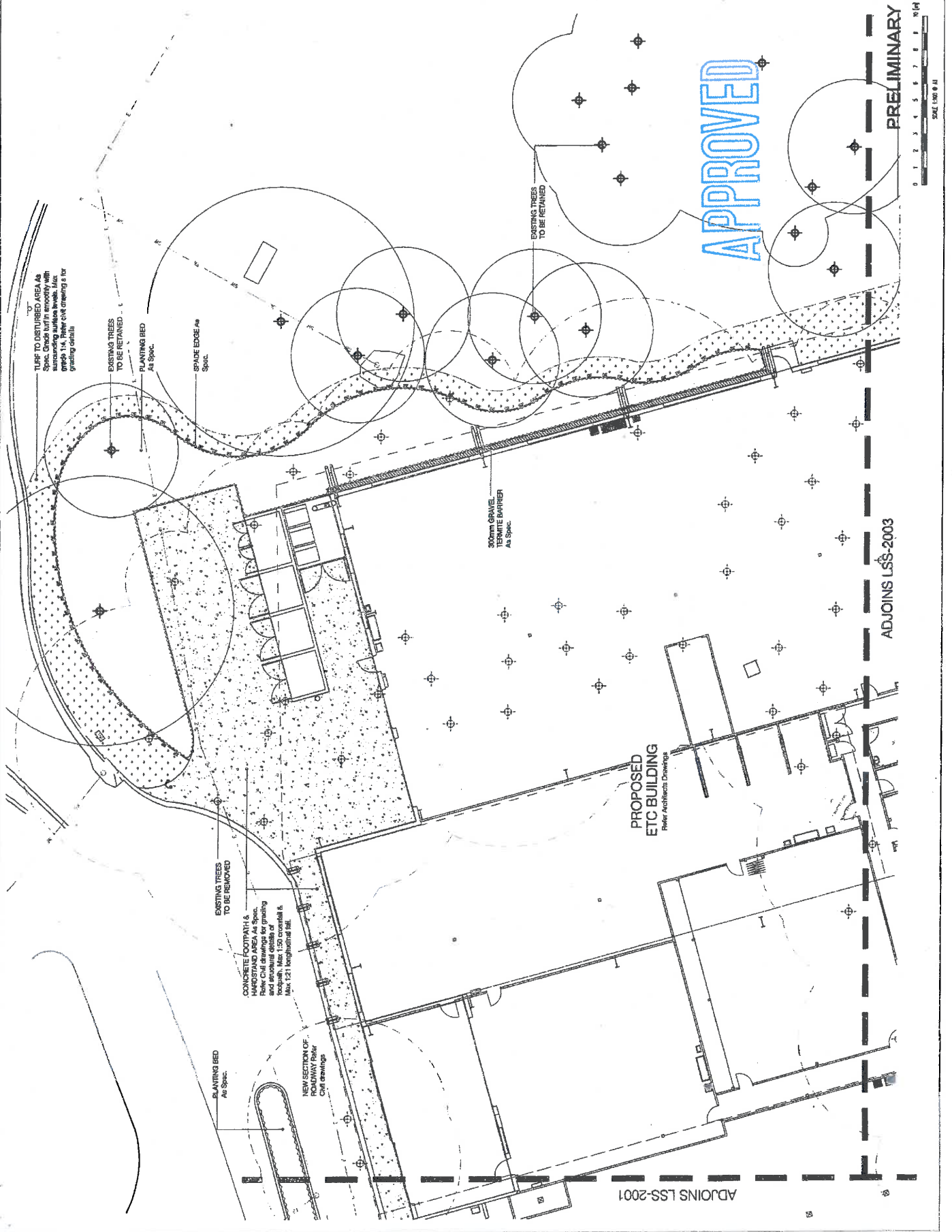
DATE: 20/01/2003

SCALE: 1:100 @ A4

PROJECT NO.: 02/03-10-001-01-131-2100

DATE: 15/01/2003

PROJECT NO.: 02/03-10-001-01-131-2100



NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS.
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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE BRIGADE REGULATIONS.

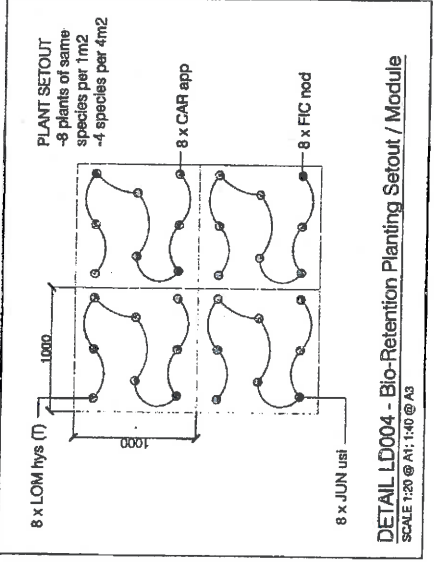
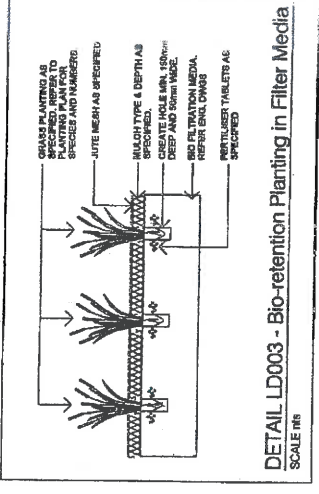
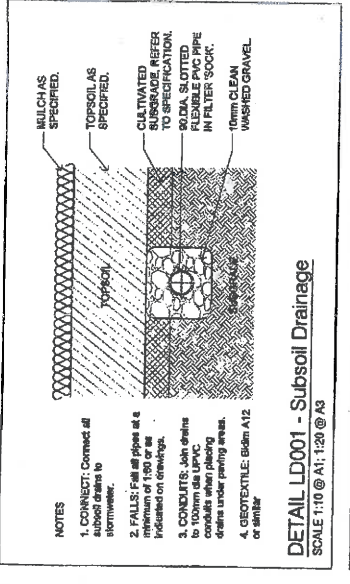
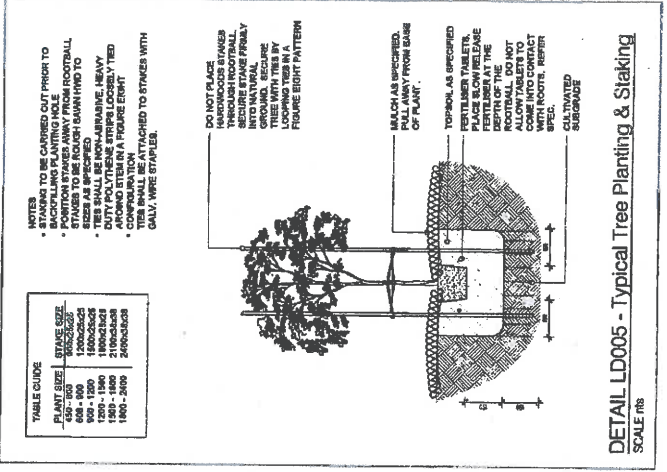
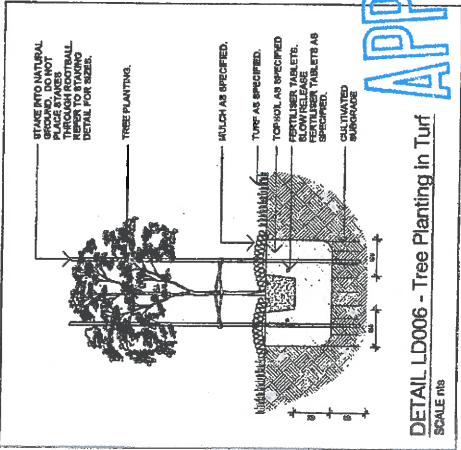
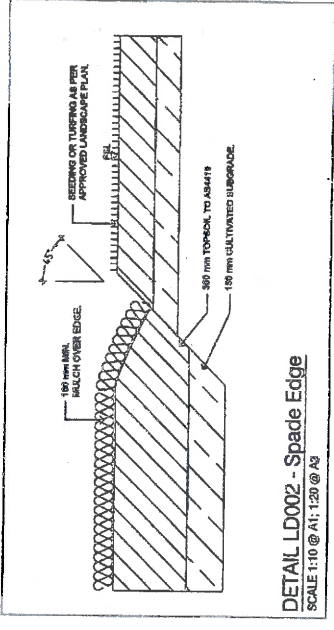
| REF | DATE | DESCRIPTION | BY | CHK |
|-----|----------|-------------------|----|-----|
| 1 | 10/10/10 | ISSUED FOR PERMIT | JM | JK |
| 2 | 10/10/10 | ISSUED FOR PERMIT | JM | JK |
| 3 | 10/10/10 | ISSUED FOR PERMIT | JM | JK |
| 4 | 10/10/10 | ISSUED FOR PERMIT | JM | JK |
| 5 | 10/10/10 | ISSUED FOR PERMIT | JM | JK |
| 6 | 10/10/10 | ISSUED FOR PERMIT | JM | JK |
| 7 | 10/10/10 | ISSUED FOR PERMIT | JM | JK |
| 8 | 10/10/10 | ISSUED FOR PERMIT | JM | JK |
| 9 | 10/10/10 | ISSUED FOR PERMIT | JM | JK |
| 10 | 10/10/10 | ISSUED FOR PERMIT | JM | JK |



