



## Gladstone Ports Corporation

*Growth, Prosperity, Community.*

GPC Document No. 1479088  
GPC Ref: DA2018/05  
Your Ref: MIS-0354

5 March 2019

Mr Kristopher Kolarski  
Paynter Dixon Queensland Pty Ltd  
c/- Premise Engineering  
PO Box 361  
FORTITUDE VALLEY QLD 4006

Email: [kristopher.kolarski@premise.com.au](mailto:kristopher.kolarski@premise.com.au); [Elizabeth.king@premise.com.au](mailto:Elizabeth.king@premise.com.au)

Dear Mr Kolarski

### DECISION NOTICE – APPROVAL WITH CONDITIONS – DA2018/05

(GIVEN UNDER THE PROVISIONS OF GPC LAND USE PLAN 2012V2 AND SECTION 63 OF THE PLANNING ACT 2016)

#### 1. Application Details

This development application was **properly made** to the Gladstone Ports Corporation Limited (GPC) on **20 April 2018**.

Application Number:	DA2018/05
Applicant Name:	Paynter Dixon Queensland Pty Ltd on behalf of Central Queensland University
Applicant Contact Details:	Mr Kristopher Kolarski c/- Premise Engineering PO Box 361 FORTITUDE VALLEY QLD 4006 Email: <a href="mailto:kristopher.kolarski@premise.com.au">kristopher.kolarski@premise.com.au</a> ; <a href="mailto:Elizabeth.king@premise.com.au">Elizabeth.king@premise.com.au</a>
Approvals Sought:	Port Application for relocation of stormwater and Operational Works for relocation of sewerage lines
Details of Proposed Development:	Relocation of GPC stormwater line and Gladstone Regional Council sewer line
Location Street Address:	Bryan Jordan Drive CALLEMONTDAH 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 Proposed Development

Relocation of Gladstone Ports Corporation stormwater line and Gladstone Regional Council sewer line around the proposed Central Queensland University Hair and Beauty Building.

## 3. Details Of Decision

This development application was **decided** on **5 March 2019**.

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) Port Application for undertaking work in, on, over or under premises that materially affects the premises or their use including excavating or filling (*GPC Land Use Plan 2012v2*); and
- b) Operational Works for sewerage works (Gladstone Regional Council).

## 5. Conditions

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

## 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. Not applicable

## 7. 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
Operational Works – relocation of sewerage infrastructure	Gladstone Regional Council	Concurrence	PO Box 29 GLADSTONE QLD 4680 <a href="mailto:info@gladstone.qld.gov.au">info@gladstone.qld.gov.au</a>

## 8. Approved Plans and Specifications –

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

Drawing/report title	Prepared by	Date	Reference no.	Version
<b>Aspect of development: Port Application</b>				
Sewerage Reticulation Locality Plan and Notes	Premise	11/2017	CQU-GLD-602-00-CIV-C500	C
Sewerage Reticulation Locality Plan	Premise	11/2017	CQU-GLD-602-00-CIV-C501	C

Drawing/report title	Prepared by	Date	Reference no.	Version
Sewerage Reticulation Longitudinal Section	Premise	11/2017	CQU-GLD-602-00-CIV-C502	C
Roadworks and Drainage Layout Plan Sheet 2	Premise	11/2017	CQU-GLD-602-00-CIV-C101	D

## 9. Currency Period for the Approval

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

- For Port Applications this approval lapses 6 years after this approval decision date.
- For Operational Works this approval lapses 2 years after this approval takes effect.

## 10. Rights of Appeal

No legislated appeal rights are afforded with this decision notice in relation to the Port Application for relocation of stormwater infrastructure as the application was not made under the provisions of the *Planning Act 2016*. Legislated appeal rights afforded to the Operational Works for relocation of sewerage infrastructure are attached to the Negotiated Referral Entity Advice Notice.

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

Yours sincerely



**Sarah Hunter**  
**Principal Planner**

5 March 2019

Enc. Attachment 1: Conditions of Approval  
Part 1 – Conditions imposed by the assessment manager  
Part 2 – Conditions required by the referral agency response  
a) Gladstone Regional Council, 21/02/2019

Attachment 2: Approved plans and specifications

# ATTACHMENT 1: CONDITIONS OF APPROVAL

## PART 1: ASSESSMENT MANAGER CONDITIONS

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

### Part 1a: Approval sought under GPC Land Use Plan 2012v2 – Port Application

#### GENERAL

1. The proposed development must be carried out generally in accordance with the plans as lodged with the application except where modified by conditions of this permit.
2. Unless otherwise stated, all conditions must be completed prior to the commencement of the use.
3. Where additional “approval” is required under these conditions by the Gladstone Ports Corporation for drawings or documentation, the proponent must submit for review, amend to the satisfaction of, and obtain written acceptance from the Gladstone Ports Corporation. Only in this manner can compliance with the condition be achieved.
4. All other relevant regulatory approvals must be obtained before commencement of works or operation of the facility.
5. The proponent must inform GPC of completion of works within 14 days of practical completion and undertake a site inspection with GPC. The proponent must also certify that the development is constructed as per design and provide RPEQ certification that the development has been constructed in accordance with the approved plans.
6. The proponent must at its cost and expense, keep and maintain the subject area, including existing services, in a state that is satisfactory to the Port.

#### ENGINEERING

7. The proponent must upon completion of the works supply GPC with “As Constructed” plans in both hard copy (2 of) and electronic (CAD format) which illustrates all infrastructure on Port land which is associated with the activity (e.g. detailed positions of underground services).
8. Relocation of the existing stormwater pit must be carried out in a manner that does not result in pondage of stormwater around the new building or the surrounding area.
9. The proponent is required to apply for and obtain from GPC a Permit to Dig/Excavate prior to commencing works and where necessary submit a plan for approval to adjust any existing services found during this excavation that was not originally shown on the proposed plans.
10. The proponent is to notify GPC of damage caused to any port infrastructure or services including roads and paths during relocation of stormwater and sewerage infrastructure as a result of this activity. CQU will undertake necessary repairs at their expense and to the satisfaction of GPC.
11. Upon completion of the works, the proponent must reinstate the property to the same condition prior to the works being undertaken unless agreed to in writing by GPC.
12. 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 will 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.

## ENVIRONMENT

13. The approved works must be carried out in accordance with the approved plans listed below:
  - a) Paynters Environmental Management Plan for CQU Gladstone Marina Campus Consolidation Project No. CEQU0402 Rev C dated 10/01/2019; and
  - b) Paynter Dixon Qld Pty Ltd Acid Sulphate Soil Management Plan CQU Campus, Gladstone Marina, dated June 2018.
  
14. Gladstone Ports Corporation Environment Hotline (07) 4976 1617 is to be notified of the occurrence of any;
  - a) reportable release/spill of contaminants (e.g. fuels, chemicals);
  - b) any environmental complaints received by the holder of this approval; and
  - c) non-compliance with conditions of this approval or any environmental approval obtained.

## **PART 2: REFERRAL ENTITY CONDITIONS**

**Part 2a: Approval sought under Planning Act 2016 – Operational Works for relocation of Gladstone Regional Council sewerage infrastructure**



Contact Officer: Ryan Grayson  
Our Ref: OPW/107/2018

25 February 2019

Paynter Dixon Queensland Pty Ltd  
Care Premise Engineering  
Kristopher Kolarski  
PO Box 361  
FORTITUDE VALLEY QLD 4006

Dear Sir/Madam

**NEGOTIATED REFERRAL ENTITY ADVICE NOTICE**  
*Planning Act 2016 S76*

**OPW/107/2018 - OPERATIONAL WORKS APPLICATION  
STRATEGIC PORT LAND - REFERRAL AGENCY ADVICE  
PT (G) LOT 210 SP 120888, BRYAN JORDAN DRIVE, CALLEMONDAH QLD 4680  
PT (G) LOT 210 SP 120888 CA GPA LEASE**

Reference is made to the above development application and to your request to make representations in relation to certain matters within Council's Referral Entity Advice Notice dated 20 February 2019.

I wish to advise that your request was assessed under Delegated Authority on 25 February 2019 where it was decided to agree to the representations in full as set out in the following Negotiated Decision Notice. The Negotiated Referral Entity Advice Notice replaces the Referral Entity Advice Notice previously issued and dated 20 February 2019.

Should you have any questions or require further clarification in relation to any matters raised in the Advice Notice, please contact Council's Development Engineer – Development Services, Ryan Grayson on 07 4970 0700.

