

11 May 2021

Mathew Giles
Downer EDI Power Pty Ltd
7 Rooksby Street
GLADSTONE QLD 4680

Email: mathew.giles@downergroup.com

Dear Mr Giles

DECISION NOTICE – CHANGE APPLICATION FOR MINOR CHANGE – DA2019/06/02

(GIVEN UNDER THE PROVISIONS OF GLADSTONE PORTS CORPORATION LAND USE PLAN 2012 v2)

This changed decision notice replaces the decision notice dated 20 January 2020. Changes shown in *italicised bold* font.

1. Application Details

This development application was **properly made** to the Gladstone Ports Corporation Limited on **8 April 2021**.

Application Number:	DA2019/06/02
Applicant Name:	Downer EDI Power Pty Ltd
Applicant Contact Details:	Mathew Giles Downer EDI Power Pty Ltd 7 Rooksby Street GLADSTONE QLD 4680 Email: mathew.giles@downergroup.com
Approvals Sought:	Port application for painting and blasting shed
Details of Proposed Development:	Painting and blasting shed and Minor Change Application for concrete ramps and stands
Location Street Address:	7-11 Rooksby Street GLADSTONE QLD 4680
Location Real Property Description:	Lease HRV on SP127796 in Lot 900 on SP159699
Land Owner:	Gladstone Ports Corporation Limited
Present Zoning & Precinct:	Strategic Port Land – Light Industry and Commercial Precinct

2. Details Of Proposed Development

Indoor blasting and painting facility including an air filtration unit.

3. Details Of Decision

This development application was **decided** on **20 January 2020** and the **minor change decided on 10 May 2021**.

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*).

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. Any Building Work approvals required;
2. Any Plumbing and Drainage Work approvals required.

7. Properly made submissions

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

8. 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: Port Application				
Site layout	Downer	22/07/2019 08/04/2021	BAP-ROOKSBY-3821502_1-001 t	2
Blast workshop – 2 point projectional	Downer	22/07/2019	BAP-ROOKSBY-3821502_1-002 t	2
Blast workshop – top view	Downer	22/07/2019	BAP-ROOKSBY-3821502_1-003 t	2
Blast workshop – top view-blast side	Downer	22/07/2019	BAP-ROOKSBY-3821502_1-003a t	2
Blast workshop – top view-paint side	Downer	22/07/2019	BAP-ROOKSBY-3821502_1-003b t	2

Drawing/report title	Prepared by	Date	Reference no.	Version
Blast workshop – internal door (none structural)	Downer	22/07/2019	BAP-ROOKSBY-3821502_1-004 t	2
Blast workshop – internal door (none structural)	Downer	22/07/2019	BAP-ROOKSBY-3821502_1-005 t	2
Wall cladding	Downer	22/07/2019	BAP-ROOKSBY-3821502_1-006 t	2
Paint filtration system	Downer	22/07/2019	BAP-ROOKSBY-3821502_1-007A t	2
Paint filtration system	Downer	22/07/2019	BAP-ROOKSBY-3821502_1-007B t	2
Material list	Downer	22/07/2019	BAP-ROOKSBY-3821502_1-008 t	2

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.

10. Rights of Appeal

No legislated appeal rights are afforded with this decision notice in relation to the Port Application as the application was not made under the provisions of the *Planning Act 2016*.

For further information please contact Judy Horsfall, Planning Advisor on 07 4976 1314 or via email horsfallj@gpcl.com.au or Erin Clark, Principal Planner, on 07 4976 1287 or via email clarke@gpcl.com.au.

Yours sincerely



Erin Clark
Principal Planner
11 May 2021

- Enc. Attachment 1: Conditions of Approval
Part 1 – Conditions imposed by the assessment manager
- 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 of the following conditions which are stated by Gladstone Ports Corporation Limited, the assessment manager.

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

GENERAL

1. The 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.
4. All other relevant regulatory approvals must be obtained before commencement of works or operation of the facility.
5. 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 & 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 illustrate all infrastructure and services installed on Port land associated with the activity.
7. The development must be undertaken in general accordance with:
 - (a) Australian Standards/NZS 4114.1: Spray painting booths, designated spray painting areas and paint mixing rooms – Design, construction and testing; and
 - (b) AS/NZS 4114.2: Spray painting booths, designated spray painting areas and painting mixing rooms – Installation and maintenance.
8. The proponent must obtain certification for plumbing and drainage work and for building work as required by legislation.
9. 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.
10. The hours for the construction of the facility (i.e. operation of any machinery and/or other equipment) shall be restricted to between 6.30am and 6:30pm Monday to Friday and 6.30am to 12.30pm Saturday. No works shall be undertaken on Sunday or on public holidays. Any variations to these times will be subject to the written approval of GPC.