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JEREMY FERRER
LANDSCAPE ARCHITECT
10/10/10
10/10/10
10/10/10

- CONSULTANTS:**
- Architects: **ARLAB**
 - Civil Storm Water: **Provision**
 - Structural Engineer: **STY CONSULTANTS**
 - Electrical/Central Heating/Dry Fire: **Electrical**
 - Mechanical/Hydraulic Engineer: **Unec Ltd**
 - Building Certifier: **Building Services Australia**
 - Tree Retaining: **Non-Heave Consulting**
 - Acoustic Engineer: **Steno Tech**
 - Storm Water: **Non-Heave Consulting**
 - Traffic Engineer: **Provision**
 - Geotechnical Engineer: **Construction Science**
 - Green Star ESD: **Steno**
- CLIENT:** **COU Gladstone Marina**
- PROJECT:** **CONSOLIDATION**
- DESCRIPTION:** **LANDSCAPE**
- LOCATION:** **LANDSCAPE DETAILS**
- DATE:** **10/10/10**
- SCALE:** **1:100 @ A1; 1:20 @ A3**



APPROVED

PRELIMINARY



SPECIFICATION FOR LANDSCAPE WORKS
AT
CQU GALDSTONE MARINA
CAMPUS CONSOLIDATION
101 SPACE CARPARK
FOR
CQU AUSTRALIA

ISSUE C (90% Issue – Contract Documentation) – 28th March 2018

GENERAL

Supply materials and execute works described in this specification or as shown on

Landscape Drawing Nos. CQU-GLD-000-GN-LSS-1001 Key Plan, Legend & Notes
 CQU-GLD-000-GN-LSS-2001 Grading & Finishes Plan
 CQU-GLD-000-GN-LSS-2002 Grading & Finishes Plan
 CQU-GLD-000-GN-LSS-2003 Grading & Finishes Plan
 CQU-GLD-000-GN-LSS-4001 Planting Plan
 CQU-GLD-000-GN-LSS-4002 Planting Plan
 CQU-GLD-000-GN-LSS-4003 Planting Plan
 CQU-GLD-000-GN-LSS-5001 Landscape Details

EXTENT OF WORKS

The landscape works shall comprise:

- Section 1 – General
- Section 2 – Earthworks
- Section 3 – Drainage
- Section 4 – Edging
- Section 5 – Paving
- Section 6 – Topsoiling & Mulching
- Section 7 – Bio-Retention Basin
- Section 8 – Planting Works
- Section 9 – Turfing
- Section 10 – Irrigation
- Section 11 – Establishment

APPROVED

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE RELEVANT STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
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| REV | DATE | DESCRIPTION |
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| 1 | 10/10/2011 | ISSUED FOR PERMIT |
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| 10 | 10/10/2011 | ISSUED FOR PERMIT |



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JEREMY FERRIER
LANDSCAPE ARCHITECT
100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

- CONSULTANTS:**
- Architects: **arkLAB**
 - Civil/Storm Water: **Paynter Dixon**
 - Structural Engineer: **STP Consultants**
 - Electrical Engineer: **Electrical Services Group**
 - Mechanical/Hydraulic Engineer: **Hydro Engineering**
 - Fire Engineer: **Fire Engineering**
 - Building Consultant: **Building Consultants Australia**
 - Transport Planning: **Transport Planning**
 - Heritage Consulting: **Heritage Consulting**
 - Acoustic Engineer: **Acoustic Engineering**
 - Heritage Engineer: **Heritage Engineering**
 - Heritage Planner: **Heritage Planning**
 - Traffic Engineer: **Traffic Engineering**
 - Geotechnical Engineer: **Geotechnical Engineering**
 - Construction Scientist: **Construction Science**
 - Grant Staff: **Grant Staff**

client: **COU Gladstone Marina**

contract: **CONSOLIDATION**

discipline: **LANDSCAPE**

document: **101 PAGE: CONSTRUCTION NET PLAN, LEGEND & NOTES**

| | |
|------------|------------|
| DATE | 10/10/2011 |
| SCALE | 1:500 |
| DRAWN BY | ARK |
| CHECKED BY | ARK |
| DATE | 10/10/2011 |

