

10 September 2020

Multitrade Building Hire
 c/o Anthony Groen-int-woud
 PO Box 8005
 GLADSTONE QLD 4680

Dear Mr Groen-int-woud

DECISION NOTICE – APPROVAL WITH CONDITIONS – DA2020/12/01

(given under the provisions of GPC Land use plan 2012v2)

1 Application Details

This development application was **properly made** to the Gladstone Ports Corporation Limited on **6 August 2020**.

Application Number:	DA2020/12/01
Applicant Name:	Multitrade Building Hire
Applicant Contact Details:	Anthony Groen-int-woud Multitrade Building Hire PO Box 8005 6 South Trees Drive GLADSTONE QLD 4680 Email: anthony@multitrade.com.au
Approvals Sought:	Port Application for operational works for engineering works and landscaping
Details of Proposed Development:	Operational works for engineering works and landscaping associated with DA2020/06/01
Location Street Address:	2 Marina Drive Burnett Heads QLD 4670
Location Real Property Description:	Lease EL on SP312628 in Lot 501 on SP279707
Land Owner:	Gladstone Ports Corporation Limited
Present Zoning & Precinct	Strategic Port Land – Marine Industry Precinct

2 Details Of Proposed Development

Port application for Operational works for Engineering work and landscaping associated with DA2020/01/01 e.g. earthworks and stormwater infrastructure.

3 Details Of Decision

This development application was **decided** on **10 September 2020**.

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.

This application is **not** taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

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 approvals for building works; and
2. Any approvals for plumbing and drainage works.

7 Approved Plans and Specifications

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

Drawing/report title	Prepared by	Date	Reference no.	Version	Approval subject to the following changes
Aspect of development: Port application					
Building design	Multitrade		Attachment (i)		

Stormwater Plan	Multitrade	29/07/2020	BL4350D01	B	
Landscaping Plan	Multitrade	29/07/2020	BL4350D02	B	
Landscaping maintenance	Yalga-binbi Institute	31/08/2020			
Tafe marine college – sewerage infrastructure	Bundaberg Port Authority	12-01	Draw. No. 14221		As amended by Multitrade 1/09/2020
Construction Environmental Management Plan	Multitrade	4/09/2020			

8 Currency Period for the Approval

Pursuant to section 85 of the Planning Act, this development approval will lapse at the end of the periods set out below:

- For Port Application this approval lapses 6 years after this approval decision date.

9 Rights of Appeal

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

For further information please contact Judy Horsfall, Planning Officer, on 07 4976 1314 or the undersigned on 07 4976 1287 or via email planning@gpcl.com.au.

Yours sincerely,



Erin Clark
Principal Planner

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 the following conditions which are stated by GPC, the assessment manager.

Part 1a: Approval sought under *Planning Act 2016* – Port application on Strategic Port Land

GENERAL

1. Development must be carried out generally in accordance with the Approved plans, except where modified by conditions of this permit.
2. Unless otherwise stated, all conditions must be complied with and completed prior to the commencement of the development.
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 approval from the Assessment Manager.
4. All other relevant approvals must be obtained before commencement of the development or operation of the development, including any Building works or Plumbing and drainage works.
5. The proponent must at its cost and expense, keep and maintain the development footprint, including existing services, in a state that is satisfactory to the Port.

ENGINEERING

6. The proponent is required to apply for and obtain from GPC a Permit to Dig/Excavate prior to commencing works by contacting, Port Infrastructure Asset Manager on (07) 4976 1333. All reasonable measures must be taken to identify and protect existing services recorded or otherwise, and where necessary the proponent will submit a plan to GPC for approval to adjust any existing services found during this excavation that was not originally shown on the proposed plans.
7. 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, under or over Port land associated with the activity. The proponent must also certify that the development is constructed as per design and generally in accordance with the approved plans prior to the use commencing.
8. Any site lighting used during construction should not negatively 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 reviewed during construction with respect to navigation. Where an issue is identified or a validated complaint received, the proponent must immediately rectify to the satisfaction of GPC.