ENVIRONMENT

Environmental Management Plan

11. The development must be undertaken in accordance with the approved Environmental Management Plan Gladstone Workshop Rooksby Street, No. 382159 DI-PM_TP036 Version 1, Rev.004 dated 18/12/2019 *as amended in email dated 8/04/2021*.
12. Any amendments to the Environmental Management Plan (EMP) are to be submitted to GPC for review and approval. Amendments must ensure:
 - (a) environmental risks are identified, managed and continually assessed; and
 - (b) that staff are trained and aware of their obligations under the EMP; and
 - (c) that reviews of environmental performance are undertaken at least annually.
13. Submit documentation for approval by the Assessment Manager (GPC), within six months of the date of this decision notice, to demonstrate compliance with proposed noise assessment and mitigation measures mentioned in section 14.4 of the EMP. Where recommendations are required for compliance, the development is to be constructed and carried out in accordance with these measures.

Incident notification

14. Gladstone Ports Corporation Environment Hotline (07) 4976 1617 is to be notified of the occurrence of any:
 - (a) release / spill of contaminants (e.g. fuels / chemicals / sewerage) greater than 250L to land;
 - (b) release / spill of contaminants (e.g. fuels / chemicals / sewerage) of any amount to water;
 - (c) any environmental complaints received by the holder of this approval; and
 - (d) non-compliance with conditions of this approval or any other environmental approval obtained in relation to the development.

ATTACHMENT 2: APPROVED PLANS AND SPECIFICATIONS

MATERIAL LIST

DESCRIPTION	#	DRAWING REFERENCE	DESCRIPTION	#	DRAWING REFERENCE
JAMES HARDIE VILLABOARD 4200 X 1200 X 6MM FC LINING 5.04SQM	80	BAP_38215021-004, 5 & 6 t	CONSOLIDATED ALLOYS 110MM X 10M POLYCOURSE	3	BAP_38215021-004 t
BRUTUS 6MM X 2.4M BUILDING MOULDING DIVISION	29	BAP_38215021-004, 5 & 6 t	ZENITH M8 HOT DIPPED GALVANISED FLAT WASHER - 200 PACK	2	BAP_38215021-004, 5 & 6 t
BRUTUS 6MM X 2.4M BUILDING MOULDING CAPPING	64	BAP_38215021-004, 5 & 6 t	ZENITH M8 X 50MM HOT DIPPED GALVANISED HEX HEAD BOLT AND NUTS - BOX OF 25	15	BAP_38215021-004, 5 & 6 t
BRUTUS 6MM X 2.4M BUILDING MOULDING MAXI COVER DIVISION	99	BAP_38215021-004, 5 & 6 t	SIKA 750ML FIRE RATED PU EXPANDING FOAM	12	BAP_38215021-006 t
AUSTRALIAN HANDYMAN SUPPLIES 89 X 89MM X 3.0M GALVANISED STEEL FENCING POST	12	BAP_38215021-003 & 4 t	RAMSET 12 X 75MM DYNABOLT PLUS HEX NUT BOLT - 100 PACK	1	BAP_38215021-004 t
70 X 35MM MGP10 H2F TERMITE TREATED BLUE PINE TIMBER FRAMING - 2.4M	36	BAP_38215021-004, 5 & 6 t	ZENITH 8 - 15 X 25MM GOLD PASSIVATED BUTTON HEAD TIMBER STITCHING SCREWS - 1000 PACK	10	BAP_38215021-004, 5 & 6 t
70 X 35MM MGP10 H2F TERMITE TREATED BLUE PINE TIMBER FRAMING - 4.8M	40	BAP_38215021-004, 5 & 6 t	100 X 6MM X 6.0M GALVANISED FLAT BAR	2	BAP_38215021-005 t
70 X 35MM MGP10 H2F TERMITE TREATED BLUE PINE TIMBER FRAMING - 5.1M	60	BAP_38215021-004, 5 & 6 t	12MM X 6.0M ROUND BAR	2	BAP_38215021-005 t
DURAGAL CHANNEL 100 X 50 X 4MM X 3.0M (TOP DOOR CHANNEL)	2	BAP_38215021-004 t	12MM MASONARY DRILL BIT	4	BAP_38215021-004 t
2.4M X 1.2M X 1.6MM TH GALVANISED SHEET	6	BAP_38215021-007B t	PAINT FILTER MATERIAL BURWELL TECHNOLOGIES 1301-2861	10M X .9M	BAP_38215021-007B t
0.8M GAL COIL DUCTING WITH FLANGED ENDS	13M	BAP_38215021-007A t	STAINLESS STEEL WIRE 6.4MM (BREAKING STRAIN 20.4KN	8M	BAP_38215021-002 t
12MM TURNBUCKLE GRADE P 1T WALL	2	BAP_38215021-002 t	WIREDINDUSTRIALMARINE.COM.AU		
6MM THIMBLE SST-6.0 NS-6.4 WIREDINDUSTRIALMARINE.COM.AU	4	BAP_38215021-002 t	LOW PROFILE PURLIN MOUNTED ANCHOR 15KN - TRAPEZOIDAL ROOF SHEETING- AIMS INDUSTRIAL	2	BAP_38215021-002 t
6MM WIRE ROPE SWEGE TOOL HST-0064 WIREDINDUSTRIALMARINE.COM.AU	1	BAP_38215021-002 t	NICKEL SWAGE-6.4MM WIREDINDUSTRIALMARINE.COM.AU	10	BAP_38215021-002 t
			FILTRATION SOCK BURWELL TECHNOLOGIES 1302-6106	2	BAP_38215021-003A t