PROJECT: **GLADSTONE MARINA**

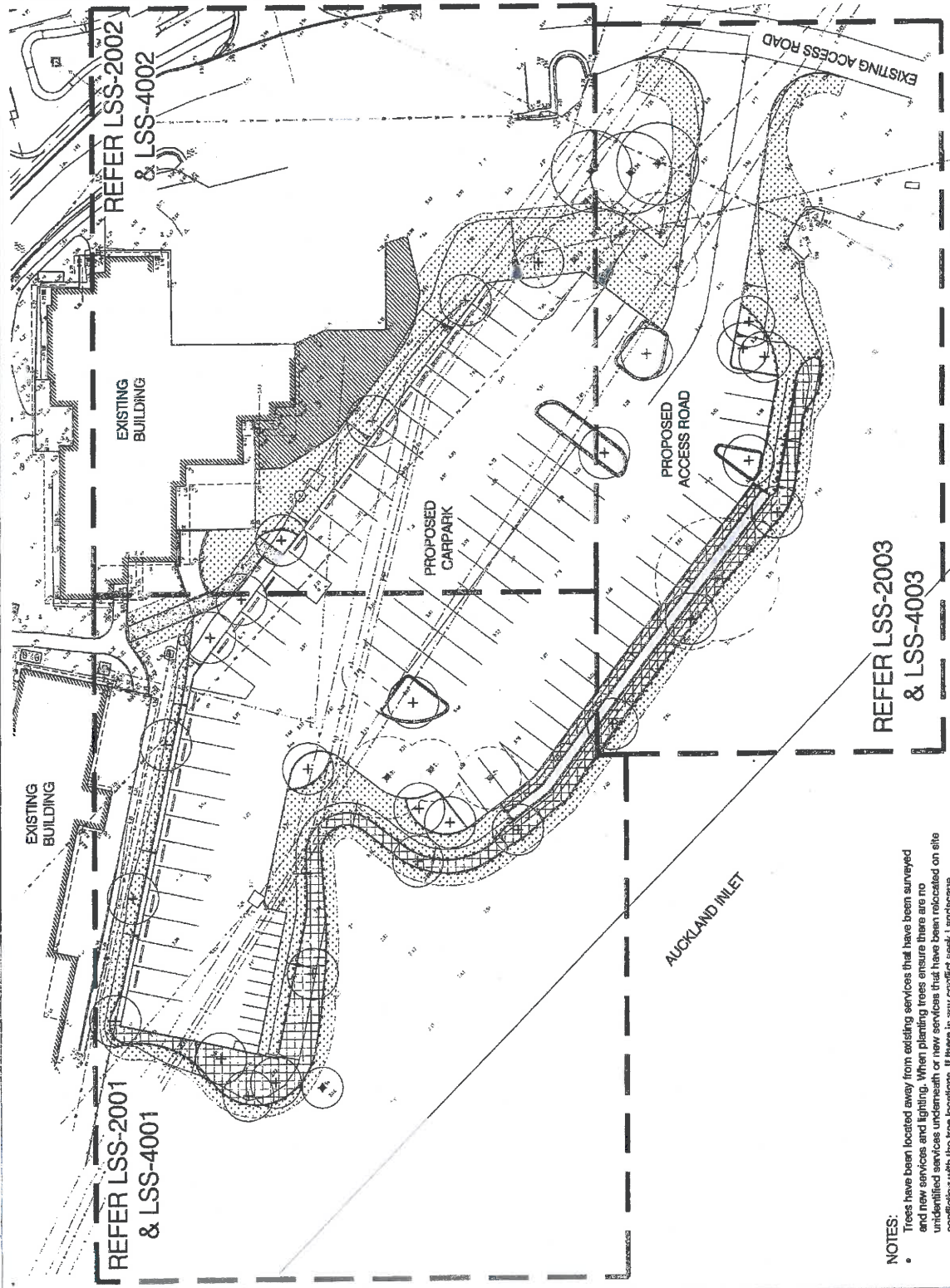
LOCATION: **GLADSTONE MARINA**

PROJECT NO: **100-GL-11-001-001-101-101**

REVISION: **B**

LEGEND

| | |
|----------|---|
| (Symbol) | EXISTING TREE TO BE RETAINED |
| (Symbol) | EXISTING TREE TO BE REMOVED |
| (Symbol) | EXISTING SURFACE LEVELS |
| (Symbol) | PLAIN GREY CONCRETE AS SPEC. |
| (Symbol) | STONE EDGE AS SPEC. |
| (Symbol) | TERMINATE BARRIER STRIP AS SPEC. |
| (Symbol) | TURFED AREA AS SPEC. |
| (Symbol) | PLANTING BEDS AS SPEC. |
| (Symbol) | EXISTING PLANTING TO BE RETAINED |
| (Symbol) | BIO-RETENTION PLANTING AS SPEC. |
| (Symbol) | PLANTING BED WITH EROSION CONTROL MESH AS SPEC. |
| (Symbol) | FALLS AS SPEC. |
| (Symbol) | SURFICIAL DRAINAGE AS SPEC. |
| (Symbol) | ADJACENT SURFACES PAVING AS SPEC. |
| (Symbol) | PLANTING AS SPEC. |
| (Symbol) | NEW TREE PLANTING AS SPEC. |



APPROVED

- NOTES:**
- Trees have been located away from existing services that have been surveyed and new services and lighting. When planting trees ensure there are no unidentified services underneath or new services that have been relocated on site conflicting with the tree locations. If there is any conflict seek Landscape Architect's advice on repositioning any trees.
 - Refer Civil drawings for grading of all landscape areas. Ensure minimum and maximum falls (as outlined in the landscape specification) are achieved to.
 - Ensure no areas of mangroves are affected by construction or site runoff.
 - Refer civil drawings for all drainage details unless otherwise specified on the landscape plans.
 - Provide irrigation to all planting beds as outlined in the landscape specification.

PRELIMINARY

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE AUSTRALIAN STANDARDS AND THE CURRENT EDITIONS OF THE AUSTRALIAN STANDARDS FOR CONSTRUCTION.
2. THE CLIENT HAS ADVISED THAT THE SITE IS A FORMER INDUSTRIAL SITE AND THAT THERE MAY BE CONTAMINATION PRESENT. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT IDENTIFIED ANY CONTAMINATION. HOWEVER, THE CLIENT IS ADVISED THAT THE CONSULTANT IS NOT A REMEDIATION SPECIALIST AND THAT THE CLIENT SHOULD CONSULT A REMEDIATION SPECIALIST FOR FURTHER INVESTIGATION.
3. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT IDENTIFIED ANY CONTAMINATION. HOWEVER, THE CLIENT IS ADVISED THAT THE CONSULTANT IS NOT A REMEDIATION SPECIALIST AND THAT THE CLIENT SHOULD CONSULT A REMEDIATION SPECIALIST FOR FURTHER INVESTIGATION.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE AUSTRALIAN STANDARDS AND THE CURRENT EDITIONS OF THE AUSTRALIAN STANDARDS FOR CONSTRUCTION.
5. THE CLIENT HAS ADVISED THAT THE SITE IS A FORMER INDUSTRIAL SITE AND THAT THERE MAY BE CONTAMINATION PRESENT. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT IDENTIFIED ANY CONTAMINATION. HOWEVER, THE CLIENT IS ADVISED THAT THE CONSULTANT IS NOT A REMEDIATION SPECIALIST AND THAT THE CLIENT SHOULD CONSULT A REMEDIATION SPECIALIST FOR FURTHER INVESTIGATION.
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7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE AUSTRALIAN STANDARDS AND THE CURRENT EDITIONS OF THE AUSTRALIAN STANDARDS FOR CONSTRUCTION.
8. THE CLIENT HAS ADVISED THAT THE SITE IS A FORMER INDUSTRIAL SITE AND THAT THERE MAY BE CONTAMINATION PRESENT. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT IDENTIFIED ANY CONTAMINATION. HOWEVER, THE CLIENT IS ADVISED THAT THE CONSULTANT IS NOT A REMEDIATION SPECIALIST AND THAT THE CLIENT SHOULD CONSULT A REMEDIATION SPECIALIST FOR FURTHER INVESTIGATION.
9. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS AND HAS NOT IDENTIFIED ANY CONTAMINATION. HOWEVER, THE CLIENT IS ADVISED THAT THE CONSULTANT IS NOT A REMEDIATION SPECIALIST AND THAT THE CLIENT SHOULD CONSULT A REMEDIATION SPECIALIST FOR FURTHER INVESTIGATION.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE AUSTRALIAN STANDARDS AND THE CURRENT EDITIONS OF THE AUSTRALIAN STANDARDS FOR CONSTRUCTION.

AMENDMENTS

| NO. | DATE | DESCRIPTION |
|-----|------------|--------------------|
| 1 | 10/10/2023 | ISSUED FOR TENDERS |
| 2 | 10/10/2023 | ISSUED FOR TENDERS |
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GEREMY FERRER
REGISTERED ARCHITECT
15 WILSON ROAD
MIDLAND WA 6100
Tel: 9438 3130
www.paynter-dixon.com.au

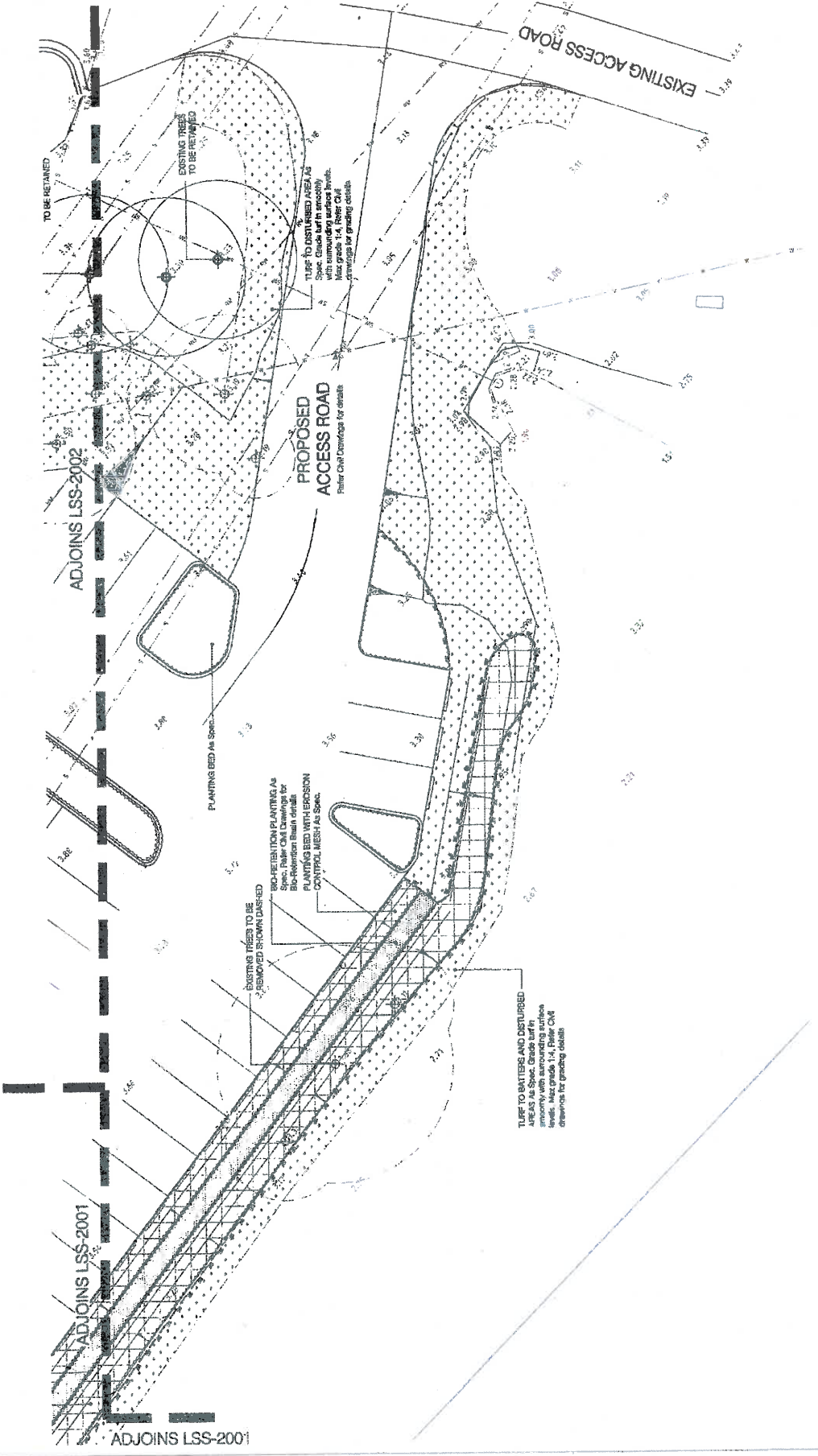
- CONSULTANTS:**
- Architect: PAYNTER DIXON
 - Civil Storm Water: PAYNTER DIXON
 - Structural Engineer: PAYNTER DIXON
 - STP Consultants: PAYNTER DIXON
 - Electrical Engineer: PAYNTER DIXON
 - Mechanical/Hydraulic Engineer: PAYNTER DIXON
 - Building Costing: PAYNTER DIXON
 - Building Conditions Assessment: PAYNTER DIXON
 - Town Planning: PAYNTER DIXON
 - Heritage Consulting: PAYNTER DIXON
 - Acoustic Engineer: PAYNTER DIXON
 - Fire Engineer: PAYNTER DIXON
 - Traffic Engineer: PAYNTER DIXON
 - Geotechnical Engineer: PAYNTER DIXON
 - Construction Services: PAYNTER DIXON
 - Green Star ESD: PAYNTER DIXON