Infrastructure

9. The applicant must notify the Assessment Manager (GPC) of damage caused to any port or port user infrastructure or services including, but not limited to, security related devices, buildings, fences, lighting etc., roads, walkways and underground services or infrastructure, as a result of the approved use or during construction. The proponent must undertake necessary repairs at their expense and to the satisfaction of the Assessment Manager (GPC).

PLANNING

Landscaping

10. Landscaping is to be carried out and maintained in accordance with approved plans. The proponent must maintain the property frontage in a clean and tidy manner, and mow any grassed areas regularly.

Construction Management

11. 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 7.30am 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.
12. Upon completion of the construction works, the proponent must reinstate the property to the same condition prior to the works being undertaken unless agreed to in writing by GPC.
13. No mud, dirt or other debris is to be tracked onto public roads during construction and operation of development.
14. In the event acid sulphate soils are disturbed/excavated and require treatment on site, a site specific Acid sulphate management plan must be submitted to GPC for approval prior to such works commencing. Once the management plan is approved, the works must be carried out in accordance with this plan.

ENVIRONMENT

Construction Environmental Management Plans

15. The approved development must be undertaken in accordance with the approved Construction Environmental Management Plan received 4/09/2020.

Incident notification

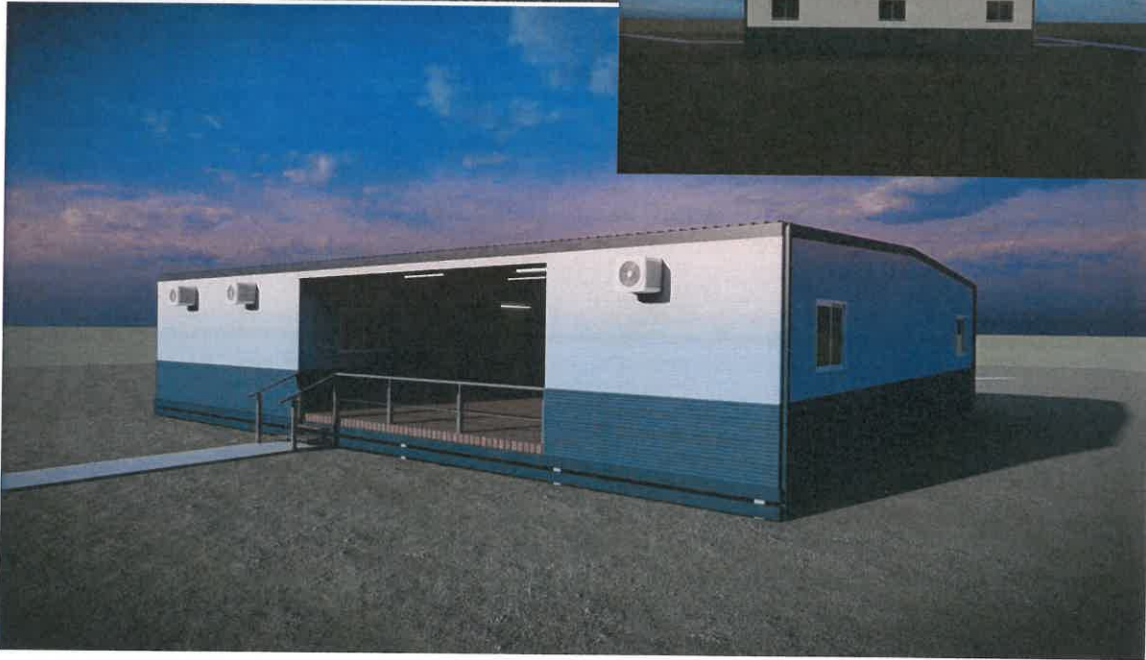
16. At all times, Gladstone Ports Corporation Environment Hotline (07) 4976 1617 is to be notified of the occurrence of any:
 - a) release / spill of contaminants (e.g. fuels / chemicals / sewerage) greater than 250L to land;
 - b) release / spill of contaminants (e.g. fuels / chemicals / sewerage) of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

ADVICE NOTES

1. Where, the proponent or their contractor is required to apply for and obtain from GPC a Permit to Dig/Excavate for each stage of development prior to commencing excavation or digging for each stage. This can be obtained by contacting the Port Infrastructure Asset Manager on 4976 1332 or bartono@gpcl.com.au.
2. Prior to commencing works involving installation of outdoor artwork, details of the proposed artwork are to be submitted to the Assessment Manager (GPC) for approval in accordance with Condition 16 (d) of Development Approval DA2020/06/01.
3. The *Environmental Protection Act 1994* states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard persons and entities, involved in the civil, earthworks, construction, and operational phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm.
4. This decision notice does not represent an approval to commence Building work.
5. Connections to water and sewerage infrastructure will require Plumbing and Drainage works approvals from a suitably qualified person.