Yours sincerely,

**ALISTAIR BURROWS**  
**GENERAL MANAGER CUSTOMER EXPERIENCE**



**GLADSTONE**  
REGIONAL COUNCIL

**NEGOTIATED REFERRAL ENTITY ADVICE NOTICE - OPW/107/2018**  
***Planning Act 2016 S76***

Strategic Port Land - Referral Agency Advice

Application:	Operational Works Application - Strategic Port Land - Referral Agency Advice
Applicant Name & Address:	Paynter Dixon Queensland Pty Ltd Care Premise Engineering Kristopher Kolarski PO Box 361 FORTITUDE VALLEY QLD 4006
Owner:	Central Queensland University
Subject Land:	Pt (g) Lot 210 SP 120888, Bryan Jordan Drive, CALLEMONDAH QLD 4680
Location:	Pt (g) Lot 210 SP 120888 CA GPA LEASE
Site Area:	
Application Received:	17 May 2018
Application Decided:	25-Feb-2019

You are advised that your application was Approved Negotiated with conditions. The conditions relevant to this approval are attached. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

**1. NATURE OF THE CHANGES**

The nature of the changes are:-

- Removal of Condition 16 of the Referral Entity Advice Notice

**2. DETAILS OF THE APPROVAL**

	Development Permit	Preliminary Approval
<ul style="list-style-type: none"><li>• <b>Associated work</b> made assessable by the planning scheme:<ul style="list-style-type: none"><li>○ Building work</li><li>○ Operational work - Strategic Port Land - Referral Agency Advice</li></ul></li></ul>	✓	x

**3. RELEVANT PERIOD FOR THE APPROVAL**

The relevant periods stated in section 85 of the *Planning Act 2016* apply to each aspect of development in this approval, as outlined below:-

- ✓ 2 years starting the day the approval takes effect:



#### 4. APPROVED PLANS

The approved plans and/or documents for this development approval are listed in the following table:

Plan No.	Rev.	Title	Date	Prepared by	Certified by
CQU-GLD-602-00-CIV-C500	C	Sewer Reticulation Locality Plan & Notes	12/12/18	Premise	Joshua Stone (RPEQ – 15187)
CQU-GLD-602-00-CIV-C501	C	Sewer Reticulation Layout Plan	12/12/18	Premise	Joshua Stone (RPEQ – 15187)
CQU-GLD-602-00-CIV-C502	C	Sewer Reticulation Longitudinal Section	10/12/18	Premise	Joshua Stone (RPEQ – 15187)

#### 7. APPEAL RIGHTS

Attached is an extract from the *Planning Act 2016* which details your appeal rights and the appeal rights of any submitters regarding this decision.

#### 8. WHEN THE DEVELOPMENT APPROVAL TAKES EFFECT

This development approval takes effect:-

- From the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court.

**OR**

- If there is a submitter and the applicant does not appeal the decision, the earlier date of either:
  - When the submitter's appeal ends; or
  - The day the last submitter gives the assessment manager written notice that the submitter will not be appealing the decision.

**OR**

- Subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

This approval will lapse if:-

- for a development approval other than a material change of use or reconfiguration, the development does not substantially start within the relevant period stated in section 3 of this decision notice.

Should you wish to discuss this matter further, please contact Council's Development Engineer – Development Services, Ryan Grayson on 07 4970 0700.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'K.A. Burrows', with a stylized flourish at the end.

**ALISTAIR BURROWS**  
**GENERAL MANAGER CUSTOMER EXPERIENCE**

**Attached:    Conditions**  
**Appeal Rights**



**GLADSTONE**  
REGIONAL COUNCIL

**NEGOTIATED REFERRAL ENTITY CONDITIONS**

*Planning Act 2016 S68 (1)*

**DEVELOPMENT APPLICATION NO. OPW/107/2018**

**OPERATIONAL WORKS**

Strategic Port Land - Referral Agency Advice  
Pt (g) Lot 210 SP 120888 CA GPA LEASE

Plans to be approved -

Plan No.	Rev.	Title	Date	Prepared by	Certified by
CQU-GLD-602-00-CIV-C500	C	Sewer Reticulation Locality Plan & Notes	12/12/18	Premise	Joshua Stone (RPEQ - 15187)
CQU-GLD-602-00-CIV-C501	C	Sewer Reticulation Layout Plan	12/12/18	Premise	Joshua Stone (RPEQ - 15187)
CQU-GLD-602-00-CIV-C502	C	Sewer Reticulation Longitudinal Section	10/12/18	Premise	Joshua Stone (RPEQ - 15187)

Conditions -

**PRIOR TO CONSTRUCTION COMMENCING**

1. Prior to commencing construction, the applicant must arrange for a "pre-start site meeting" which must be attended by a representative of the Gladstone Regional Council, the Contractor and the Supervising Engineer. All relevant Referral Agencies and other relevant Agencies including Ergon and Telstra shall be invited to attend.
2. Prior to arranging the pre-start site meeting, the applicant must lodge a construction security bond (in the form of cash or a bank guarantee) in the amount of 2.5% of the estimated cost of the construction of the works (or the minimum fee in accordance with Council's Fees and Charges Schedule). The construction security bond must be lodged with Council prior to arranging a pre-start site meeting. The construction security bond is intended to cover action by Council required to provide for people safety, traffic safety, or for the protection of property or the environment where:
  - A condition of this approval is breached; or
  - additional scour protection measures are needed, or the installation and maintenance of erosion and sediment control measures is deficient, or other remediation works to the site are required where it has been left unattended for an unreasonably long period of time; and

- either the works need to be carried out by Council as a matter of urgency or the works need to be carried out by Council because the applicant has failed to comply with a notice to:
  - remedy a breach of this approval, or
  - provide for people safety, traffic safety, or to provide for the protection of property or the environment within a reasonable period of time.

The cost incurred by Council in actioning the above, will be recovered from the construction security bond.

The construction security bond shall be released when the construction phase works are complete and the works commence the maintenance / performance verification period.

Note: Bonds cannot be accepted without an accompanying signed bonding deed.

3. Prior to arranging the pre-start site meeting, the Applicant must pay a construction fee in accordance with Council's Fees and Charges Schedule.
4. The applicant / developer is to ensure that any existing easements over the site are protected during construction and are able to be accessed at all times.
5. The applicant must ascertain the existence and location of existing services associated with the development, including but not limited to water supply, sewerage, stormwater, gas, electricity and telecommunications services and must protect these services from damage and must rectify any damage or arrange for the rectification works to be carried out by the relevant service authority (at the applicant's expense) immediately the damage occurs.
6. Prior to commencing construction of sewer reticulation, the applicant must nominate a person who holds a current license which satisfies the legislative requirements of Queensland to perform the sewerage work. Works shall only be carried out with this licensed person on the site. Fines will apply for breaches of this requirement in accordance with the provisions of the legislation.
7. Before construction commences, a person or entity must be nominated as the community contact for the construction project to answer concerns of the community and Council (dust, emergency repairs etc).
8. A project sign shall be erected in a prominent location prior to commencement of construction and shall remain for the duration of construction.

Information on the sign shall identify the project including a brief scope of works, the name of the community contact for the project along with phone numbers and contact details etc. This contact must be available 16 hours each day during the construction period. Other details such as the contractor's, subcontractors' and developer's names may also be included.

All complaints received by the contact must be recorded including the resulting investigation undertaken, conclusions formed, and actions taken. This information must be available to Gladstone Regional Council or relevant government agency on request, to show that "environmental duty" has been exercised by the contractor, in order to avoid prosecution under the Environmental Protection Act.

9. Gladstone Regional Council has restricted the use of water from Council mains and prefers the applicant to use alternative sources of water for construction purposes.

A standard metered water connection to the site may be permitted by Council for hygiene purposes within the workplace. (Application fees and water charges will apply.)

Mains water to be used for the filling of water mains for chlorination, flushing and pressure testing. Metered hydrants are available from Council for hire if required.

Penalties under the respective legislation will apply if the contractor is found tampering with Council's mains.

## **SUPERVISION OF WORKS**

10. The sewerage infrastructure and any other development works are to be executed under the supervision of a Registered Professional Engineer of Queensland and on completion of such work, the Applicant shall give to the Council, Construction Certificates from such Supervising Engineer, that the work has been constructed in accordance with this operational works permit and good engineering practice.

Such certificates must include the following information:

- a. Company name, address, & contact details.
- b. Engineer's name and position in company.
- c. Professional registration number (RPEQ) and signature
- d. Project name, location and Council reference number
- e. Full details of the work performed, including:
  - comprehensive and detailed "As Constructed" plans in AutoCAD and Adobe Acrobat "pdf" format. The plans must be certified by a Registered Surveyor in regards to the accuracy of the information provided (location, line, level etc) and certified by the Supervising Engineer (RPEQ) in regards to compliance with this Operational Works Permit. The applicant / consultants must liaise with Council's Operational Works Officers in regard to the detailed requirements for the electronic data.
  - quality control test results including material property, compaction testing, bitumen prime and seal spray rates, aggregate spread rates, AC compaction testing.
  - a successful (defect free) CCTV report in accordance with the Water Services Association of Australia; including inclination graphs, on all sewer lines. CCTV reports are required as part of the "On Maintenance" inspection and as part of the "Off Maintenance" inspection. Council reserves the right to utilise for its own purposes and for sale, the "as constructed" documentation provided.