OWNER: CQU Gladstone Marina
PROJECT: CONSOLIDATION

SCHEME: LANDSCAPE

PROJECT: 101 SPACE CARRPARK GRADING & FINISHES PLAN

| NO. | DATE | DESCRIPTION |
|-----|------------|--------------------|
| 1 | 10/10/2023 | ISSUED FOR TENDERS |
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APPROVED

PRELIMINARY



NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

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JEREMY FERRIER
LANDSCAPE ARCHITECT

CONSULTANTS:

Architect: **erLAB**

Chief Storm Water: **Provision**

Structural Engineer: **STP Consultants**

Electrical/Control/Security/Dry Fire: **Electrical Control Security/Dry Fire**

Urban Land: **Urban Land**

Building Consultant: **Building Consultants Australia**

Town Planning: **Heritage Consulting**

Acoustic Engineer: **Acoustic Engineer**

Traffic Engineer: **Traffic Engineer**

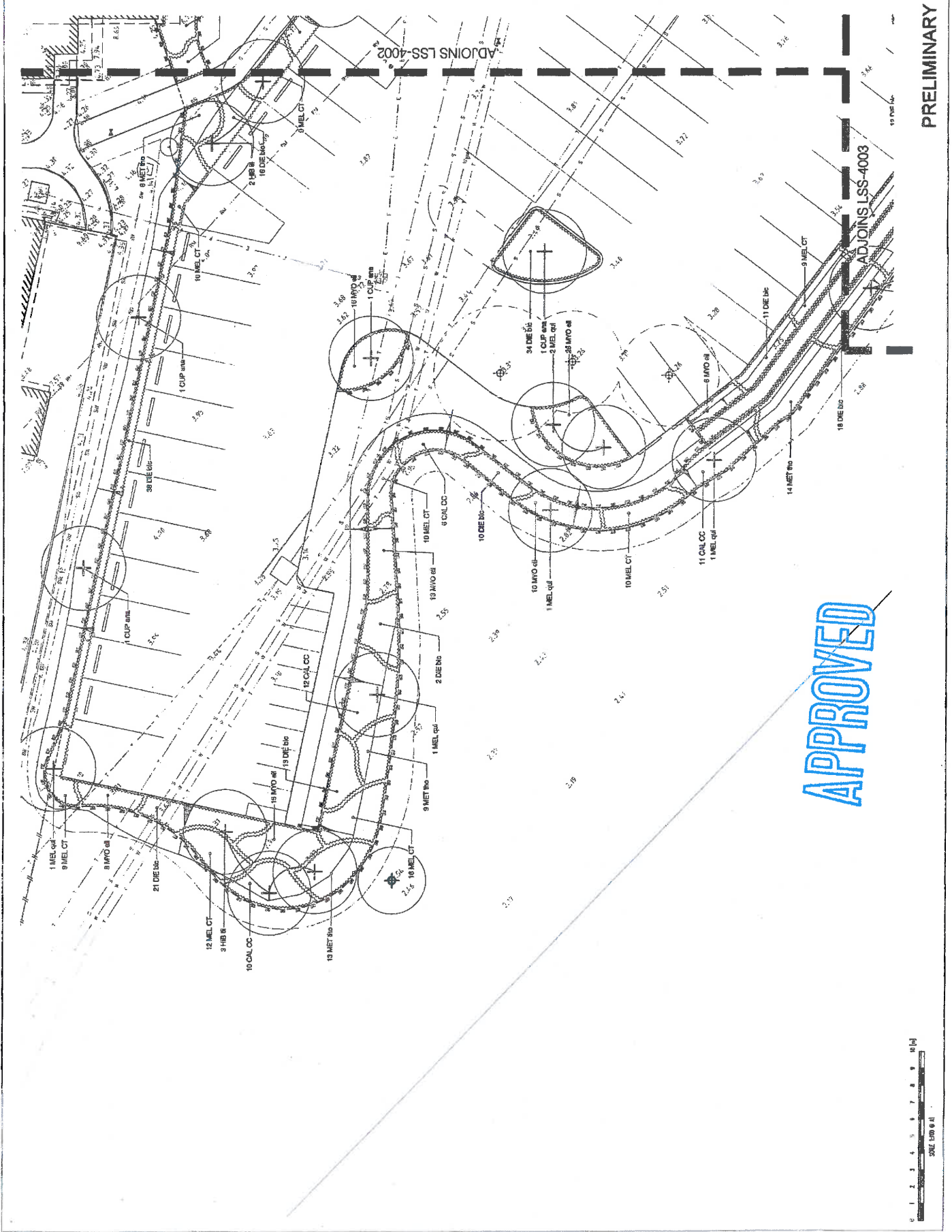
Geotechnical Engineer: **Geotechnical Engineer**

Green Star ESD: **Green Star ESD**

client: **CCU Glebe Stone Marina**

project: **CONSOLIDATION**

| | |
|---|------------------------|
| DESCRIPTION: LANDSCAPE | |
| SUBJECT: 101 SPACE CARPARK PLANTING PLAN | |
| DATE: 11/07/18 | SCALE: AS SHOWN |
| PROJECT NO: 101-18-00-04-LS-11-102 | REVISED BY: JP |
| DATE: 11/07/18 | SCALE: AS SHOWN |
| PROJECT NO: 101-18-00-04-LS-11-102 | REVISED BY: JP |



