

29 March 2022

Queensland Parks and Wildlife Service
c/- Department of Energy and Public Works, Lauren Schmidt
GPO Box 2457
BRISBANE QLD 4001

Dear Ms Schmidt

DECISION NOTICE – APPROVAL WITH CONDITIONS – DA2022/01/01

(GIVEN UNDER PROVISIONS OF GPC LAND USE PLAN 2012V2)

1. Application Details

This development application was **properly made** to the Gladstone Ports Corporation Limited on **24 January 2022**.

Application Number:	DA2022/01/01
Applicant Name:	Queensland Parks and Wildlife Service
Applicant Contact Details:	Lauren Schmidt Department of Energy and Public Works PO Box 2457 BRISBANE QLD 4001 Email: Lauren.Schmidt@epw.qld.gov.au
Approval Sought (Land Use Plan):	Port Application for fire system upgrade and earthworks
Approval Sought (Port Overlay):	Not applicable
Location Street Address:	Leo Zussino Drive CALLEMONDAH QLD 4680
Location Real Property Description:	Lease MAL in Lot 210 on SP120888 on SP253024 (formerly known as Lot 223 on CP846001) Lease MAM in Lot 210 on SP120888 on SP253024 (formerly known as Lot 224 on CP846001)
Land Owner:	Gladstone Ports Corporation Limited
Land Use Plan Precincts:	Strategic Port Land – Marine Industry Precinct

Local Government Area:	Gladstone Regional Council
Application Number:	DA2022/01/01

2. Details Of Proposed Development

The development is described as:

- (a) Port application for fire hydrant system upgrade and associated excavation and filling.

Fire system upgrade including installation of new fire hydrants with bollards (2), fire brigade booster point, pumpset station, fire pump switchboard and underground pipelines with new connection to water supply.

3. Details Of Decision

This development application was **decided** on **29 March 2022**.

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:

- (a) Not applicable

7. Approved Plans and Specifications

Copies of the following plans, specifications or 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					
Fire Services	Anderson Consulting Engineers	19/01/2022	19124/CD/F01.0	B	-

12. Currency Period for the Approval

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

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

13. 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 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
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 Land Use Plan - 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 Assessment Manager (GPC) for drawings or documentation, the proponent must submit for review, amend to the satisfaction of, and obtain written acceptance from GPC. Only in this manner can compliance with the condition be achieved.
4. 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 Assessment Manager (GPC).

ENGINEERING

5. Upon completion of the works, the proponent must supply the Assessment Manager (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 that the development has been constructed generally in accordance with the approved plans prior to the use commencing.
6. 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.
7. The water connection must be made to GPC's water infrastructure to the minimum standards stipulated, being the Capricorn Municipal Development Guidelines (CMDG) and relevant Australian Standard/s.
8. The applicant must contact GPC Port Infrastructure Asset Civil Engineer at kennedym@gpcl.com.au or (07)49761127, at least 5 business days prior to any plumbing works occurring onsite, and arrange a site inspection to confirm the exact connection location to the existing potable water supply main on Leo Zussino Drive.
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.

Construction Management

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 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.

11. Prior to construction works commencing on site, a final Construction Traffic Management Plan (CTMP) specific to the construction works being undertaken must be submitted to the Assessment Manager (GPC) for approval. All activities associated with construction must be carried out in accordance with the approved CTMP.
12. At all times, maintain and operate an adequate waste disposal service, including the maintenance of refuse bins and associated storage areas and appropriate storage and disposal of regulated waste e.g. materials containing asbestos, so as not to cause an environmental nuisance or create a safety hazard to the public.
13. The proponent is required to apply for and obtain from GPC a Permit to Dig/Excavate prior to commencing works by contacting, GPC's Port Infrastructure Asset Manager, including for any landscaping, services or infrastructure outside of the lease area.
14. In the event works are required to be carried out outside the lease area, the proponent or their contractor must obtain a Consent to Enter from GPC's Property Advisor prior to works commencing.
15. In the event a construction compound is required on port land outside the project lease area for offices, laydown areas, employee car parking or stockpiling areas etc., the proponent or their contractor must obtain a Consent to Enter from the Assessment Manager's Property Specialist via 07 4976 1334 or property@gpcl.com.au prior to works commencing.
16. No mud, dirt or other debris is to be tracked onto public roads during construction and operation of development.
17. 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 the Assessment Manager for approval prior to such works commencing. Once the management plan is approved, the works must be carried out in accordance with this plan.
18. Any construction fill material used must be uncontaminated and reused from onsite or sourced from a licensed quarry.

ENVIRONMENT

Construction Environmental Management Plans

19. Prior to construction works commencing on site, a Construction Environmental Management Plan (CEMP) specific to these works, is to be submitted to the Assessment Manager (GPC) for approval.