Note: Sewer lines to be pressure cleaned prior to CCTV inspection.

- f. The relevant standards to which a product or installation complies
  - g. Quality assurance system in place, date of QA manual used and the Council proforma duly completed
  - h. Any maintenance procedures required for products certified to achieve the design life
11. The Supervising Engineer shall inspect the sewerage infrastructure works, with the relevant Council Officer also invited to attend each inspection, at stages of construction as set out in the Capricorn Municipal Development Guidelines and at the stages listed below. All works shall be carried out in accordance with this standard and good engineering practice. The Supervising Engineer shall arrange a time for inspection at the following critical stages.
- a. sewer and rising mains embedded, sand surround levelled and compacted
  - b. gravity sewer main pressure test
  - c. testing of maintenance holes
  - d. commencement of the on-maintenance / verification period
  - e. completion of the on-maintenance / verification period

In regards to pressure and water quality testing, Council's Operational Works Officers shall be invited to observe the testing with the Supervising Engineer. The quality control documentation including pressure test results shall be provided to Council on the successful completion of the pressure and quality testing.

No connections to Council mains will be authorised until test results are reviewed and meet the relevant standards.

A minimum of 24 hours notice (by email or facsimile) is required by Council's Operational Works Officers.

Note: Re-inspection by Council's Operational Works Officers may attract a "re-inspection" fee.

12. Connections to existing sewerage infrastructure must be carried out under the supervision of Council, at the expense of the applicant.
13. Council's Operational Works Officers shall be invited to carry out verification inspections at salient phases of construction and may carry out random audit inspections during the course of construction.
14. A maintenance / performance verification security bond must be lodged by the Applicant with Council and prior to the Works being accepted "on maintenance". The Applicant must lodge a maintenance / performance verification security bond (in the form of cash or a bank guarantee) in the amount of 5.0% of the estimated cost of the construction of the works (or the minimum fee in accordance with Council's Fees and Charges Schedule). The maintenance / performance verification security bond is intended to cover:
  - a. urgent action required by Council to provide for people safety, traffic safety and for the protection of property and the environment;
  - b. installation of additional scour and environmental protection measures and the installation and maintenance of erosion and sediment control measures (where deficient);
  - c. rectification of defective work or the construction of new work resulting from design omissions or deficiencies;
  - d. rectification of defective work or the construction of new work resulting from construction omissions or deficiencies;
  - e. maintenance of the Works;
  - f. repair of damage of any nature and howsoever caused to the Works and whether caused by the Developer or any other party (and in particular any party constructing in respect of lands adjoining the Works).

The maintenance / performance verification security bond shall be held by Council for a minimum period of 12 months. This period will be extended by Council to verify the integrity and performance of the works should actual or potential defects or omissions be identified.

Note: Bonds cannot be accepted without an accompanying signed bonding deed.

#### **GENERAL CONDITIONS**

15. Any errors in or omissions from the plans and specifications detected during construction may be required by Council to be rectified in accordance with Gladstone Regional Council Design Standards, Capricorn Municipal Development Guidelines or other policies.
16. **DELETED**

## ASSESSMENT MANAGER'S ADVICE

1. Aboriginal Cultural Heritage: It is strictly the Developer's responsibility to take all reasonable and practicable measures to ensure that the activity does not harm Aboriginal Cultural Heritage in accordance with the *Aboriginal Cultural Heritage Act 2003*.
2. Contaminated Land: It is strictly the Developer's responsibility to source information regarding contaminated land from the Environmental Protection Agency, Contaminated Lands Section, as Council has not conducted detail studies and does not hold detailed information pertaining to contaminated land.
3. Hours of Work: It is the developer/owner's responsibility to ensure compliance with *Part 3B, Section 440R* of the *Environmental Protection Act 1994*, which prohibits any construction, building and earthworks activities likely to cause nuisance noise (including the entry and departure of heavy vehicles) between the hours of 6.30pm and 6.30am from Monday to Saturday and at all times on Sundays and Public Holidays.
4. Dust Control: It is the developer/owner's responsibility to ensure compliance with *Part 3B* of the *Environmental Protection Act 1994*, which prohibits unlawful environmental nuisance caused by dust, ash, fumes, light, odour or smoke beyond the boundaries of the property during all stages of the development including earthworks and construction.
5. Sedimentation Control: It is the developer/owner's responsibility to ensure compliance with *Part 3C, Section 440ZG* of the *Environmental Protection Act 1994*, to prevent soil erosion and contamination of the stormwater drainage system and waterways.
6. Noise During Construction and Noise in General: It is the developer/owner's responsibility to ensure compliance with *Part 5A, Section 363C (3)* of the *General Emission Criteria* and *Part 5A, Section 363c (4)* of the *Noise Emission Criteria* of the *Environmental Protection Act 1994*.
7. General Safety of Public During Construction: It is the principal contractor's responsibility to ensure compliance with *Section 31* of the *Workplace Health and Safety Act 1995*. *Section 31(1)(c)* states that the principal contractor is obliged on a construction workplace to ensure that work activities at the workplace are safe and without risk of injury or illness to members of the public at or near the workplace.





**GLADSTONE REGIONAL COUNCIL**

This plan is approved for Operational Works in accordance with Council's Decision Notice 20-107/2015 as Council's requirement for RP&BQ certification has been satisfied to ensure that the design is in accordance with Australian and Council's standards.

The certifying RP&BQ remains responsible and liable for this plan and any engineering errors, omissions or non-compliance associated with the design.

20-2-19

**APPROBATE**  
**MANAGER**

PROPERTY CONNECTIONS HAVE BEEN ASSIGNED TO CONTROL THE REQUIRED SERVICE AREA OF EACH LOT AT A GRADE OF 1.60 AND A MAXIMUM DEPTH OF PROPERTY CONNECTION AT 1.5m UNLESS OTHERWISE STATED.

ALL PROPERTY CONNECTIONS DIA 110 PE UNLESS OTHERWISE DENOTED.

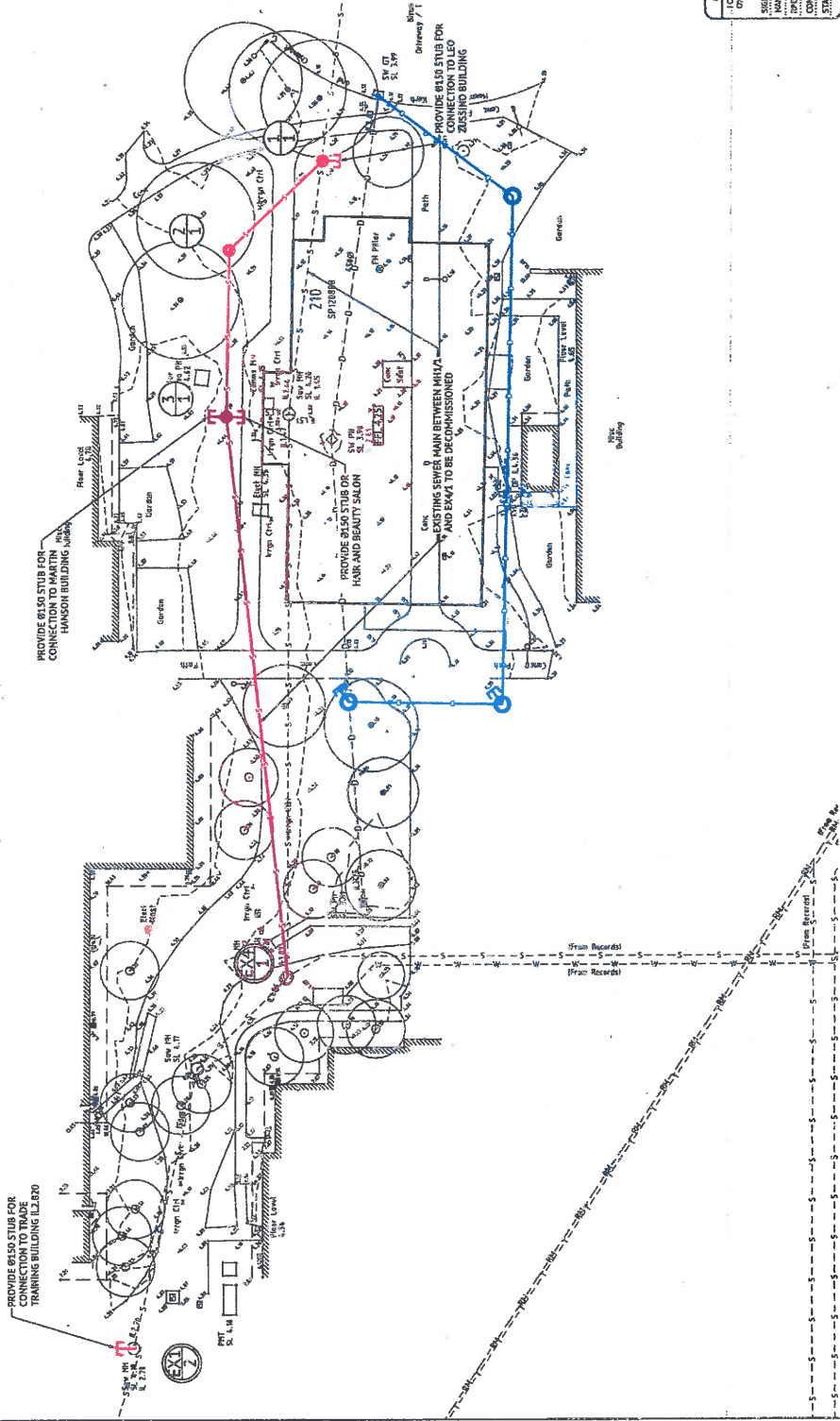
FOR SEWERAGE RETICULATION NOTES REFER DMC No. C500.