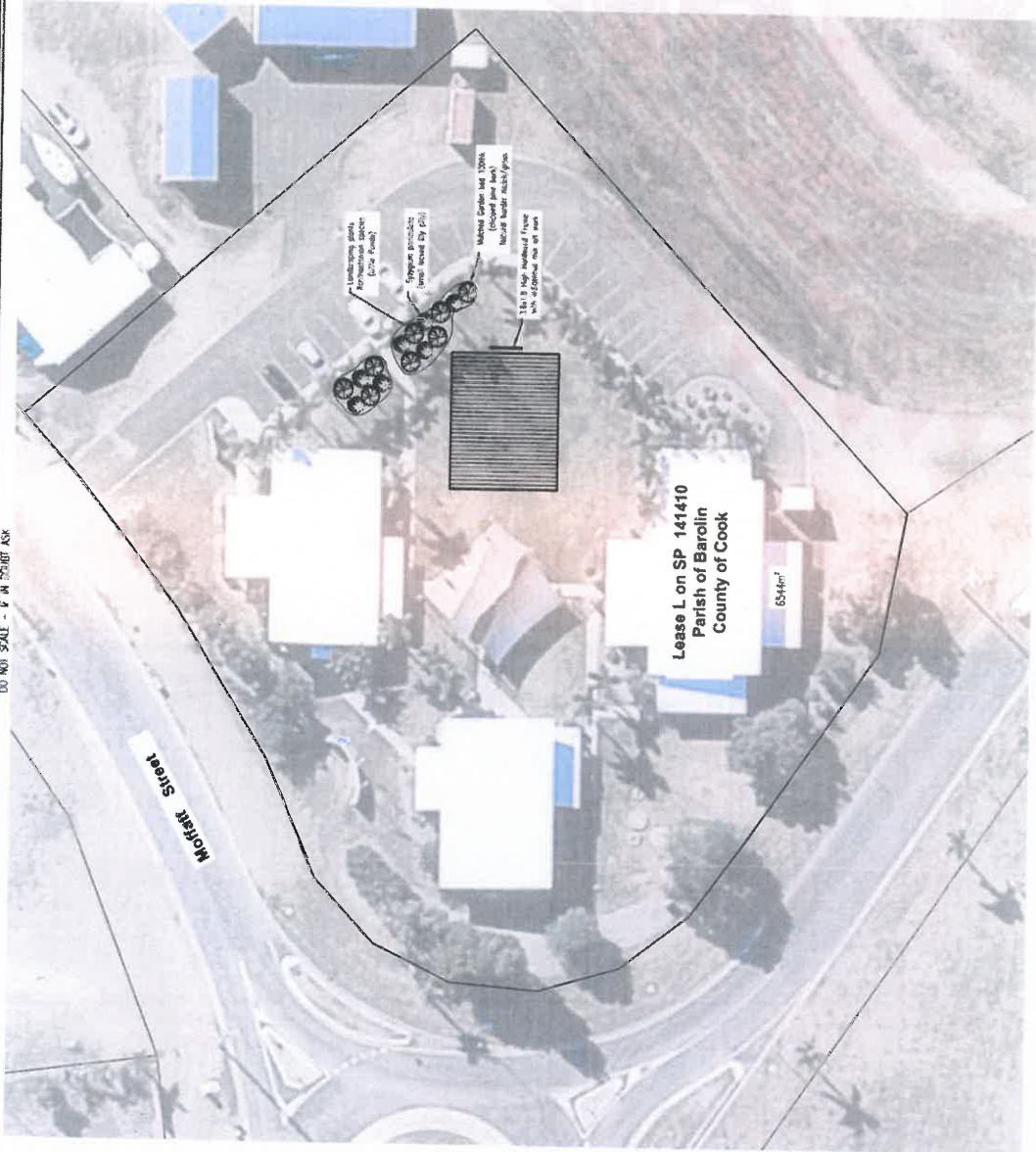
Attachment 2 Approved Plans and Specifications

