

27 August 2024

CQ University
C/- Zone Planning Qld
PO Box 5332
GLADSTONE QLD 4680

Dear Sarah,

DECISION NOTICE – APPROVAL WITH CONDITIONS – DA2024/03/01

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

1. Application Details

This development application was **properly made** to the Gladstone Ports Corporation Limited on **15 July 2024**.

Application Number:	DA2024/03/01
Applicant Name:	CQ University C/- Zone Planning Qld
Applicant Contact Details:	CQ University C/- Zone Planning Qld PO Box 5332 GLADSTONE QLD 4680 Email: sarah@zoneplanning.com.au
Approval Sought (Land Use Plan):	<ul style="list-style-type: none">MCU – Educational Establishment - Extension to Seagrow Research Facility (Stage 1) andPort Application – undertaking work in, on, over or under premises that materially affects premises or their use.
Details of Proposed Development:	Proposed extension to the Coastal Marine Ecosystem & Research Centre (CMERC).
Location Street Address:	212 Alf O'Rourke Drive, Callemondah
Real Property Description:	Lease Lot 213 CP883524 on Lot 210 SP120888
Land Owner:	Gladstone Ports Corporation Limited

Priority Port Overlay:	<ul style="list-style-type: none"> • Marine Services and Recreation Precinct and • Marine Services Sub Precinct
Land Use Plan:	Marine Industry Precinct

2. Details of Proposed Development

Proposed extension to the Coastal Marine Ecosystem & Research Centre (CMERC) and associated earthworks.

3. Details of Decision

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:

Material Change of Use for an Educational Establishment – Extension to SeaGrow Research Facility (Schedule 10, part 13, division 5, subdivision 2, table 1 – code assessable development on strategic port land): and

Port Application for undertaking work in, on, over or under premises that materially affects premises or their use – GPC Land use plan 2012 v2.

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:

- (a) Building and Plumbing works

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 and/or drawings are approved and enclosed in Attachment 2:

Drawing/report title	Prepared by	Date	Reference No.	Version
Overall Site Plan & Part Site Plan	designtek	24/07/2024	SK-01	6
Proposed Site Plan	designtek	12/04/2024	SK-02	2
Storage Shed – Existing Photos & Roof Plans	designtek	12/04/2024	SK-03	2
Storage Shed - Elevations	designtek	23/02/2024	SK-04	1
Storage Shed – 3D Views	designtek	12/04/2024	SK-05	2
Sea-Grow Extension – Proposed 3D Views & Typical Section	designtek	12/04/2024	SK-07	2
Overall 3D Views	designtek	12/04/2024	SK-08	1
Specification Notes	Janes and Steward Structures Pty Ltd	24/07/2024	C01	A
Stormwater Drainage Plan	Janes and Steward Structures Pty Ltd	24/07/2024	C02	A
Specification Notes	Janes and Steward Structures Pty Ltd	24/07/2024	S01	A
Slab / Footing Plan and Slab / Footing Details	Janes and Steward Structures Pty Ltd	24/07/2024	S02	A
Electrical Services Site Plan & External Works	designtek	12/04/2024	E-01 of 2	1
Electrical Services Power Outlet	designtek	12/04/2024	E-02 of 2	1
Detail Survey of Lot 213 on CP883524	Capricorn Survey Group CQ	11/03/2024	9241-02-DTL (1/1)	A

9. 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:

- (a) For Material Change of Use this approval lapses if the first change of use does not happen within 6 years after the approval has effect.
- (b) For Port Application this approval lapses 6 years after this approval decision date.

10. Rights of Appeal

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

Gladstone Ports Corporation Limited

T: +61 7 4976 1333 • Fax: +61 7 4972 3045 • 40 Goonoon St/PO Box 259, Gladstone QLD, 4680, AUSTRALIA • www.gpcl.com.au
ACN 131 965 896 ABN 96 263 788 242

Attachment 3 is an extract from the *Planning Act 2016* that sets down the applicant's appeal rights and the appeal rights of a submitter.

For further information please contact Trudi Smith, Planning Specialist on 07 4976 1314 or via email planning@gpcl.com.au.