**LEGEND - PROPOSED**

- GRAVITY SEWER
- 91.50mm PROPERTY CONNECTION
- 110mm PROPERTY CONNECTION
- PROPOSED MAINTENANCE HOLE
- ON MAINTENANCE STRUCTURE NUMBER
- REFER LONG SECTION DRAWINGS FOR STRUCTURE DETAILS
- MAINTENANCE STRUCTURE
- STORMWATER DRAINAGE
- DRINKING WATER MAIN
- FINISHED CONTOURS (0.50m)
- FINISHED CONTOURS (0.25m)

**LEGEND - EXISTING**

- EA 110mm EXISTING PROPERTY CONNECTION
- STORMWATER DRAINAGE
- GRAVITY SEWER
- DRINKING WATER MAIN
- ELECTRICAL
- TELSTRA
- GAS
- EXISTING CONTOURS (0.50m)



REFER HYDRAULIC CONSULTANTS PLANS FOR INTERNAL PLUMBING CONNECTIONS TO SEWER MAIN.

NOTE: SEWER TO EXISTING BUILDINGS TO BE KEPT LIVE AT ALL TIMES DURING CONSTRUCTION.

SCALE 1:200 (A1)

**NOTES**

1. ALL PROPERTY CONNECTIONS TO BE INSTALLED TO A GRADE OF 1.60 AND A MAXIMUM DEPTH OF PROPERTY CONNECTION AT 1.5m UNLESS OTHERWISE STATED.
2. ALL PROPERTY CONNECTIONS DIA 110 PE UNLESS OTHERWISE DENOTED.
3. REFER LONG SECTION DRAWINGS FOR STRUCTURE DETAILS.
4. REFER DMC No. C500 FOR SEWERAGE RETICULATION NOTES.

**AMENDMENTS**

NO.	DATE	DESCRIPTION
1	20-2-19	ISSUED FOR APPROVAL

**PAYANTER DIXON**  
 BUILDING YOUR BUSINESS

**Premise**  
 SURVEYING SERVICES  
 LEVEL 110 AND SURVEYING STREET  
 PORTLAND VILLAGE QLD 4005  
 WWW.PREMISE.COM.AU

**UNIVERSITY OF GLADSTONE**

- CONSULTANTS:**
- CHB Storm Water: Premise
  - Structural Engineer: STY Consultants
  - Electrical Engineer: Electrical Concepts Pty Ltd
  - Mechanical Engineer: Mechanical Hydraulics Engineering
  - Interior Designer: Interior Ltd
  - Landscape Architect: Jenny Pinner
  - Building Consultant: Building Consultant Australia
  - Town Planning: Wetmore Consulting
  - Accessability Engineer: Avoca Town
  - Renouveau: Renouveau
  - Traffic Engineer: Premise
  - Geotechnical Engineer: Deconstruction Balance
  - Green Staff ESD: Green Staff ESD
  - Site: Site

**PROJECT:**  
 COU GLADSTONE MARINA  
 CAMPUS CONSOLIDATION

**DATE:**  
 20-2-19

**SCALE:**  
 1:200 (A1)

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	20-2-19	ISSUED FOR APPROVAL

**SEWERAGE RETICULATION LAYOUT PLAN**

**PROJECT NO.:** CE000402

**CLIENT:** COU GLADSTONE MARINA

**SCALE:** 1:200 (A1)

**DATE:** 20-2-19

**PROJECT NO.:** CE000402

**CLIENT:** COU GLADSTONE MARINA

**FOR CONSTRUCTION**

NOTES

1. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. DELAYED WORK WILL BE PENALIZED.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SERVICES AT ALL TIMES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING SURFACES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING PLANTING.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING LANDSCAPE.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING INFRASTRUCTURE.

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UNIVERSITY AUSTRALIA

PAYNTER DIXON BUILDING YOUR BUSINESS

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100 COLLEGE STREET  
PO BOX 100  
FORTITUDE VALLEY, QLD 4004  
PH: (07) 3131 3131  
WEB: www.paynterdixon.com.au

Premise

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Premise  
Structural Engineer:  
SPT Consultants  
Electrical/General Security Dry Fire:  
United Ltd  
Landscape Architect:  
Lacey King  
Building Certifier:  
Building Certifier Australia  
Town Planning:  
Neighbour Consulting  
Acoustic Engineer:  
Parramatta  
Traffic Engineer:  
Parramatta  
Geotechnical Engineer:  
Construction Services  
Green Start BBD:  
B&B

AS CONSTRUCTED DETAILS FOR AMENDMENT  
CHECKED BY: [Signature]  
DATE: 10-2-19  
ON THE PLAN ARE MADE AND ACCURATE RECORD OF THE WORKS

DATE: 10-2-19

ASSESSMENT MANAGER

CDU GLADSTONE MARINA  
CAMPUS CONSOLIDATION

DESCRIPTION: SEWERAGE RETICULATION LONGITUDINAL SECTION

DATE: 10-2-19

ASSESSMENT MANAGER

GLADSTONE REGIONAL COUNCIL LIVE SEWER WORKS

AT LEAST 3 BUSINESS DAYS PRIOR TO COMMENCING LIVE WORKS, INFORMATION IS TO BE LODGED AND AUDIT INFORMATION WILL COMPRISE OF TEST RESULTS, INCLUDING PRESSURE TESTS AND SEWER CAMERA INSPECTION RECORDS.

AS SAFE WORK PLAY AS PER WORK HEALTH AND SAFETY LEGISLATION MUST BE COMPLETED PRIOR TO COMMENCING ANY WORKS CARRIED OUT BY CONTRACTORS AT DEPTHS OF 1.500m OR GREATER PRIOR TO COMMENCING ANY WORKS.

No.	DESCRIPTION	DIA. SEWER	MH NO.	MH TYPE	MH NO.	COVER TYPE	LOT NO.	F.S.L.	E.S.L.	I.L.	DEPTH
1A)	CONTRACTOR TO CONSTRUCT NEW MH 1/4 OVER EXISTING SEWER AND BENCH UP TO PIPE BUT NOT REMOVE CROWN OF PIPE.	150	1/4	1030	CF	1030	-	4.195	4.195	1.799	2.896
1B)	CONTRACTOR TO LAY LINE 1 AND INSTALL STUBS.										
1C)	COUNCIL TO REMOVE CROWN OF PIPE AND COMPLETE BENCHING AFTER SUCCESSFUL "ON MAINTENANCE" INSPECTION.										
2A)	COUNCIL TO INSTALL TEMPORARY PLUG IN OUTLET OF EXISTING MH EX/41 PRIOR TO START OF CONSTRUCTION.	150	EX/41	-	-	-	-	4.087	4.087	1.850	2.237
2B)	CONTRACTOR TO REMOVE END COVER/BREAK INTO EXISTING MH EX/41 AND LAY SEWER LINES.										
2C)	COUNCIL TO REMOVE TEMPORARY PLUG AFTER SUCCESSFUL "ON MAINTENANCE" INSPECTION.										
3A)	COUNCIL TO BREAK INTO EXISTING MH EX/2 TO PROVIDE 1500mm STUB WITH TEMPORARY PLUG AND END COP PRIOR TO START OF CONSTRUCTION.	150	EX/2	-	-	-	-	4.180	4.180	2.020	1.160