(i) Building Design



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(iii) Landscaping Plan



DO NOT SCALE - IF IN DOUBT ASK

APPROVED

gpa 10/9/20

		Multitrade Proposed Building Tafe Marine College Moffatt St Port Burroughs	
Project Name Landscaping plan	Drawing Number BL4350D02	Date 29/07/2020	Scale 1:500 (A3)
Designer SRS	Approver [Signature]	All dimensions in millimetres UNLESS OTHERWISE SPECIFIED. This drawing remains the property of the designer. No responsibility is accepted for reproduction, distribution or modification of this drawing without the written permission of the designer.	
		Ph (07) 4972 5246 Fax (07) 4972 5248 www.engage.com.au	
17 Flinders Pde. Gladstone Q. 4680 Email: office@engage.com.au		Issue Date 29/07/2020	Issue For [Blank]
Date 4/08/2020	Issue For [Blank]	Issue For [Blank]	Issue For [Blank]
www.engage.com.au			



Judy Horsfall
Planning Officer
Gladstone Ports Corporation
40 Goondoon St, Gladstone QLD 4680

Dear Judy,

The following letter will address the DA2020/12/01 Port Application For 2 Marina Drive, Burnett Heads in regard to the proposed landscaping maintenance requirements.

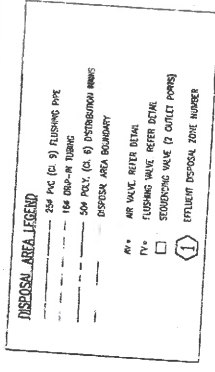
Care has been taken to select low maintenance, hardy native plant species to suit the local climate.

An irrigation system will not be required; however gardens will be maintained regularly by Yalga-binbi Institute (via their Conservation and Land Management students as part of their studies). These students are actively on site 4 days a week. They will provide particular attention to watering plants as they are established.