PRELIMINARY



NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
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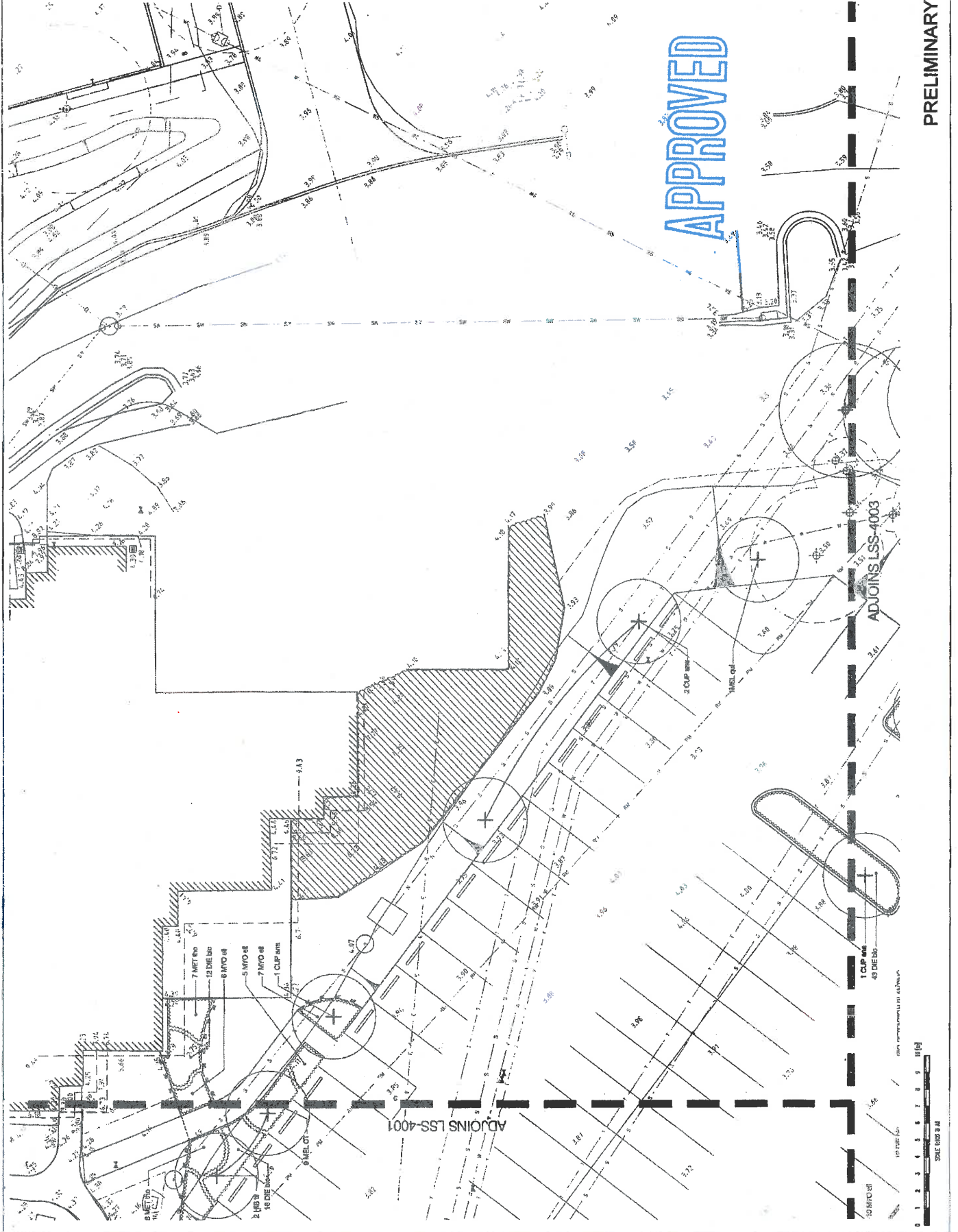
CONSULTANTS:

- Architects: **ARLAB**
- Civil Storm Water: **PREPARE**
- Structural Engineer: **STP CONSULTANTS**
- Electrical/Covered Sewer/Dry Fire: **UNIVERSAL**
- Mechanical/Hydraulic Engineer: **UNIVERSAL**
- Building Corridor: **UNIVERSAL**
- Tree Planning: **UNIVERSAL**
- Acoustic Engineer: **UNIVERSAL**
- Survey: **UNIVERSAL**
- Traffic Engineer: **UNIVERSAL**
- Geotechnical Engineer: **UNIVERSAL**
- Construction Sciences: **UNIVERSAL**
- Green Best EBD: **UNIVERSAL**

OWNER: COU Goldstone Marina
PROJECT: CONSOLIDATION
LOCATION: LANDSCAPE
DESIGNER: SPACE CARPARK PLANTING PLAN

| DATE | BY | CHKD BY | DATE |
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| 10/10/10 | JM | JM | 10/10/10 |
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PRELIMINARY



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AMENDMENTS

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PAYNTER DIXON
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BERNARD FERRIER
LANDSCAPE ARCHITECT
77 Main Street
Melbourne VIC 3000
Phone: 03 9346 0000
Mobile: 0438 800 400
Email: bernard@paynterdixon.com.au

CONSULTANTS:

Architect: **ekLAB**

Civil/Storm Water: **Perkins**

Structural Engineer: **SP Consultants**

Electrical/Comm/Security/Dry Fire: **Electrical Hydraulics Engineer: Ureac Ltd**

Building Control: **Building Services Australia**

Town Planning: **Northrup Consulting**

Acoustic Engineer: **Acoustic Services Pty Ltd**

Traffic Engineer: **Perkins**

Geotechnical Engineer: **Construction Solutions**

Green Star EBC: **URS**

CLIENT: CUU Gladstone Marina

PROJECT: CONSOLIDATION

SCHEME: LANDSCAPE

LOCATION: 101 SPACE CARPARK PLANTING PLAN

DATE: 10/10/2018

SCALE: 1:100

DESIGNER: PAUL JARLEY

PROJECT MANAGER: GEMMA JARLEY

CLIENT REPRESENTATIVE: GEMMA JARLEY

PROJECT NO.: 101-100-04-LSP-002

DATE: 10/10/2018



APPROVED

PRELIMINARY

PLANT SCHEDULE

| CODE | BOTANICAL NAME | NO. | SIZE | HEIGHT | SPREAD / STAKING / GUYING |
|----------|---------------------------------|-----|-------|--------|---------------------------|
| CAL CC | CALLISTEMON Copehau Creek | 82 | 200mm | 600mm | - |
| CAR MP | CAREX ampusa | 81 | tube | 150mm | - |
| CLIP are | CLEPADANE microdactyla | 200 | 400mm | 1500mm | - |
| DIE are | DIERIS bicolor | 81 | 400mm | 900mm | S |
| FIC trop | FICUS tropica | 81 | 400mm | 1500mm | - |
| JUN us | JUNCEUS Blackheath Rubra | 5 | 100L | 2000mm | 1000mm |
| LON typ | LONICERA tylosioides | 81 | tube | 150mm | S |
| MEL CT | MELALEUCA lateralis | 81 | tube | 150mm | - |
| MEL are | MELALEUCA lateralis 'Civet top' | 66 | 200mm | 400mm | - |
| MYO are | MELALEUCA quercifolia | 13 | 40L | 2000mm | 700mm |
| MYO are | MELALEUCA quercifolia | 71 | 200mm | 450mm | - |
| MYO are | MELALEUCA quercifolia | 206 | 140mm | 250mm | - |

0 1 2 3 4 5 6 7 8 0 10m

SCALE 1:100 @ A1

NOTES

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KEREMY FERRIER
LANDSCAPE ARCHITECT
10/10/18
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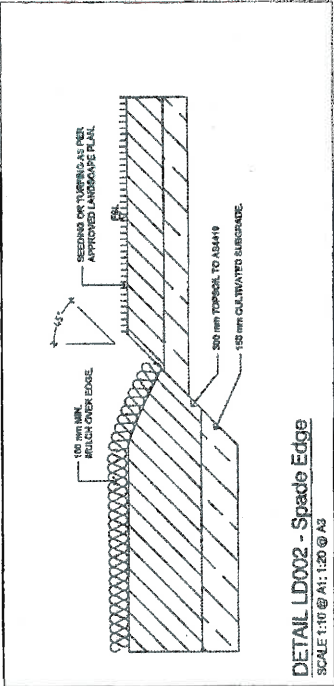
CONSULTANTS:
Architects: [Name]
Civil Storm Water: [Name]
Preparer: [Name]
Structural Engineer: [Name]
SPP Consultant: [Name]
Electrical/Cableway Specialist Dry Fire: [Name]
Mechanical/Hydraulic Engineer: [Name]
Urban LUL: [Name]
Building Consultant: [Name]
Planning Consultant: [Name]
Town Planning: [Name]
Acoustic Engineer: [Name]
Remediation: [Name]
Traffic Engineer: [Name]
Preparer: [Name]
Geotechnical Engineer: [Name]
Construction Scheduler: [Name]
Green Star ESD: [Name]

OWNER: COU Gladstone Marina
PROJECT: CONSOLIDATION
ADDRESS: LANDSCAPE
TO: SPACE CAPARK
LANDSCAPE DETAILS

CITY: [Name]
DATE: [Name]
SCALE: [Name]
PROJECT: [Name]
PREPARED BY: [Name]

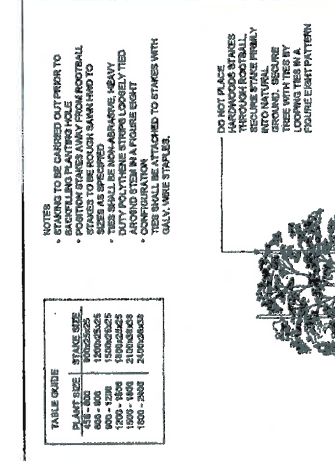
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DATE: [Name]
SCALE: [Name]
PROJECT: [Name]
PREPARED BY: [Name]

COMPILED BY: [Name]
DATE: [Name]
SCALE: [Name]
PROJECT: [Name]
PREPARED BY: [Name]



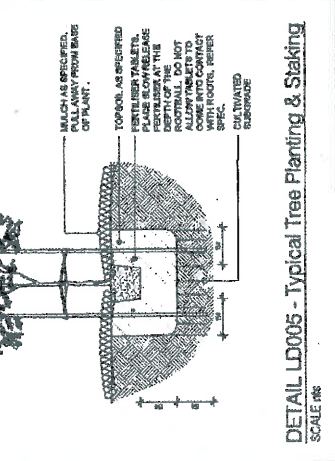
NOTES:

- 1. CURB SHALL BE CONCRETE OR METAL.
- 2. TOPSOIL SHALL BE 300mm DEEP.
- 3. SUBSOIL SHALL BE 150mm DEEP.
- 4. CURB SHALL BE 100mm HIGH.