LEVELS IN THE LIVE SEWER TABLE ARE DESIGN LEVELS.  
AS CONSTRUCTED INFORMATION TO BE ADDED WHEN AVAILABLE

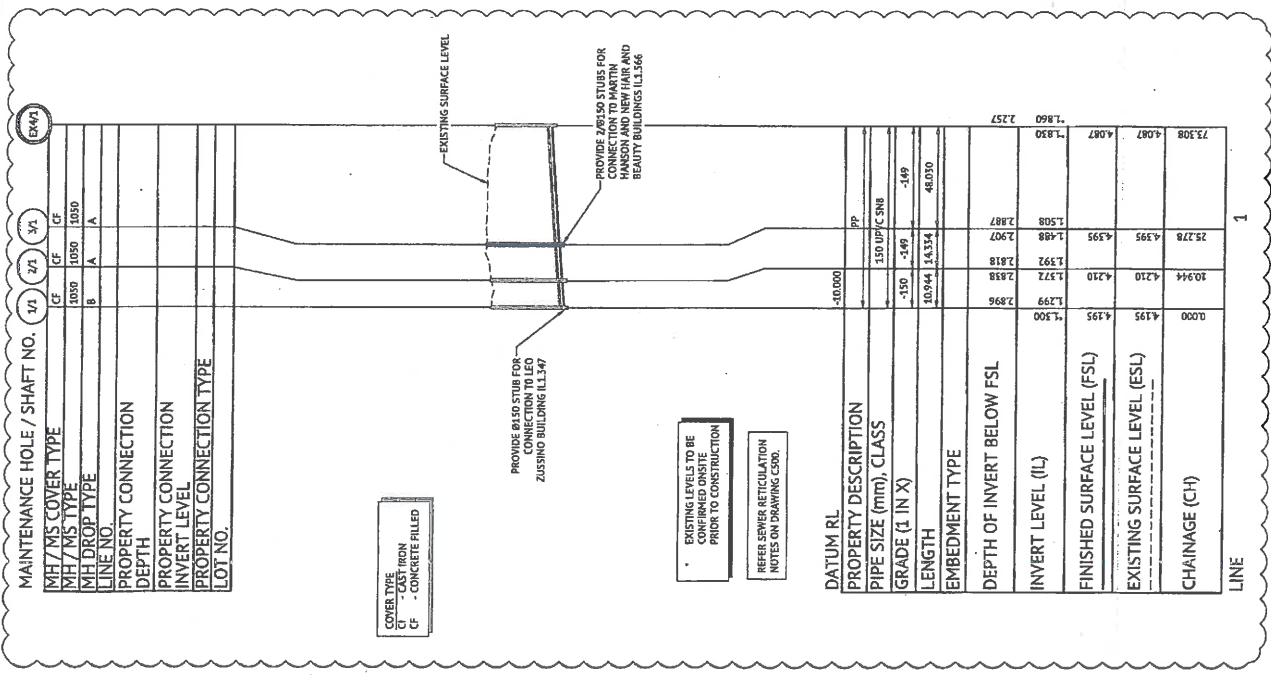
**GLADSTONE REGIONAL COUNCIL**

This plan is approved for Operational Works in accordance with Council's Decision Notice CD-21/2017 as Council's requirement for RPEQ certification has been satisfied to ensure that the design is in accordance with Australian and Council's standards.

The certifying RPEQ remains responsible and liable for this plan and any engineering errors, omissions or non-compliance associated with its design.

10-2-19

ASSESSMENT MANAGER



FOR CONSTRUCTION

[s 123]

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## **Subdivision 5 Changing charges during relevant appeal period**

### **123 Application of this subdivision**

This subdivision applies to the recipient of an infrastructure charges notice given by a local government.

### **124 Representations about infrastructure charges notice**

- (1) During the appeal period for the infrastructure charges notice, the recipient may make representations to the local government about the infrastructure charges notice.
- (2) The local government must consider the representations.
- (3) If the local government—
  - (a) agrees with a representation; and
  - (b) decides to change the infrastructure charges notice;the local government must, within 10 business days after making the decision, give a new infrastructure charges notice (a *negotiated notice*) to the recipient.
- (4) The local government may give only 1 negotiated notice.
- (5) A negotiated notice—
  - (a) must be in the same form as the infrastructure charges notice; and
  - (b) must state the nature of the changes; and
  - (c) replaces the infrastructure charges notice.
- (6) If the local government does not agree with any of the representations, the local government must, within 10 business days after making the decision, give a decision notice about the decision to the recipient.
- (7) The appeal period for the infrastructure charges notice starts again when the local government gives the decision notice to the recipient.

**125 Suspending relevant appeal period**

- (1) If the recipient needs more time to make representations, the recipient may give a notice suspending the relevant appeal period to the local government.
- (2) The recipient may give only 1 notice.
- (3) If the representations are not made within 20 business days after the notice is given, the balance of the relevant appeal period restarts.
- (4) If representations are made within the 20 business days and the recipient gives the local government a notice withdrawing the notice of suspension, the balance of the relevant appeal period restarts the day after the local government receives the notice of withdrawal.

**Division 3 Development approval conditions about trunk infrastructure**

**Subdivision 1 Conditions for necessary trunk infrastructure**

**126 Application and operation of subdivision**

- (1) This subdivision applies if—
  - (a) trunk infrastructure—
    - (i) has not been provided; or
    - (ii) has been provided but is not adequate; and
  - (b) the trunk infrastructure is or will be located on—
    - (i) premises (the *subject premises*) that are the subject of a development application, whether or not the infrastructure is necessary to service the subject premises; or

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## **227 Responsibility for representative**

- (1) If it is relevant to prove, in offence proceedings, a person's state of mind about particular conduct, it is enough to show—
  - (a) the person's representative was engaged in the conduct for the person within the scope of the representative's actual or apparent authority; and
  - (b) the representative had the state of mind.
- (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**

#### **228 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

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- (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.

## 229 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
  - (ca) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
  - (d) 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 (ca); and
  - (e) for an appeal to the P&E Court—the chief executive; and
  - (f) 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.

## 230 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.



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- (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, a tribunal or another entity; and
  - (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

### 231 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.

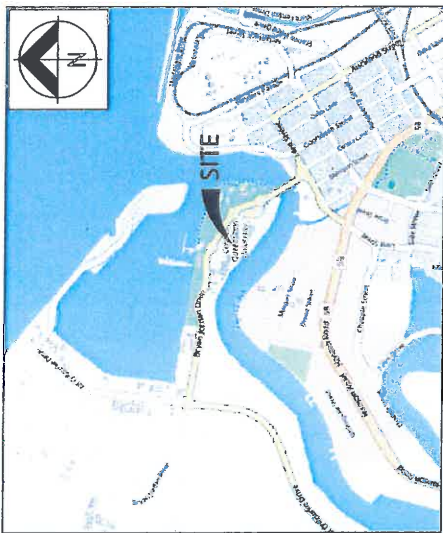
Schedule 1

<b>Table 1</b> <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
<b>Column 1</b> <b>Appellant</b>	<b>Column 2</b> <b>Respondent</b>	<b>Column 3</b> <b>Co-respondent</b> <b>(if any)</b>	<b>Column 4</b> <b>Co-respondent</b> <b>by election (if any)</b>
<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><b>4. Infrastructure charges notices</b></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"> <li>• the incorrect application of gross floor area for a non-residential development</li> <li>• applying an incorrect ‘use category’, under a regulation, to the development</li> </ul> <p>(ii) the working out of extra demand, for section 119; or</p> <p>(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) the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</p>			
<b>Column 1</b> <b>Appellant</b>	<b>Column 2</b> <b>Respondent</b>	<b>Column 3</b> <b>Co-respondent</b> <b>(if any)</b>	<b>Column 4</b> <b>Co-respondent</b> <b>by election (if any)</b>
<p>The person given the infrastructure charges notice</p>	<p>The local government that gave the infrastructure charges notice</p>	—	—

# ATTACHMENT 2: APPROVED PLANS AND SPECIFICATIONS

# CQU GLADSTONE MARINA CAMPUS CONSOLIDATION

## SEWERAGE RETICULATION



**LOCALITY PLAN**  
**REAL PROPERTY DESCRIPTION**  
LOTS 210 on RP 120888

SHEET LIST TABLE	
SHEET NO.	SHEET TITLE
C500	SEWERAGE RETICULATION LOCALITY PLAN & NOTES
C501	SEWERAGE RETICULATION LAYOUT PLAN
C502	SEWERAGE RETICULATION LONG SECTIONS

### VEGETATION PROTECTION

- TREES LOCATED ALONG THE FOOTPATH SHALL BE TRANSPLANTED PRIOR TO CONSTRUCTION, OR REPLACED IF DESTROYED.
- WHEN WORKING WITHIN 4m OF TREES, RUBBER OR HARDWOOD GRIDDLES SHALL BE CONSTRUCTED WITH 1.5m BATTERS CLOSELY SPACED AND ARMED WITH REINFORCEMENT TO REMAIN UNTIL COMPLETION OF WORK.
- TREE ROOTS SHALL BE TUNNELLED UNDER, RATHER THAN SEVERED. IF ROOTS ARE SEVERED THE DAMAGED AREA SHALL BE TREATED WITH A SUITABLE FUNGICIDE. CONTACT RELEVANT COUNCIL ARBORIST FOR FURTHER ADVICE.
- SOIL LOOSING REQUIRED SHOULD BE UNDERTAKEN BY AN APPROVED ARBORIST.