APPROVED

DO NOT SCALE FROM DRAWING

PLEASE NOTE

1. Drawings with the "A1" in the bottom left are the Final Preparation and Dewatering sheets. The information on these sheets is subject to change and is not to be used for construction purposes. The information contained herein remains the property of Dewatering Pty Ltd. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dewatering Pty Ltd.

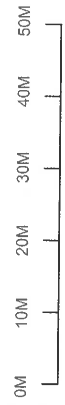
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Downet
Relationship creating success

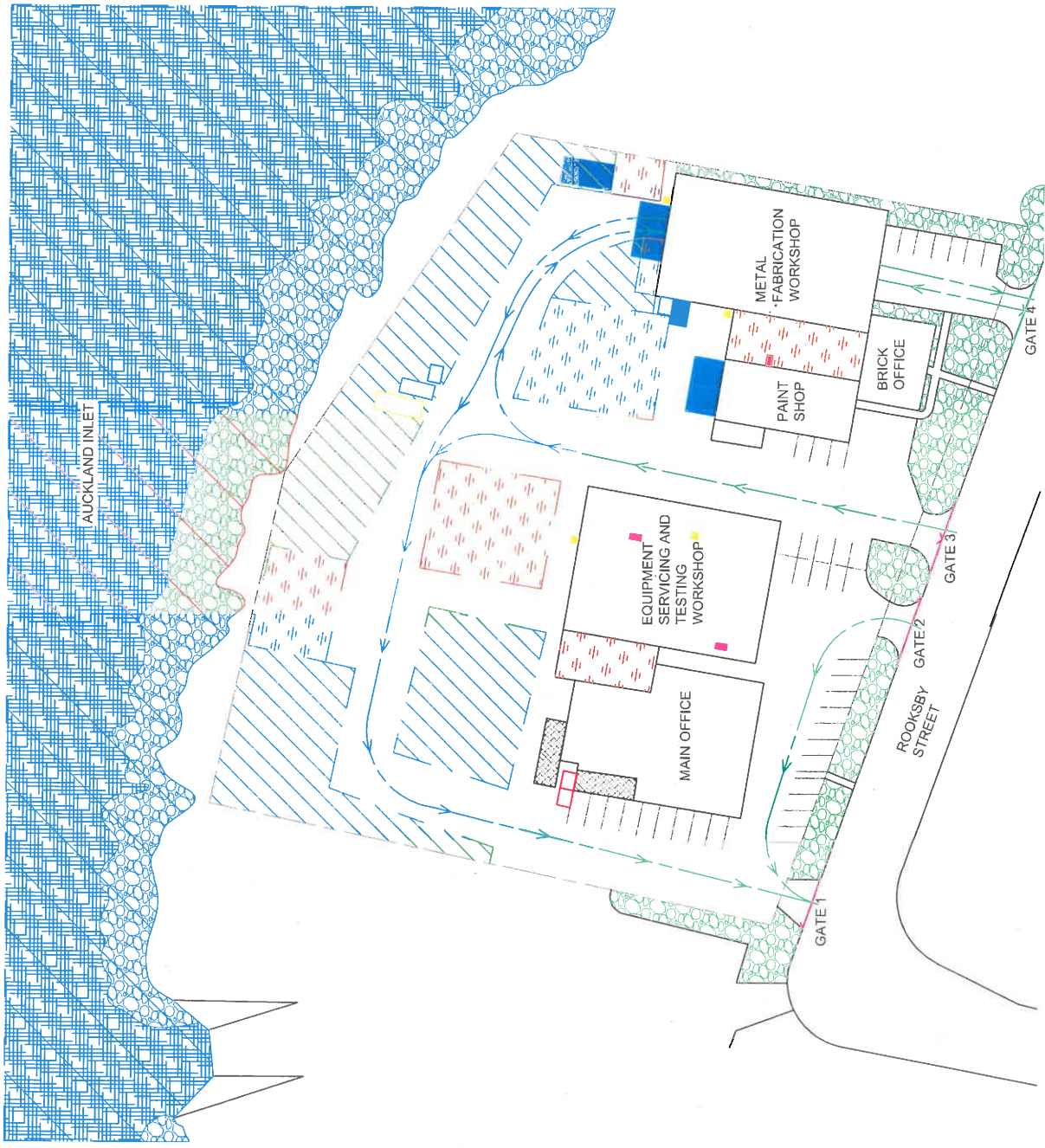
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TITLE: BLAST AND PAINT WORKSHOP	DATE: 25/07/18	SCALE: 1/10	DATE: 25/07/18	SCALE: 1/10	DATE: 25/07/18
DESIGNED BY: [Name]	CHECKED BY: [Name]	DATE: 25/07/18	DATE: 25/07/18	DATE: 25/07/18	DATE: 25/07/18
DRAWN BY: [Name]	DATE: 25/07/18	DATE: 25/07/18	DATE: 25/07/18	DATE: 25/07/18	DATE: 25/07/18
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LEGEND