Yours sincerely,



Kim Gebers
Acting Chief Executive Officer

Cc: Gladstone Regional Council

Enc. Attachment 1: Conditions of Approval
Part 1 – Conditions imposed by the assessment manager

Attachment 2: Approved plans and specifications

Attachment 3: Extract of appeal provisions

Attachment 1 Conditions of Approval

PART 1: ASSESSMENT MANAGER CONDITIONS

The development proposal is considered generally 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*

- Material Change of Use for an Educational Establishment - Extension to the SeaGrow Research Facility (Stage 1) on Strategic Port Land.

Approval sought under GPC Land Use Plan 2012 v2

- Port Application for undertaking work in, on, over or under premises that materially affects premises or their use.

CONDITIONS
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 the Assessment Manager (GPC) for drawings or documentation the Applicant must submit for review, amend to the satisfaction of, and obtain written approval from the Assessment Manager. Furthermore, the Assessment Manager will require no less than 20 business days, unless otherwise conditioned by the Assessment Manager, to initially assess the drawings or documentation provided prior to the commencement of the development.
4. All other relevant regulatory approvals must be obtained before commencement of the use.
5. Prior to the commencement of the new use, provision of a new water connection to Gladstone Ports Corporations existing water infrastructure is to be installed by the Applicant. The infrastructure must be inspected and deemed satisfactory by the GPC Port Infrastructure Civil Engineer.
6. The Applicant must at its cost and expense, keep and maintain the development footprint, including existing services, in a state that is satisfactory to the Assessment Manager.
ENGINEERING & PLANNING
7. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street name and number and, where appropriate, the building/business name.
8. The applicant 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 generally in accordance with the plans.
9. The mesocosm sheds are to be located in accordance with the Approved Overall Site Plan and Part Site Plan Drawing No. SK-01 Revision 6 dated 24/07/2024 unless otherwise approved in writing by the Assessment Manager.
10. The seawater intake pipe is to be fitted with an intake strainer to reduce fish entrapment / intake into the seagrass tanks.
11. Upon completion of the works, the Applicant must supply the Assessment Manager with RPEQ certified "as constructed" plans in both hard copy (2 of) and electronic (CAD format) which illustrates all infrastructure and services installed on, under or over Port land associated with the activity.
12. 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 from the Assessment Manager.
13. The Applicant 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, <i>including for any landscaping, services or infrastructure outside of the lease area</i>
14. Prior to backfilling of the stormwater (roof water) connection from the Stage 1 Seagrow building extension to the existing DN750mm RCP stormwater pipe (as shown on the Stormwater Drainage Plan Drawing C02 Revision A dated 12/04/2024), the works shall be inspected and deemed acceptable by the GPC Port Infrastructure Civil Engineer. The Assessment Manager shall be provided a minimum of 24hrs notice (during normal business hours) prior to inspection. The GPC Port Infrastructure Civil Engineer can be contacted on (07) 4976 1127 or via Planning@gpcl.com.au .
15. Prior to commencement of the use, the Applicant shall provide to the Assessment Manager (for reference), a copy of all Building Works and Plumbing & Drainage Works forms and permit approvals, for any new and existing infrastructure installed on GPC land associated with this development.
16. Aquaculture of mud crabs, and their associated facilities do not form part of this approval.
INFRASTRUCTURE
17. 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 Applicant must undertake necessary repairs at their expense and to the satisfaction of the Assessment Manager (GPC).
LIGHTING
18. Prior to the commencement of the use, design and install all external lighting in accordance with AS4282 – <i>Control of the obtrusive effects of outdoor lighting</i> so as not to cause nuisance to residents, the airport, navigational aids or obstruct or distract pedestrian or vehicular traffic.

19. Lighting must be designed to facilitate a safe and secure parking area, lit to a standard appropriate for safe night time operations.