### SOIL

- TOPSOIL AND SUBSOIL SHALL BE STOCKPILED SEPARATELY.
- CARE SHALL BE TAKEN TO PREVENT SEDIMENT FROM ENTERING THE STORMWATER SYSTEM. THIS MAY INVOLVE PLACING APPROPRIATE SEDIMENT CONTROLS AROUND STOCKPILES.
- TOXIC SUBSTRATE SOILS EXIST IN THE WORKS AREA. ACID SULPHATE SOILS ARE TO BE IDENTIFIED AND TREATED IN ACCORDANCE WITH AN APPROVED ACID SULPHATE SOIL MANAGEMENT PLAN.

### CREEK CROSSINGS

- SILTATION CONTROL MEASURES SHALL BE PLACED DOWNSTREAM OF ANY EXCAVATION WORK.
- APPROPRIATE SEDIMENT CONTROLS SHALL BE USED TO PREVENT SEDIMENT FROM ENTERING THE CREEK.
- NO SOIL SHALL BE STOCKPILED WITHIN 5m OF THE CREEK.

### REHABILITATION

- PRE-RESTORATION SOIL PROFILES AND COMPACTION LEVELS SHALL BE REINSTATED.
- PRE-RESTORATION VEGETATION PATTERNS SHALL BE RESTORED.

### SAFETY

- THE DESIGN AND CONSTRUCTION OF THE WORKS SHALL COMPLY WITH ALL QUEENSLAND LEGISLATION.

### GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CARROLLIN MUNICIPAL DEVELOPMENT GUIDELINES, SPECIFICATIONS AND STANDARDS, AND WSA402 SEWERAGE CODE OF AUSTRALIA.
- UNLESS SPECIFIED OTHERWISE ALL MATERIALS AND WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS.

- WITH THE RELEVANT AUSTRALIAN STANDARDS.
- THE CONSTRUCTION OF THE SEWERAGE WORK SHOWN ON THIS DRAWING SHALL BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. SEWERAGE WORKS NOT COVERED BY THESE STANDARDS SHALL NOT BE PERMITTED TO BE UNDERTAKEN WITHOUT THE APPROVAL OF THE COUNCIL. ALL WORK ASSOCIATED WITH LIVE SEWERS OR MAINTENANCE HOLES SHALL BE CARRIED OUT BY COUNCIL AT THE DEVELOPER'S COST.
- REINFORCEMENT MATERIALS SHALL COMPLY WITH THE CURRENT COUNCIL REQUIREMENTS.
- EACH BUILDING SHALL BE SERVED BY DN150 PVC CLASS S16 CONNECTION. WHERE PIPES ARE LAID IN FILL, THE FILLING SHALL BE CARRIED OUT IN LAYERS NOT EXCEEDING 300mm (LOOSE) IN DEPTH AND SHALL BE COMPACTED UNTIL THE COMPACTION IS NOT LESS THAN 95% OF THE UNCOMPACTED MATERIAL. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH A.S. 1219 (MODIFIED COMPACT). TESTING SHALL BE CARRIED OUT AFTER EACH ALTERNATE LAYER. IN ALL SUCH CASES APPROVAL OF CERTIFICATES ARE PRODUCED CERTIFYING THAT THE REQUIRED COMPACTION HAS BEEN ACHIEVED.
- WHERE SEWERS HAVE A GRADE OF 1 IN 20 OR STEEPER BULKHEADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE COUNCIL SEWER GUIDELINES.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING SERVICES WITH RELEVANT AUTHORITIES BEFORE COMMENCING WORKS.
- PROCESSES SET OUT IN THE COUNCIL SEWER GUIDELINES WITH BENCH MARK AND LEVELS TO AFD.
- REFER TO BULK EARTHWORKS DRAWINGS FOR FINISHED SURFACE LEVELS.
- ALL SEWER CONSTRUCTION WORK UNDERTAKEN BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, HEALTH AND SAFETY ACT FOR INFORMATION PURPOSES 1900-194.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO ALLOW CONSTRUCTION OF THE SEWER SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR EXCAVATION AND SAFE SHORING WORK. A LOW SEWER MAINTENANCE SECTION TO CARRY OUT LIVE SEWER WORK SHALL BE INSTALLED.
- INSTALL DETECTABLE MARKER TAPE ON ALL MAINS AND PROPERTY CONNECTIONS.

**INDEMNITY - EXISTING SERVICES**  
NOT WITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THE INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE CONTRACTOR SHALL ASCERTAIN THE LOCATION AND DEPTH OF ALL EXISTING SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

ALL ENVIRONMENT PROTECTION MEASURES SHALL BE IMPLEMENTED PRIOR TO COMMENCING ANY CONSTRUCTION WORK, INCLUDING CLEANING.

ALL SEWER CONSTRUCTION WORK UNDERTAKEN BY THE CONTRACTOR SHALL BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS, HEALTH AND SAFETY ACT 2011. CONTACT THE DIVISION OF HEALTH & SAFETY FOR INFORMATION.  
PHONE: 1300 362 128

PROPERTY CONNECTIONS HAVE BEEN DESIGNED TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS AT A GRADE OF 1:40 AND A MAXIMUM DEPTH OF PROPERTY CONNECTION AT L.S. UNLESS OTHERWISE STATED. FOR JUNCTION DETAILS REFER SEQ-SEW-1106-1 TO SEQ-SEW-1106-7

CONTACT DIAL BEFORE YOU DIG ON 1100 FOR LOCATION OF EXISTING PUBLIC SERVICES PRIOR TO EXCAVATION.

AS CONSTRUCTED DETAILS FOR AHEAD.  
I CERTIFY THAT THE AS CONSTRUCTED DETAILS SHOWN ON THIS PLAN ARE TRUE AND ACCURATE

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
NAME OF SIGNATORY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
FIRM: \_\_\_\_\_  
FIRM NO. OF LICENCE: \_\_\_\_\_  
COMPANY NAME: \_\_\_\_\_  
START DATE: \_\_\_\_\_

**NOTES**  
PLEASE READ ALL DRAWINGS AND SPECIFICATIONS CAREFULLY BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK.

REV#	DATE	DESCRIPTION	BY
01	10/10/2018	ISSUED FOR TENDERS	PREMISE
02	10/10/2018	ISSUED FOR TENDERS	PREMISE
03	10/10/2018	ISSUED FOR TENDERS	PREMISE
04	10/10/2018	ISSUED FOR TENDERS	PREMISE
05	10/10/2018	ISSUED FOR TENDERS	PREMISE
06	10/10/2018	ISSUED FOR TENDERS	PREMISE
07	10/10/2018	ISSUED FOR TENDERS	PREMISE
08	10/10/2018	ISSUED FOR TENDERS	PREMISE
09	10/10/2018	ISSUED FOR TENDERS	PREMISE
10	10/10/2018	ISSUED FOR TENDERS	PREMISE
11	10/10/2018	ISSUED FOR TENDERS	PREMISE
12	10/10/2018	ISSUED FOR TENDERS	PREMISE
13	10/10/2018	ISSUED FOR TENDERS	PREMISE
14	10/10/2018	ISSUED FOR TENDERS	PREMISE
15	10/10/2018	ISSUED FOR TENDERS	PREMISE
16	10/10/2018	ISSUED FOR TENDERS	PREMISE
17	10/10/2018	ISSUED FOR TENDERS	PREMISE
18	10/10/2018	ISSUED FOR TENDERS	PREMISE
19	10/10/2018	ISSUED FOR TENDERS	PREMISE
20	10/10/2018	ISSUED FOR TENDERS	PREMISE
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48	10/10/2018	ISSUED FOR TENDERS	PREMISE
49	10/10/2018	ISSUED FOR TENDERS	PREMISE
50	10/10/2018	ISSUED FOR TENDERS	PREMISE

**University of Queensland**  
BUILDING YOUR BUSINESS

**PAYANTER DIXON**  
BUILDING YOUR BUSINESS

**Premise**  
BRISBANE OFFICE  
LEVEL 1, 108 BLANKENBACH STREET  
PO BOX 341  
ST. LOUIS, QLD 4006  
PH: 07 3253 2322  
WEB: www.premise.com.au

**PREP**  
DATE: 23/07/18  
SHEET: 11/17

- CONSULTANTS:**
- Civil Storm Water:** Premise
  - Structural Engineer:** STP Consultants
  - Electrical/Control/Beauty/Dry Fire:** Electrical/Control/Beauty/Dry Fire
  - Structural Hydraulic Engineer:** Urquay Ltd
  - Landscape Architect:** Jeremy Fenwick
  - Building Certifier:** Building Certifiers Australia
  - Town Planning:** Northgroup Consulting
  - Acoustic Engineer:** Acoustic Engineers
  - Traffic Engineer:** Premier
  - Geotechnical Engineer:** Construction Solutions
  - Bores:** Green Staff B8D

**CAMPUS:** CQU GLADSTONE MARINA CAMPUS CONSOLIDATION

**PROJECT:** CQU GLADSTONE MARINA CAMPUS CONSOLIDATION

**DESCRIPTION:** SEWERAGE RETICULATION LOCALITY PLAN & NOTES

**DRAWING NO.:** CQU00402

**DATE:** 10/10/2018

**SCALE:** 1:100

**DATE:** 10/10/2018

**PROJECT NO.:** MIS-0354

**PROJECT TITLE:** CQU00402

**PROJECT NO.:** CQU-GLD-607-00-01V-0300

**FOR CONSTRUCTION**





REV	DATE	DESCRIPTION	BY
1	11/07/2017	ISSUED FOR TENDER	CEQU402
2	11/07/2017	ISSUED FOR TENDER	CEQU402
3	11/07/2017	ISSUED FOR TENDER	CEQU402

**NOTES**  
 1. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH THE PROJECT'S CONTRACT DOCUMENTS.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE RELEVANT AUTHORITIES.