- VEGETATION
- ENVIRONMENTALLY SENSITIVE AREA
- WATER COURSE
- EQUIPMENT AND MATERIAL STORAGE
- WORKSHOP AND CONSUMABLE STORAGE
- CHEMICAL STORAGE
- TRAFFIC FLOW
- TOILET AND CRIB FACILITY
- FACILITY PERIMETER
- EXTERNAL BITUMEN AND CONCRETE
- SPILL KIT
- GENERAL WASTE BIN LOCATION
- STEEL BIN LOCATION
- WOOD BIN LOCATION
- RECYCLABLE BIN LOCATION
- NEW CONCRETE SLABS



APPROVED
PA 10/5/2021



CLIENT: GLADSTONE PORT CORPORATION		PROJECT: ROCKSBY STREET FACILITY MODIFICATIONS AND REPAIRS	
DRAWN BY: 080422	DATE RECEIVED BY: 25/04/19	TITLE: BLAST AND PAINT WORKSHOP SITE LAYOUT	SHEET SIZE: A1
DATE CHECKED BY: 22/07/19	DATE REC. CHECKED BY: 25/04/19	SCALE: N/A	REVISION: 2
APPROVED: A.SANTACATERINA	DATE: 06/04/21	DRAWING No: BAP-ROCKSBY_38219021-001	JOB CODE: N/A
CAO FILE No: BAP_38219021-001.dwg			

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 Relationships ensuring success

NO	REV	DESCRIPTION	DATE	BY	CHKD
1		INCLUSION OF BIN LOCATIONS	15/02/2021		
2		NEW CONCRETE SLABS INCLUDED	22/07/2019		
3		MOVEMENT OF DEMOUNTABLE CRIB ROOM	22/07/2019		

DO NOT SCALE FROM DRAWING

PLEASE NOTE

Drawings with the suffix "-T" in the revision box are for Tender Purposes only. Downer Power (Downer Power Pty Ltd) reserves the right to amend any information on these drawings post Tender Award. Drawings of Downer Power and its to be used only in conjunction with the performance of work for Downer Power. Reproduction in whole or part without written permission is expressly forbidden.

FABRICATED ELBOWS
TO JOIN FAN TO SOCK

ROLLER DOOR FOR MAINTENANCE ACCESS

FILTRATION SOCK 2

FILTRATION SOCK 1

2 X 10,000 CFM FANS

FABRICATED FUNNEL TO DIRECT FLOW
THROUGH FANS AND INTO SOCK

AIR FLOW
DIRECTION

PAINT
FILTER

APPROVED

20/1/20

DO NOT SCALE FROM DRAWING

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REV	NO.	REVISION DESCRIPTION	DATE	BY	CHECKED BY	DATE	SCALE	NO.
1	1	ISSUED FOR BIDDING						

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CLIENT	PROJECT TITLE	INDUSTRY	STREET FACILITY DESCRIPTIONS AND REPAIRS
DOWNER	INDUSTRY STREET FACILITY DESCRIPTIONS AND REPAIRS	INDUSTRY	INDUSTRY STREET FACILITY DESCRIPTIONS AND REPAIRS