20. Any site lighting used during construction / development 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 and use of the development with respect to navigation. Where an issue is identified or a validated complaint received, the Applicant must immediately rectify to the satisfaction of the Assessment Manager

LANDSCAPING

21. Prior to commencement of the use, prepare and submit for approval to the Assessment Manager (GPC), a landscape plan. The plan must be prepared in accordance with the applicable codes and guidelines of the Port of Gladstone Land use plan, and the conditions of this approval. The plan is to include, but not be limited to, the following:

- a. Landscaping is to be provided on the western side (front) boundary within the existing areas identified on the Overall Site Plan & Part Site Plan Drawing No SK-01 Revision 6 dated 24 July 2024;
- b. 2m wide dense planting that achieves an overall height at maturity of 2m – 3m;
- c. Understory plantings are to be provided where existing shrubs are insitu;
- d. Location and name of existing trees.

22. Landscaping is to be provided within 3 months of commencement of the use and include a reticulated watering system that incorporates water saving features and water reuse. Any damaged or dead plants are to be replaced and be maintained in accordance with the Landscape Plan at all times.

23. The Applicant must maintain the property frontage in a clean and tidy manner, plants established and mow any grassed areas regularly.

24. All landscaping must be carried out in accordance with an approved Landscaping plan.

WASTE AND CONSTRUCTION MANAGEMENT

25. At all times, maintain and operate an adequate waste disposal service, including the maintenance of refuse bins and associated storage areas so as not to cause an environmental nuisance.

26. Any spillage of sediment, wastes, fuels, chemicals, contaminants, or other materials at the storage site, on port roads or on the wharf must be cleaned immediately. Such spillage must not be cleaned up by hosing, sweeping or otherwise releasing such materials to any stormwater drainage system, roadside gutters or waters.

27. In the event works are required to be carried out outside the lease area, the Applicant or their contractor must obtain a Consent to Enter from GPC's Property Advisor prior to works commencing.

28. No mud, dirt or other debris is to be tracked onto public roads during construction and operation of development.

29. 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.

30. Construction fill material must be uncontaminated and reused from onsite or sourced from a licensed quarry

31. All reasonable and practicable measures must be taken to prevent or minimise any environmental harm caused by this activity.

32. Contaminants and fuels in containers of greater than 15 litres must be stored within a secondary containment system.

33. Prior to the commencement of the use, a Receiving Environment Monitoring Program for the activity must be designed and implemented by an appropriately qualified person(s) to monitor the impacts of the activity on receiving waters.

34. The Receiving Environment Monitoring Program must include the following:

- a. A description of the activity including water management (tank water and discharges);
- b. Organic waste (sludge) and tank sediment management (handling, storage and monitoring);
- c. Hazardous substances and chemicals management;
- d. Waste management;
- e. Complaints management;
- f. Duration and timing of the growing and harvest cycles;
- g. Test sites within the receiving waters that are potentially impacted by the release;
- h. Control sites where relevant background or reference conditions can be established; and
- i. Monthly sampling not including periods during or immediately after rainfall.

The Receiving Environment Monitoring Program must be submitted to the Assessment Manager at least 20 business days prior to the commencement of the activity and amended where required.

ENVIRONMENT

Construction Environmental Management Plan

35. 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 (the Assessment Manager) for approval.

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

- a. environmental risks, including but not limited to, noise, odour, lighting, dust, are identified, managed and continually assessed in relation to the construction activity ;
- b. that staff are trained, aware and competency assessed of their obligations under the EMP, including a copy of the management plan and development approval available on site at all times;
- c. that reviews of environmental performance are undertaken at least annually; and
- d. any amendments to the EMP are to be submitted to the Assessment Manager for review and approval.

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

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

36. The CEMP must address the management of land with regard to the Environmental Management Register (EMR) as Lot 502 SP252988.

Note: Removal of any fill from the lot will be required to be undertaken in accordance with the Environmental Protection Act 1994 (Qld).

Operational Environmental Management Plan

37. At least 10 days prior to the commencement of the use, an Environmental Management Plan (EMP) is to be submitted to the Assessment Manager (GPC) for approval, specific to the development that ensures:

- a. environmental risks are identified, managed and continually assessed; and
- b. that staff are trained, aware and competency assessed of their obligations under the EMP, including a copy of the management plan and development approval available on site at all times; and
- c. that reviews of environmental performance are undertaken at least annually; and
- d. any amendments to the EMP are to be submitted to the Assessment Manager for review and approval; and
- e. any rehabilitation and decommissioning works where required.