REV	DATE	DESCRIPTION	BY
1	11/07/2017	ISSUED FOR TENDER	CEQU402
2	11/07/2017	ISSUED FOR TENDER	CEQU402
3	11/07/2017	ISSUED FOR TENDER	CEQU402

**AMENDMENTS**

**UNION HISTORY**



**CONSULTANTS:**  
 Civil Storm Water: Premise  
 Structural Engineer: STP Consultants  
 Electrical/Control Beautiful Dry Fire Mechanical/Hydraulic Engineer: Umow Lai  
 Landscape Architect: Jeremy Fisher  
 Building Certifier: Building Certifier Australia  
 Town Planning: Homigroup Consulting  
 Acoustic Engineer: Ron Purnell  
 Traffic Engineer: Premise  
 Geotechnical Engineer: Construction Solutions  
 Green Star ESD: Ben

**PROJECT:**  
 CQU GLADSTONE MARINA  
 CAMPUS CONSOLIDATION

**DISCIPLINE CIVIL**

**DESCRIPTION:**  
 SEWERAGE RETICULATION  
 LONGITUDINAL SECTION

**DATE:** 11/27/2017  
**SCALE:** 1:100  
**PROJECT NUMBER:** MUS-0354  
**ISSUED BY:** CEQU402  
**DATE PLOTTED:** 11/27/2017  
**SCALE:** 1:100 (A1)  
**SCALE:** 1:100 (A1)

No.	DESCRIPTION	DIA. SEWER	MH NO.	MH TYPE	MH COVER NO.	LOT NO.	FSL	ESL	IL	DEPTH
1(A)	CONTRACTOR TO CONSTRUCT NEW MH 1/2 OVER EXISTING STUB AND BENCH UP TO PIPE BUT NOT REMOVE CROWN OF PIPE.	150	3/1	1050	CF	-	4.195	4.195	1.799	2.896
1(B)	CONTRACTOR TO LAY LINE 1 AND INSTALL STUBS.									
1(C)	COUNCIL TO REMOVE CROWN OF PIPE AND COMPLETE BENCHING AFTER SUCCESSFUL 'ON MAINTENANCE' INSPECTION.									
2(A)	COUNCIL TO INSTALL TEMPORARY PLUG IN OUTLET OF EXISTING MH EX4/1 PRIOR TO START OF CONSTRUCTION.	150	EX4/1	-	-	-	4.087	4.087	1.830	2.237
2(B)	CONTRACTOR TO REMOVE END CAP/BREAK INTO EXISTING MH EX AND LAY SEWER LINES.									
2(C)	COUNCIL TO REMOVE TEMPORARY PLUG AFTER SUCCESSFUL 'ON MAINTENANCE' INSPECTION.									
3(A)	COUNCIL TO BREAK INTO EXISTING MH EX4/2 TO PROVIDE 1.800 STUB WITH TEMPORARY PLUG AND END CAP PRIOR TO START OF CONSTRUCTION.	150	EX4/2	-	-	-	4.180	4.180	2.820	3.380

LEVELS IN THE LIVE SEWER TABLE ARE DESIGN LEVELS.  
 AS CONSTRUCTED INFORMATION TO BE ADDED WHEN AVAILABLE.

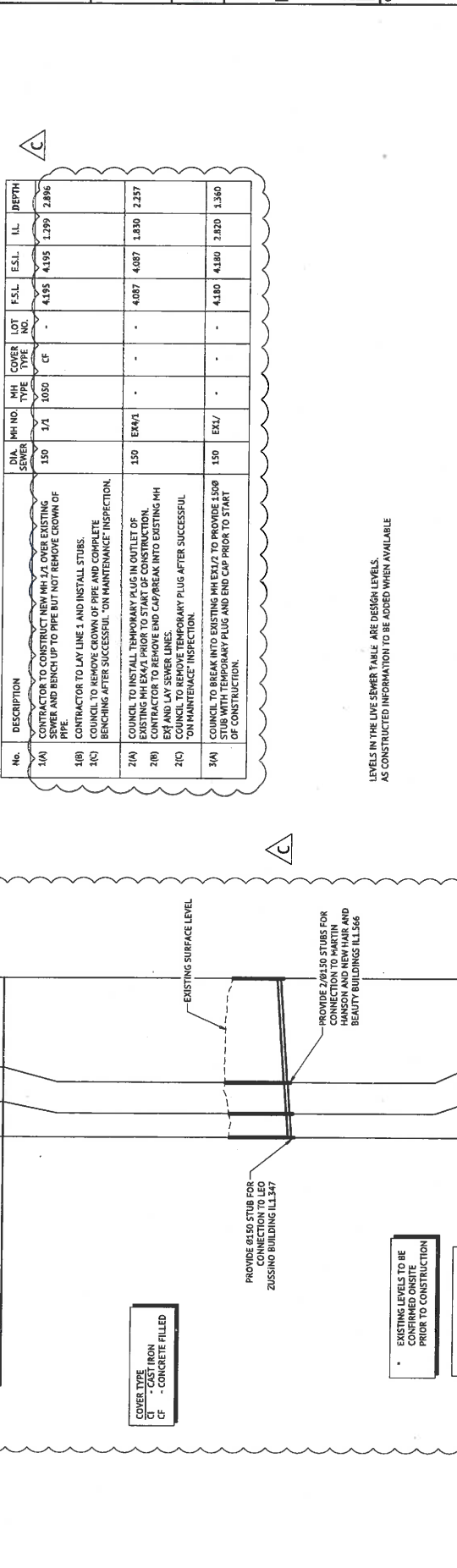
**AS CONSTRUCTED DETAILS FOR AMEND:**  
 I CERTIFY THAT THE AS CONSTRUCTED DETAILS SHOWN ON THIS PLAN ARE THE ACCURATE RECORD OF THE WORKS.  
 SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME OF SIGNATORY: \_\_\_\_\_  
 RPEQ No. or LICENCE: \_\_\_\_\_  
 COMPANY NAME: \_\_\_\_\_  
 START DATE: \_\_\_\_\_ FINISH DATE: \_\_\_\_\_

**GLADSTONE REGIONAL COUNCIL LIVE SEWER WORKS**

AT LEAST 3 BUSINESS DAYS PRIOR TO COMMENCING LIVE WORKS, LIVE WORKS INFORMATION IS TO BE LOGGED AND AUDIT BOOKED. THE LIVE WORKS INFORMATION WILL COMPRISE OF TEST RESULTS, INCLUDING PRESSURE TESTS AND SEWER CAMERA INSPECTION RECORDS.  
 ALL WORKS SHALL BE COMPLETED IN ACCORDANCE WITH THE ACT AND SAFETY LEGISLATION MUST BE COMPLETED FOR EXCAVATION WORKS CARRIED OUT BY CONTRACTORS AT DEPTHS OF 1.50m OR GREATER PRIOR TO COMMENCING ANY WORKS.

**MAINTENANCE HOLE / SHAFT NO. 1/1 2/1 3/1**

MH / MS COVER TYPE	CF	CF	CF
MH / MS TYPE	1050	1050	1050
MH DROP TYPE	B	A	A
LINE NO.			
PROPERTY CONNECTION DEPTH			
PROPERTY CONNECTION INVERT LEVEL			
PROPERTY CONNECTION TYPE			
LOT NO.			