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20/01/20	20/01/20	20/01/20	20/01/20	20/01/20	20/01/20

DATE	BY	DATE	BY	DATE	BY
20/01/20	20/01/20	20/01/20	20/01/20	20/01/20	20/01/20

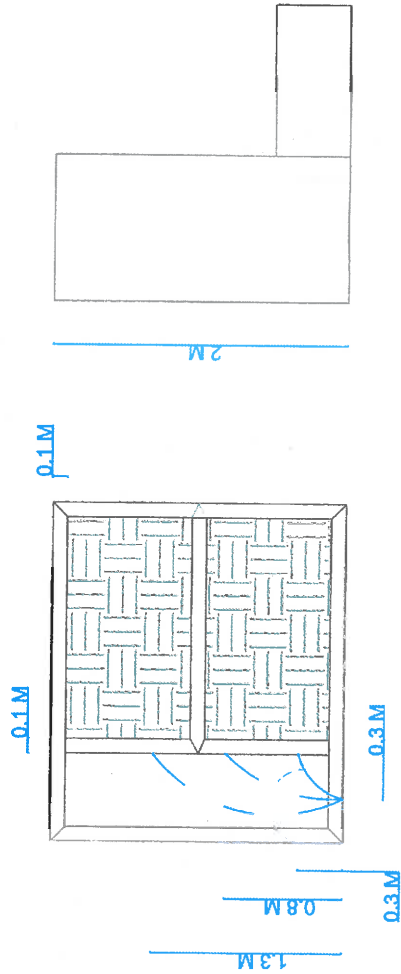
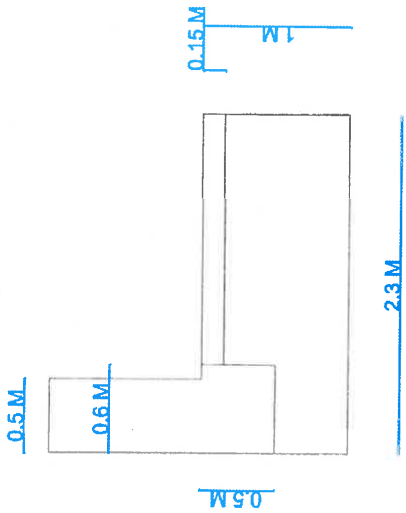
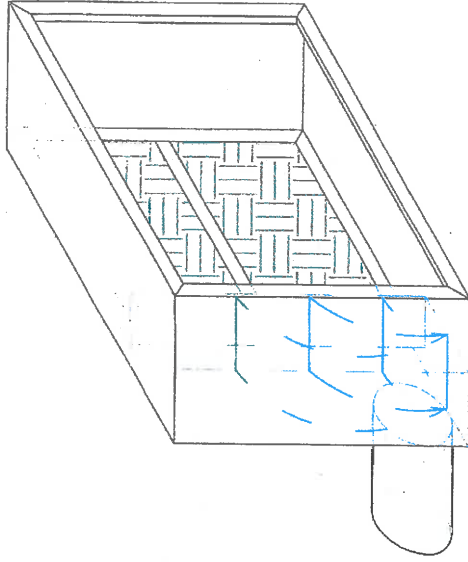
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DATE	BY	DATE	BY	DATE	BY
20/01/20	20/01/20	20/01/20	20/01/20	20/01/20	20/01/20

DATE	BY	DATE	BY	DATE	BY
20/01/20	20/01/20	20/01/20	20/01/20	20/01/2	



APPROVED

20/1/20

DO NOT SCALE FROM DRAWING

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READY TO ISSUE

NO.	DATE	BY	CHK	REV	REV
1					
2					
3					
4					
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7					
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9					
10					



CONSTRUCTION PART CORPORATION
 DATE ISSUED BY: 20/01/20
 DATE CHECKED BY: 20/01/20
 DATE APPROVED BY: 20/01/20
 DATE REVISION BY: 20/01/20
 DATE REVISION BY: 20/01/20

PROJECT: ROBBY & STREET FACILITY MODIFICATIONS AND REPAIRS
 TITLE: EAST AND PART WORKSHOP PARTITION SYSTEM
 SCALE: N/A
 SHEET NO: A1
 SHEET SIZE: A1
 REVISION: 1

ENVIRONMENTAL MANAGEMENT PLAN

Gladstone Workshop_ Rooksby Street



APPROVED
GA 10/5/2021

Document Preparation & Control	Document Review
Mathew Giles – Project Manager	Claudius Kleynhans – Area Manager
Document Approval	Signature
Matt Hunter – Environment and Sustainability Manager	

Project Document Version	Date
Rev.004	18/12/2019