The construction must be undertaken in accordance with the approved CEMP that ensures:

- a) environmental risks, including but not limited to, asbestos, noise, odour, lighting, dust, are identified, managed and continually assessed in relation to the construction activity;
- b) spill management and prevention and emergency and cyclone management are documented and implemented;
- c) continued safe vehicle and pedestrian access via documented Construction Traffic Management Plans;
- d) that staff are trained and aware of their obligations under the EMP, including a copy of the management plan and development approval available on site at all times;
- e) that reviews of environmental performance are undertaken at least annually; and
- f) any amendments to the EMP are to be submitted to GPC for review and approval.

Once approved by GPC, the construction activity must be carried out in accordance with this CEMP.

Note: GPC has a guideline for the development of environmental management plans that may be utilised in meeting the requirements of this condition.

Incident notification

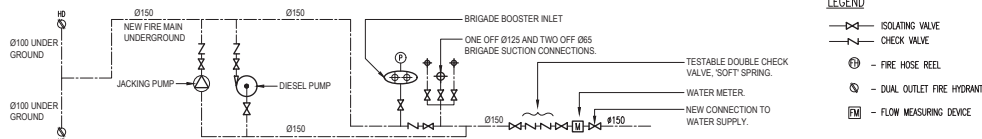
20. Gladstone Ports Corporation Environment Hotline (07) 4976 1617) is to be notified of the occurrence of any:
- a) reportable release/spill of contaminants (e.g. fuels, chemicals);
 - b) any environmental complaints received by the holder of this approval; and
 - c) non-compliance with conditions of this approval or any environmental approval obtained.

Part 1b: Approval sought under Land Use Plan - Port Application

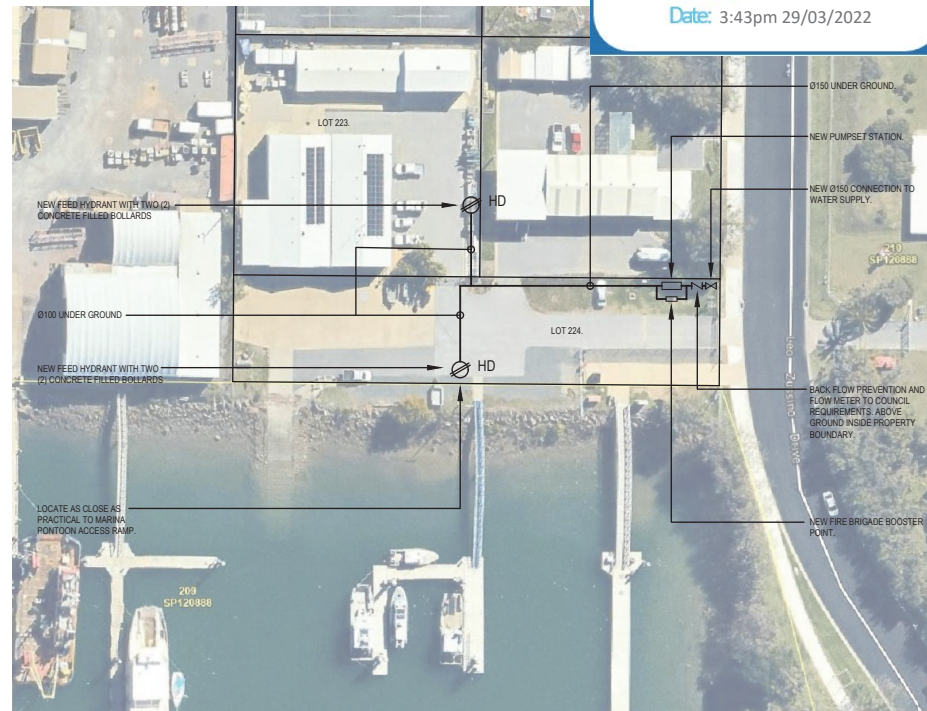
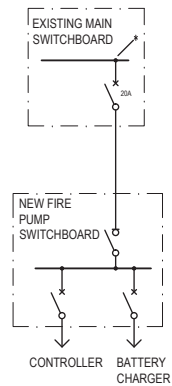
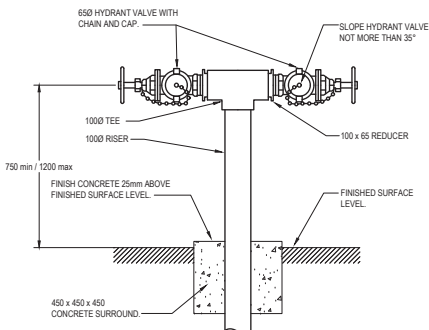
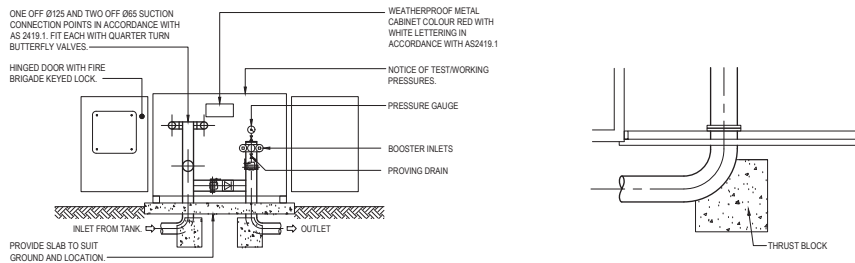
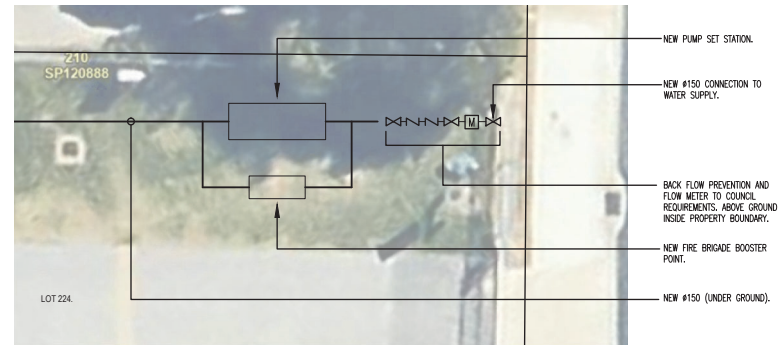
ADVICE NOTES