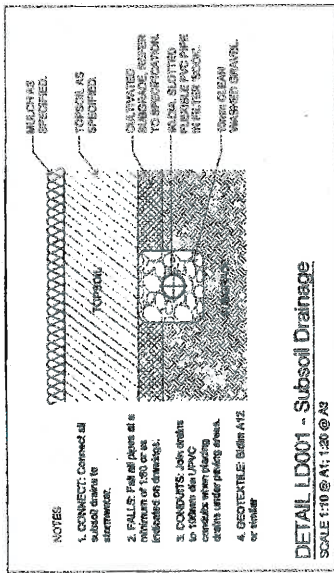
NOTES:

- 1. DO NOT PLACE STAKES THROUGH ROOTBALL.
- 2. STAKES SHALL BE 100mm DIA.
- 3. STAKES SHALL BE 2m LONG.
- 4. STAKES SHALL BE 1m FROM TRUNK.
- 5. STAKES SHALL BE 1m FROM EACH OTHER.
- 6. STAKES SHALL BE 1m FROM CURB.
- 7. STAKES SHALL BE 1m FROM ROAD.
- 8. STAKES SHALL BE 1m FROM SIDEWALK.
- 9. STAKES SHALL BE 1m FROM PLANT.
- 10. STAKES SHALL BE 1m FROM CURB.
- 11. STAKES SHALL BE 1m FROM ROAD.
- 12. STAKES SHALL BE 1m FROM SIDEWALK.
- 13. STAKES SHALL BE 1m FROM PLANT.
- 14. STAKES SHALL BE 1m FROM CURB.
- 15. STAKES SHALL BE 1m FROM ROAD.
- 16. STAKES SHALL BE 1m FROM SIDEWALK.
- 17. STAKES SHALL BE 1m FROM PLANT.
- 18. STAKES SHALL BE 1m FROM CURB.
- 19. STAKES SHALL BE 1m FROM ROAD.
- 20. STAKES SHALL BE 1m FROM SIDEWALK.



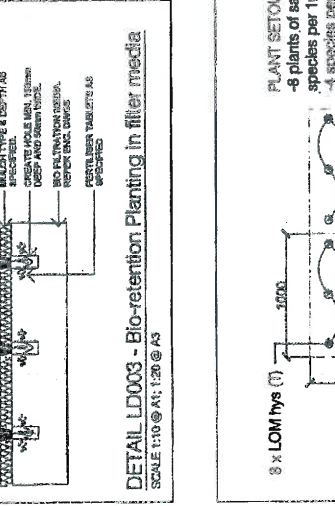
NOTES:

- 1. MULCH SHALL BE 100mm DEEP.
- 2. TOPSOIL SHALL BE 300mm DEEP.
- 3. SUBSOIL SHALL BE 150mm DEEP.
- 4. CURB SHALL BE 100mm HIGH.



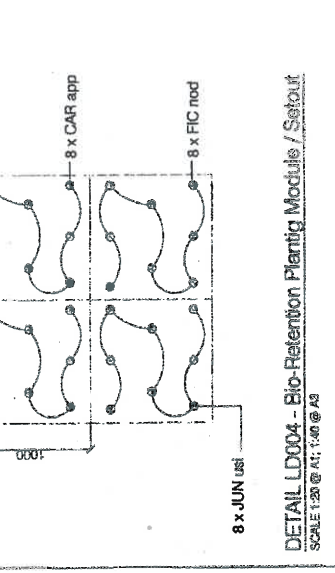
NOTES:

1. CONNECT: Connect all subsoil drains to stormwater.
2. FALLS: Fall all drains @ a minimum of 1:80 or as indicated on drawings.
3. JOINTS: Joints shall be 100mm dia J/PVC couplings where planting details under parking areas or similar.
4. GEOTEXTILE: 600gsm A1Z or similar.



NOTES:

- 1. GRASS PLANTING AS SPECIFIED.
- 2. MULCH TYPE & DEPTH AS SPECIFIED.
- 3. MULCH SHALL BE 100mm DEEP.
- 4. MULCH SHALL BE 100mm DEEP.
- 5. MULCH SHALL BE 100mm DEEP.
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- 18. MULCH SHALL BE 100mm DEEP.
- 19. MULCH SHALL BE 100mm DEEP.
- 20. MULCH SHALL BE 100mm DEEP.



PLANT SETOUT

- 8 x LOM hys (1)
- 8 plants of same species per 1m2
- 4 species per 4m2
- 8 x CAR app
- 8 x PIC nod
- 8 x JUN 081

APPROVED

PRELIMINARY



Premise

PAYNTER DIXON QUEENSLAND PTY LTD
CQU GLADSTONE CAMPUS CONSOLIDATION
CIVIL DESIGN SERVICES

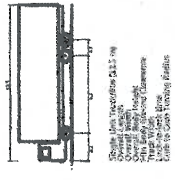
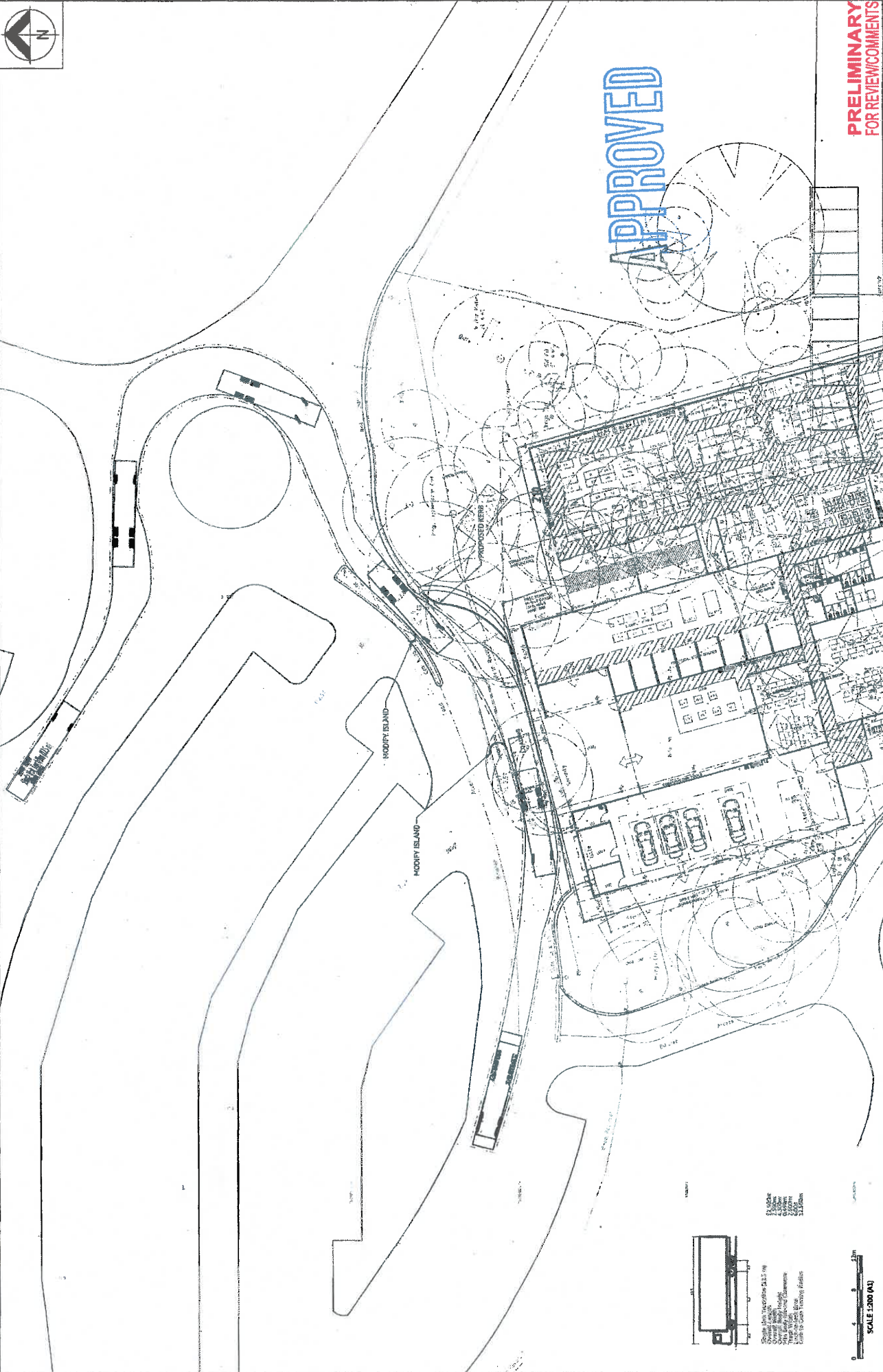
TRAFFIC IMPACT ASSESSMENT