DATUM RL	PROPERTY DESCRIPTION	PIPE SIZE (mm), CLASS	GRADE (1 IN X)	LENGTH	EMBEDMENT TYPE	DEPTH OF INVERT BELOW FSL	INVERT LEVEL (IL)	FINISHED SURFACE LEVEL (FSL)	EXISTING SURFACE LEVEL (ESL)	CHAINAGE (CH)
-10.000	PP	150 UPVC S8B	-1.50	-1.49		2.896	4.195	4.195	0.000	0.000
				10.544	14.334	2.818	4.210	4.210	10.944	10.944
						2.907	4.395	4.395	25.278	4.087
						2.887	4.508	4.508	73.308	4.087
							1.860	1.860	1.860	2.257

COVER TYPE  
 CF - CAST IRON  
 CF - CONCRETE FILLED

EXISTING LEVELS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REFER SEWER RETICULATION NOTES ON DRAWING C500.

PROVIDE 6150 STUB FOR CONNECTION TO LEO ZUSSINO BUILDING ILL347

PROVIDE 7000 STUB FOR CONNECTION TO MARTIN HANSON AND NEW HARE AND BEAUTY BUILDINGS ILL566

EXISTING SURFACE LEVEL

EXISTING SURFACE LEVEL

SCALE 1:1000 (A1)  
 SCALE 1:100 (A1)

**APPROVED**

**FOR CONSTRUCTION**

**NOTES**

1. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS BEEN ADVISED BY THE CONTRACTOR THAT THERE ARE NO OBSTACLES TO THE PROPOSED WORKS.

2. THE CONTRACTOR SHALL VERIFY THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SERVICES AT ALL TIMES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES AND STRUCTURES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND VEGETATION.

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**INDEMNITY - EXISTING SERVICES**

NOTWITHSTANDING THAT EXISTING SERVICES MAY OR MAY NOT BE SHOWN ON THESE DRAWINGS, NO RESPONSIBILITY IS TAKEN BY THE ENGINEER OR THE PRINCIPAL FOR THIS INFORMATION WHICH HAS BEEN SUPPLIED BY OTHERS. THE CONTRACTOR SHALL ASCERTAIN THE POSITION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION AND SHALL BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGES CAUSED AS A RESULT OF THE WORKS.

**AMENDMENTS**

REF	DATE	DESCRIPTION
1	12/01/2024	ISSUED FOR TENDER
2	12/01/2024	ISSUED FOR TENDER
3	12/01/2024	ISSUED FOR TENDER
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5	12/01/2024	ISSUED FOR TENDER
6	12/01/2024	ISSUED FOR TENDER
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**CONSULTANTS:**

**Civil Storm Water:**  
Premise

**Structural Engineer:**  
STP Consultants

**Electrical/Control Security/Dry Fire Mechanical/Hydraulic Engineer:**  
Utrom, L3

**Landscape Architect:**  
Jeremy Farrer

**Building Certifier:**  
Building Certifier Australia

**Town Planning:**  
Nortgroup Consulting

**Acoustic Engineer:**  
Rocco Tosti  
Ron Rumbak

**Traffic Engineer:**  
Premise

**Geotechnical Engineer:**  
Construction Science

**Green Star ESD:**  
Bora

**PROJECT:**  
CQU GLADSTONE MARINA  
CAMPUS CONSOLIDATION

**DISCIPLINE:** CIVIL

**DESCRIPTION:**  
ROADWORKS AND DRAINAGE  
LAYOUT PLAN  
SHEET 1

**DATE:** 12/01/2024

**SCALE:** 1:100

**PROJECT NUMBER:** MIS-0354

**ISSUED FOR:** TENDER

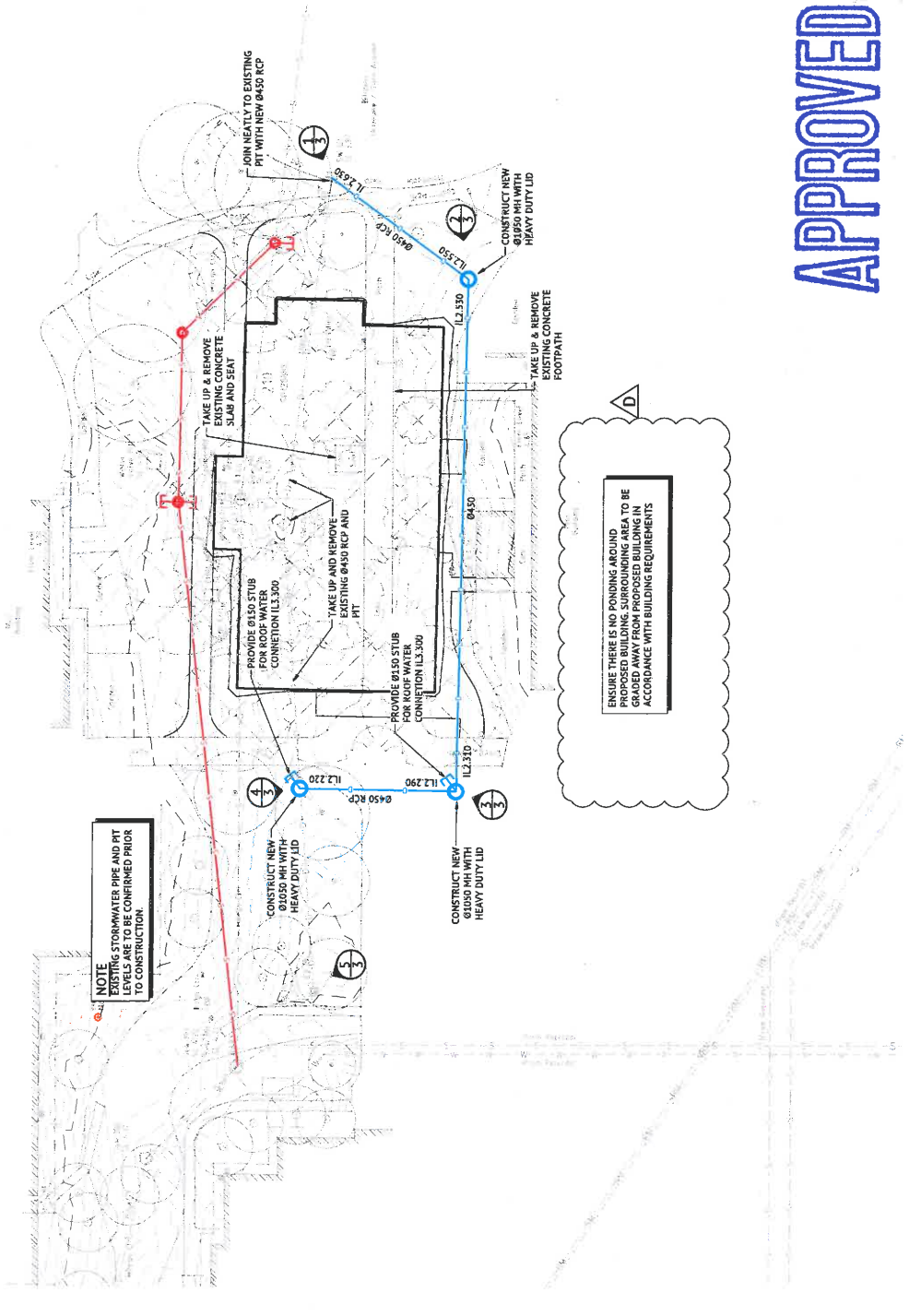
**ISSUED BY:** [Signature]

**ISSUED DATE:** 12/01/2024

**PROJECT NO.:** CEQU0402

**DRAWING NO.:** CQU-GLD-60-26-CV-101

**REV. NO.:** D



**APPROVED**

**FOR CONSTRUCTION**

**LEGEND - PROPOSED**

- PAVEMENT (REFER DRG C300 FOR PAVEMENT DESIGN)
- BIO - RETENTION (REFER DRG C000)
- KERB RAMP
- PROPOSED IPWEA STD TYPE B1 (KERB & CHANNEL) REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA STD TYPE B3 (KERB ONLY) REFER IPWEA STD DWG RS-080.
- PROPOSED IPWEA STD TYPE 'EK2' EDGE RESTRAINT. REFER IPWEA STD DWG RS-080.
- PROPOSED EDGE OF BITUMEN
- 1.5m WIDE CONCRETE FOOTPATH REFER IPWEA STD DWG RS-065.
- STORMWATER
- STORMWATER STRUCTURE No.
- STORMWATER FALL ARROW
- STORMWATER DIVERSION SWALE
- GRAVITY SEWER
- STORMWATER DIVERSION SWALE

**LEGEND - EXISTING**

- STORMWATER
- SEWER
- VACUUM SEWER
- WATER
- ELECTRICAL
- TELSTRA
- GAS
- TREES TO BE REMOVED
- TRANSITION IN KERB AND CHANNEL TYPE

**NOTE:** TYPE AND SETOUT INFORMATION FOR KERB AND CHANNEL CONSTRUCTION IS GIVEN TO TOP OF KERB.