- A. 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.
- B. Where a Permit to Dig/Excavate is required prior to commencing excavation or digging for the development, the proponent or their contractor must apply for and obtain the permit by contacting the Port Infrastructure Asset Manager on 4976 1332 or bartono@gpcl.com.au.
- C. Where a construction compound or laydown area is required, the proponent or their contractor is required to apply for and obtain a Consent to Enter from the Assessment Manager's Property Specialist via 07 4976 1334 or property@gpcl.com.au prior to works commencing.
- D. Where works are to be undertaken outside tenured areas, the proponent or their contractor is required to apply for and obtain a Consent to Enter from GPC's Property Specialist via 07 4976 1334 or property@gpcl.com.au prior to works commencing.
- E. 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.
- F. This decision notice does not represent an approval to commence Building work.
- G. Connections to water and sewerage infrastructure will require Plumbing and Drainage works approvals from a suitably qualified person.

Attachment 2 Approved Plans and Specifications



- LEGEND**
- ISOLATING VALVE
 - CHECK VALVE
 - FIRE HOSE REEL
 - DUAL OUTLET FIRE HYDRANT
 - FLOW MEASURING DEVICE



GPC Gladstone Ports Corporation

APPROVED

Name: Erin Clark
Date: 3:43pm 29/03/2022

- NOTES:**
- CO-ORDINATE PIPE ROUTES WITH STORMWATER AND OTHER SERVICES.
 - REINSTATE PAVING AND TURF TO MATCH EXISTING.

AMENDMENTS

ISSUE	DATE	SUBJECT	AUTHORISED
A	15/03/2021	TENDER ISSUE	D.W.
B	19/01/2022	TENDER ISSUE	D.W.

DRAWING INDEX SYSTEM
FOR BUILDING AND ASSET SERVICES USE ONLY

- AUDIO VISUAL SYSTEMS
- COMMUNICATIONS
- ELECTRONIC SECURITY
- FIRE DETECTION / EWIS
- GENERATING SETS
- LEGEND
- LIFTS
- LIGHTING/EMERGENCY LIGHTING
- MASTER ANTENNA TELEVISION
- NOTES
- OTHER
- POWER/OUTLETS/CONNECTIONS
- SITE PLAN
- STANDARDS
- SWITCHGEAR/CONTROL PANELS
- UNIVERSAL FIRE POWER SUPPLY
- LIGHTNING PROTECTION

Queensland Government
Department of Housing and Public Works

ANDERSON CONSULTING ENGINEERS
43 Denison Street, Rockhampton, Q. 4700
P.O. Box 27, Rockhampton, Q. 4700
Phone: (07) 4927 2077 Facsimile: (07) 4927 2082
AEN: 102 046 529 AEN: 102 046 529

K.LANYON	APRIL 2020
D.WAGSTAFF	APRIL 2020
D.WAGSTAFF	19/01/2022

QPWS GLADSTONE OFFICE, CENTRAL REGION.

FIRE SERVICES
PART SITE PLAN.
LEGEND, DETAILS.

SCALE	AT	A1 SIZE
1:100		
MASTER SITE NUMBER	CLIENT REFERENCE NUMBER	
...	N/R	
DRAWING NUMBER	ISSUE	SHEET NO.
19124/CD / F01.01	B	1 OF 1

TENDER ISSUE

AGE REF: 19124