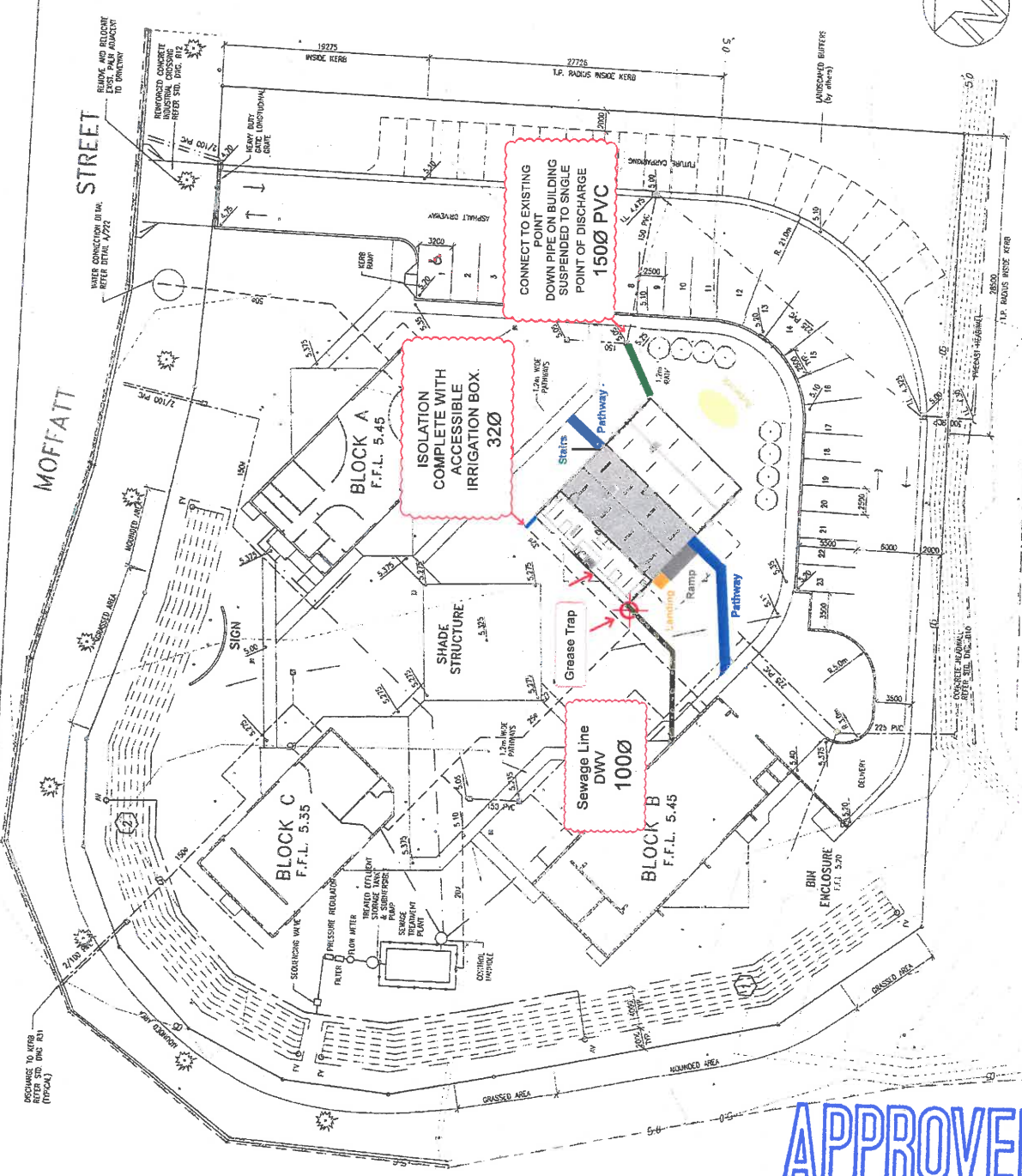
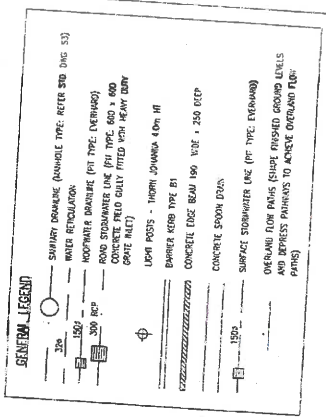
Gidarjil and Yalga-binbi Institute are committed to maintaining and watering these plants and monitor their health.

Tom Osborne
CEO
Yalga-binbi Institute
31/08/20

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JA 10/9/20



- NOTES:**
1. NEW TREES AND SHRUBS THAT ARE TO BE LOCATED IN LINES WITH DISPOSAL ZONES, ARE TO HAVE ESPACE LINES SPACED AROUND THEM AS SHOWN.
 2. PVC PIPES TO BE SEWENT WELD JOINTED UNLESS SHOWN OTHERWISE.
 3. ALL PIPES ARE TO BE DOWN-IN TUBING TO BE JOINTED WITH PRESSURE JOINTS UNLESS MANUFACTURERS RECOMMENDATIONS UNLESS SHOWN OTHERWISE.
 4. DISPOSAL AREA TO BE MINIMUM 2 METRES CLEAR OF OTHER PIPES.
 5. EFFLUENT BRICKWORK PUMP TO HAVE PUMP OUT OF 6.5L/min.
 6. EFFLUENT SHALL BE DIRECTED TO EACH ZONE ON A BRICKWORK (E.G. SOLENOID VALVES OR AN ALTERNATIVE SYSTEM) APPROXIMATELY 100M FOR APPROPRIATELY ISOLATE.
 7. UNDER NORMAL OPERATIONS, ONE PUMP CYCLE WILL PUMP TO EACH ZONE.
 8. A HIGH SENSOR SHALL BE FITTED TO THE TREATMENT PLANT UP TO 4 MOUNTS FROM THE PUMP AND BEFORE OF EFFLUENT SHALL OCCUR.
 9. A FLOOD SWITCH SHALL BE INSTALLED SO THAT THE CHART THE LEVEL REACHES THE TOP OF THE WET WELL OR THE EFFLUENT TREATMENT WILL BE ACTIVATED TO DECREASE THE WASH SENSOR COUPLING.
 10. THE DISTRIBUTION MAIN SHALL HAVE A MINIMUM 300mm COVER AT ALL VALVE/WATER LOCATIONS.
 11. ALL PIPES SHALL BE POLYPROPYLENE WITH A PROPER FITTING AND WELDED JOINTS SHALL BE WITH TELLER TO PREVENT ROOT INTRUSION. (IN ACCORDANCE WITH S.W.A.P.)
 12. DISPOSEN SHALL HAVE NORMAL OPERATOR PART OF 4.5/1.1 AT 1000Pa OPERATING PRESSURE AND SHALL BE SPACED AT 300mm ALONG DISPOSEN LINE.