Report NO. MIS0354/R01
Rev: B
Date: 01 March 2018





APPROVED



PRELIMINARY FOR REVIEW/COMMENTS

PROPOSED ETC BUILDING
(12.5m) NEW RANCOE/RING
OPTION 1

CPU GLADSTONE MARINA
CAMPUS CONSOLIDATION

PLAN TO BE USED FOR PERMITS, CONTRACTS & TENDERS
LEVELS, DIMENSIONS, COORDINATES, ETC. TO BE OBTAINED FROM THE ARCHITECT'S OFFICE
NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

PAYNTER DIXON
BUILDING YOUR BUSINESS

CONSULTANT:
PREMISES
LEVEL 1, 100 BUSINESS STREET
PORTER VALLEY, QLD 4008
PHONE 3793 3222

CONSULTANT:
PREMISES
LEVEL 1, 100 BUSINESS STREET
PORTER VALLEY, QLD 4008
PHONE 3793 3222

| NO. | DATE | REVISIONS |
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| NO. | DATE | REVISIONS |
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APPROVED

PRELIMINARY
FOR REVIEW/COMMENTS

| | | | |
|---------|----------|------|---------|
| DATE | 11/20/17 | BY | CEC/JMZ |
| SCALE | 1:200 | DATE | |
| PROJECT | CEC/JMZ | DATE | |
| PROJECT | CEC/JMZ | DATE | |

TITLE:
PROPOSED ETC BUILDING
(6,800) SERVICE VEHICLE MANEUVRING

PROJECT:
COU GLADSTONE MARINA
CAMPUS CONSOLIDATION

OWNER:
PAYNTER DIXON OVERSEAS LTD, LTD
SUITE 1000, 1000 UNIVERSITY DRIVE
SUITE 1000, 1000 UNIVERSITY DRIVE
SUITE 1000, 1000 UNIVERSITY DRIVE

PAYNTER DIXON
BUILDING YOUR BUSINESS

CONTRACTOR:
CONSTRUCTION OF THESE
STRUCTURES SHALL BE IN ACCORDANCE WITH THE
REQUIREMENTS OF THE CITY OF CALGARY
AND THE CITY OF CALGARY. ALL UTILITIES TO BE
LOCATED AND DELETED TO BE COMPLETED.

CONSULTANT:
PREMISE SERVICES
PO BOX 341
CALGARY, ALBERTA, T2C 0A6
PH: 403.243.2333
WWW.PREMISESERVICES.COM

| DATE | BY | DATE |
|------|----|------|
| | | |
| | | |



6.000m
2.000m
1.000m
0.500m
0.250m

SCALE 1:200 (A1)



Premise

WATER

APPROVED

SITE BASED STORMWATER MANAGEMENT PLAN

FOR PROPOSED DEVELOPMENT AT CQ UNIVERSITY – GLADSTONE MARINA CAMPUS

Report No: MIS-0354

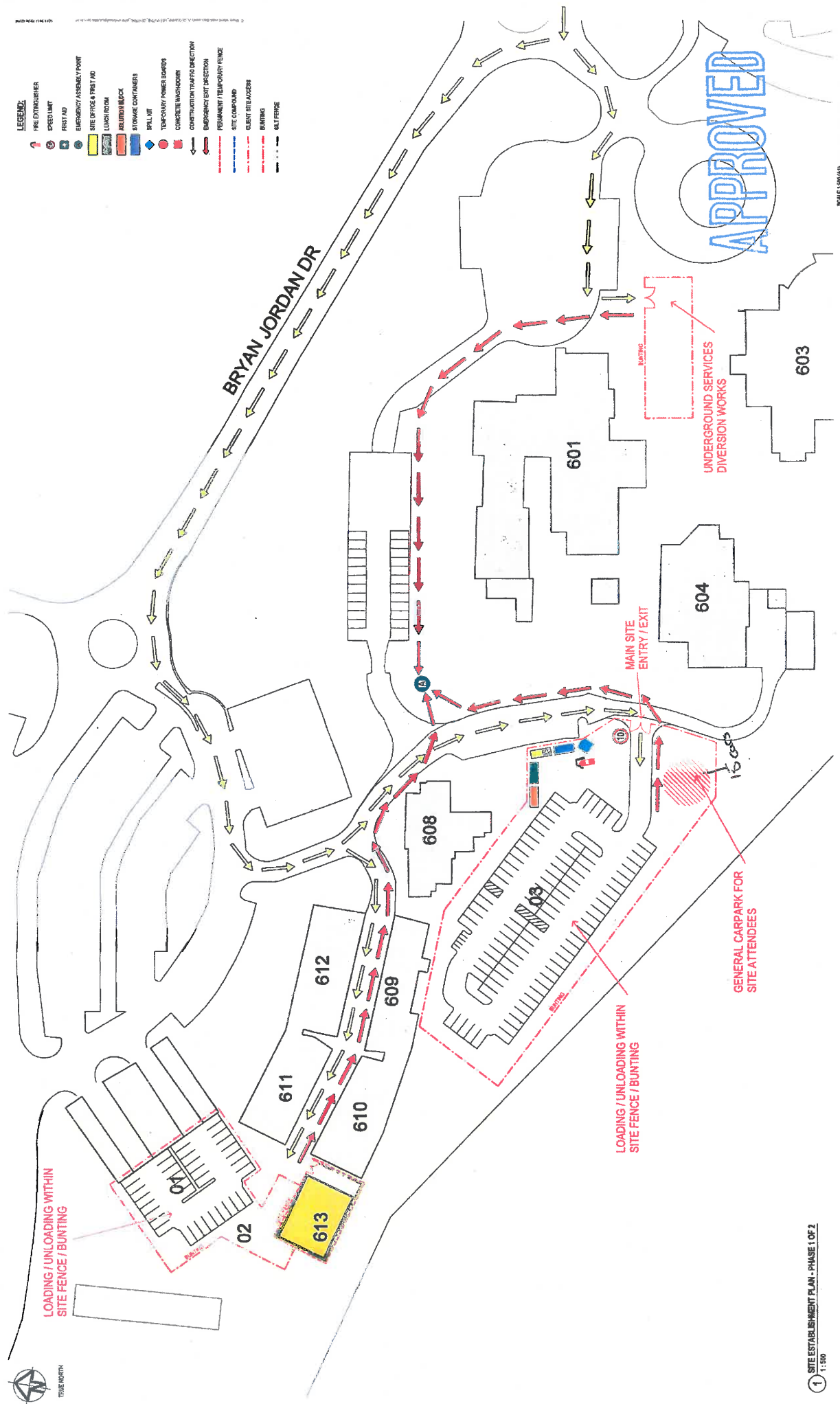
Document No: 1701809

REV: V2

PAYNTER DIXON QUEENSLAND

PROJECT FILE NO: 17111717
 DATE: 17/11/17

- LEGEND:**
- FIRE EXTINGUISHER
 - SPEED LIMIT
 - FIRST AID
 - EMERGENCY ASSEMBLY POINT
 - SITE OFFICE & FIRST AID
 - LUNCH ROOM
 - ALUMINUM BLOCK
 - STORAGE CONTAINER
 - PALLIT
 - TEMPORARY FENCE
 - CONCRETE WASHROOM
 - CONSTRUCTION TRAFFIC DIRECTION
 - EMERGENCY EXIT DIRECTION
 - PERMANENT FENCE
 - SITE COMPOUND
 - CLIENT SITE ACCESS
 - BUNTING
 - ALTERATION



SCALE: 1:500 (A4)
 0 5 10 15 20 25
 METRES

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CEQU0402 SK A1-01 B
 ISSUE DATE: 17/11/17