BUNDBERG PORT AUTHORITY
 TAFE MARINE COLLEGE
 MOFFATT STREET, PORT BUNDBERG

ledgy engineering
 ledgy engineering pty. ltd.
 ENGINEERING & ENVIRONMENTAL CONSULTANTS
 PROJECT MANAGERS & PLANNERS

no	date	description	checked
1	12-01	drawn	9.11.20
2	12-01	checked	0
3	12-01	designed	0
4	12-01	checked	11

APPROVED
 9/10/9/20



Scales

Construction environmental management plan (CEMP)

Introduction

The following CEMP is for the installation of a training room and kitchen at 2 Marina Drive, Burnett Heads, QLD 4670, Port of Bundaberg. The CEMP will assess the impacts of the construction on the environment and the local community and provide the framework to ensure the works do not create harm to the environment or create a nuisance to the community.

General project information

Construction activities: include the excavation and pouring of footings, installation of building modules, connection to existing services and pouring of pathways.

Location: 2 Marina Drive, Burnett Heads, QLD 4670, Port of Bundaberg. The surrounding area is an industrial estate. The property is not located directly on the water however the Burnett River is located approximately 200m from the construction site. The marina is 300m from the site and shielded from existing buildings. The nearest dwelling is greater than 1km from the site.

Duration: The period of construction is forecast to be for a duration of 6 weeks

Environmental Risks and Controls

Risk: Heavy equipment access to site and interaction with public.

Controls: The industrial estate is designed for heavy vehicles and the site is suitable that plant and equipment is able to park within the site facility and not disturb the local community.

Risk: Noise causing nuisance to community

Controls: Any machinery operating is in accordance with other operations in the adjacent sites. Hours of works are daytime only. There is no operation that will impact the local community.

Risk: Uncontrolled run off soil from excavated stockpile

Control: Excavated soil from footings to be removed from site

Risk: Dust causing nuisance to adjacent properties

Control: Monitoring of work area. Water to be applied by hose if dust is persistent.

Risk: Mud from site carried on to public road.

Control: Work to be restricted in the event of rain and poor conditions.

Risk: Incorrect disposal of excess concrete.

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Control: Vis screen matt to be laid for excess concrete to be disposed on. Hardened concrete then to be removed from site and disposed of.

Risk: Erosion and Uncontrolled Sediment

Control: Back fill same day as excavation and monitor weather conditions.

Risk: Building material waste spreading from site.

Control: Buildings are factory manufactured. This greatly reduces the amount of waste generated throughout the process on site. The waste generated on site will be managed by a front load bin or skip provided on site during the construction process.

Risk: Exposure of acid sulphate soils.

Control: In the event of any suspected Acid Sulphate Soils discovered during excavation an Acid Sulphates management Plan will be developed.

Responsibilities (CEMP)

Multitrade management: Ensure all Multitrade staff and contractors are trained and aware of requirements as set out in CEMP.

Multitrade Supervisor: Operational compliance of the CEMP. Regular inspections and reporting to management of the compliance with CEMP. Authority to stop works if unable to comply with the CEMP. Daily pre-starts and communication to team members of changes that may affect CEMP. Report any non-compliance of CEMP.

Incident Notification

All spills, containment releases and/or complaints to be reported to GPC 07 4976 1617

APPROVED

JH 10/9/20