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 BUILDING YOUR BUSINESS

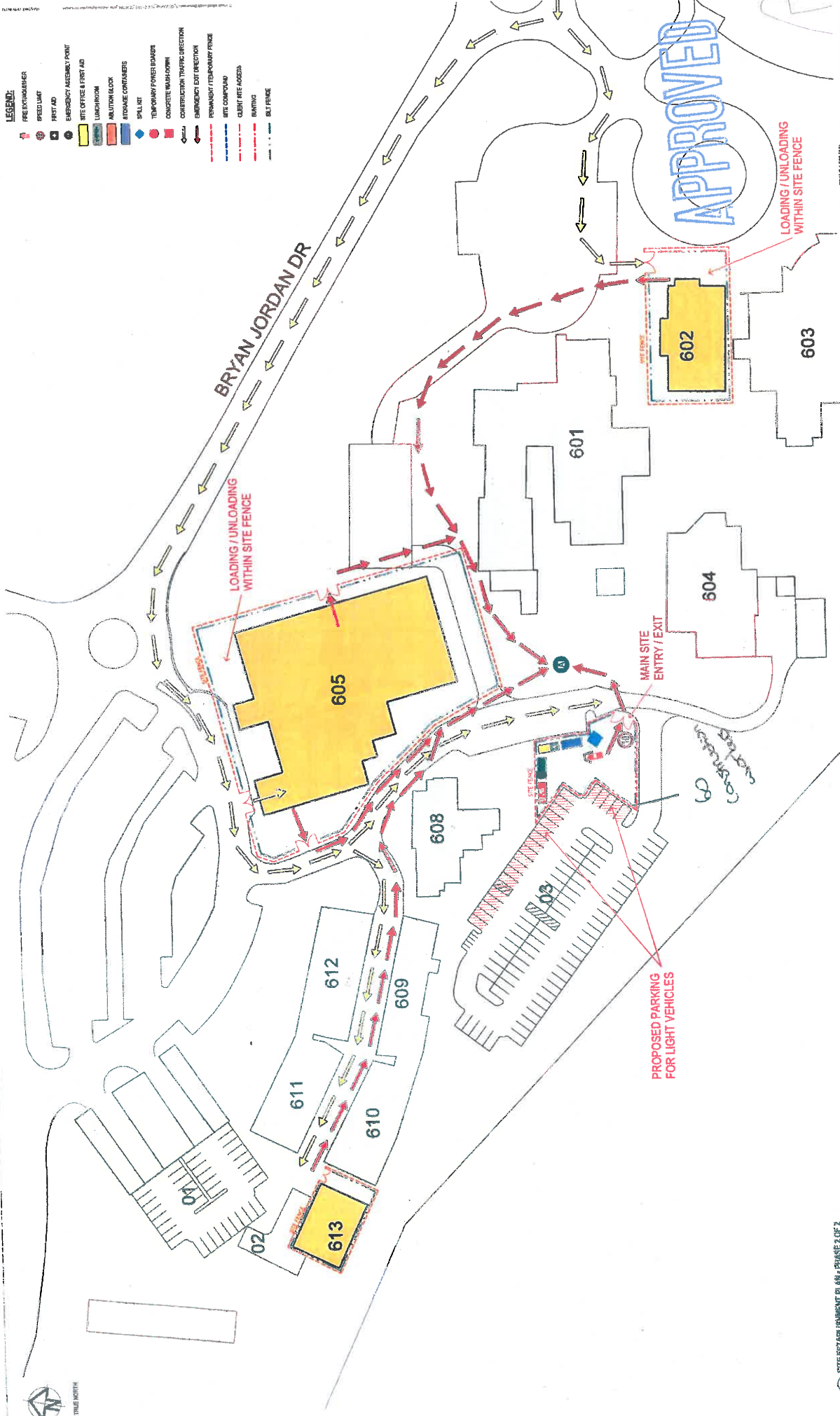
GPC APPLICATION
ISSUE

A.S.N. 20 000 051 152 / O.C.C.C. LICENSE # 68488
 LEVEL 11, 110 SOUTH BRIDGE ROAD, SUITE 1101, SYDNEY NSW 2007
 TELEPHONE: 02 9399 6600 / FAX: 02 9399 6605
 EMAIL: info@paynter.com.au / WEBSITE: www.paynter.com.au

GLADSTONE CAMPUS CONSOLIDATION

CQU GLADSTONE MARINA
 SITE ESTABLISHMENT PLAN - PHASE 1 OF 2

1 SITE ESTABLISHMENT PLAN - PHASE 1 OF 2
 1:500



CEQU0402 SK A1-02 B
 ISSUE DATE: 17/11/17

GPC APPLICATION ISSUE

PAYNTER DIXON
 BUILDING YOUR BUSINESS

ALBA 22 000 001 162 / GPC/LICENCE 06 00899
 LEVEL 10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100
 EMAIL: info@paynter.com.au / WEB: www.paynter.com.au

GLADSTONE CAMPUS CONSOLIDATION
 CQU GLADSTONE MARINA
 SITE ESTABLISHMENT PLAN - PHASE 2 OF 2

1 SITE ESTABLISHMENT PLAN - PHASE 2 OF 2
 11-200

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Acid Sulfate Soils Management Plan

CQU Campus, Gladstone Marina

P328



Prepared for
Paynter Dixon
7 December 2017

APPROVED



ATTACHMENT 3: EXTRACT OF APPEAL PROVISIONS

(2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.

(3) In this section—

conduct means an act or omission.

representative means—

(a) of a corporation—an executive officer, employee or agent of the corporation; or

(b) of an individual—an employee or agent of the individual.

state of mind, of a person, includes the person's—

(a) knowledge, intention, opinion, belief or purpose; and

(b) reasons for the intention, opinion, belief or purpose.

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

(i) either a tribunal or the P&E Court; or

(ii) only a tribunal; or

(iii) only the P&E Court; and

(b) the person—

(i) who may appeal a matter (the *appellant*); and

(ii) who is a respondent in an appeal of the matter; and

- (iii) who is a co-respondent in an appeal of the matter;
and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

See the P&E Court Act for the court's power to extend the appeal period.

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

-
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
- (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and

- (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department’s website for this purpose.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—
decision includes—

-
- (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and
 - (c) the making of a decision or the failure to make a decision; and
 - (d) a purported decision; and
 - (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the *Judicial Review Act 1991* or otherwise, whether by the Supreme Court, another court, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Part 2 Development tribunal

Division 1 General

233 Appointment of referees

- (1) The Minister, or chief executive, (the *appointer*) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—
 - (a) has the qualifications or experience prescribed by regulation; and
 - (b) has demonstrated an ability—
 - (i) to negotiate and mediate outcomes between parties to a proceeding; and
 - (ii) to apply the principles of natural justice; and
 - (iii) to analyse complex technical issues; and
 - (iv) to communicate effectively, including, for example, to write informed succinct and well-organised decisions, reports, submissions or other documents.
- (2) The appointer may—
 - (a) appoint a referee for the term, of not more than 3 years, stated in the appointment notice; and
 - (b) reappoint a referee, by notice, for further terms of not more than 3 years.
- (3) If an appointer appoints a public service officer as a referee, the officer holds the appointment concurrently with any other appointment that the officer holds in the public service.
- (4) A referee must not sit on a tribunal unless the referee has given a declaration, in the approved form and signed by the referee, to the chief executive.
- (5) The appointer may cancel a referee's appointment at any time by giving a notice, signed by the appointer, to the referee.

ATTACHMENT 3: 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.
- (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 | 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, 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 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 An appeal may be made against the decision to give an enforcement notice.</p> | | | |
| 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 |

| Table 2 Appeals to the P&E Court only | | | |
|---|--|--|---|
| <p>1. Appeals from tribunal</p> <p>An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of—</p> <p>(a) an error or mistake in law on the part of the tribunal; or</p> <p>(b) jurisdictional error.</p> | | | |
| 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> | | | |
| 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> | The Minister | — | If an owner or occupier starts the appeal—the owner of the registered premises |
| <p>6. Local laws 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> | | | |

Schedule 1

| 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 who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions. | The local government | — | — |

| 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> | | | |
| 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 | <p>1 A concurrence agency for the development application related to the approval</p> <p>2 A private certifier for the development application related to the approval</p> |

| Table 3 Appeals to a tribunal only | | | |
|--|-----------------------------------|---------------------------------------|--|
| <p>2. Inspection of building work 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> 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> | | | |
| 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. Local government failure to decide application under the Building Act An appeal may be made against a local government's failure to decide an application under the Building Act within the period required 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 notice of the decision | The local government to which the application was made | — | — |
| <p>5. Failure to make a decision about 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>, other than a failure by the Queensland Building and Construction Commission to make a decision, within the period required under that Act, 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 an information notice about the decision | The entity that failed to make the decision | — | — |