Once approved by the Assessment Manager, the approved development must be carried out in accordance with this EMP.

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

38. 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.

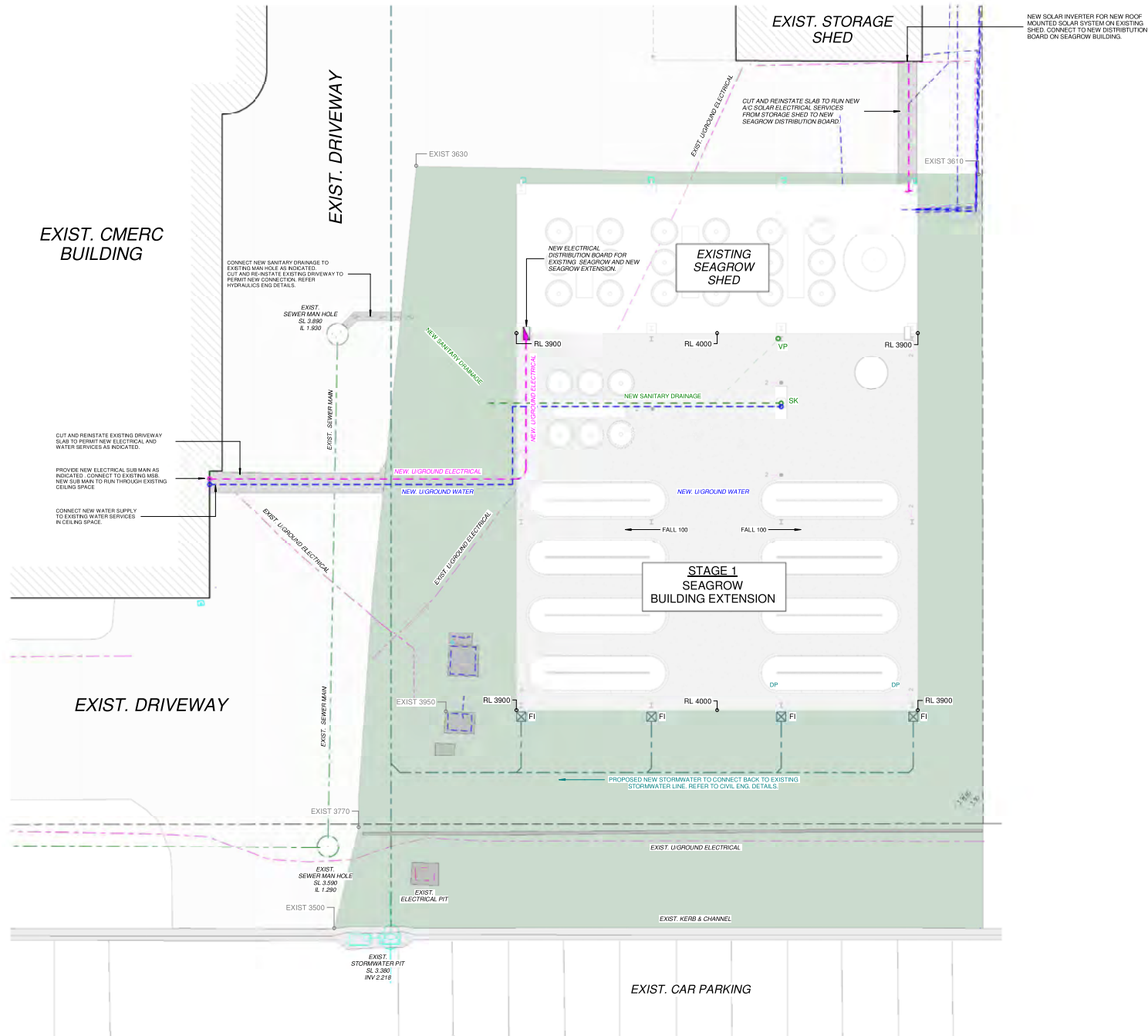
Incident Notification

39. At all times, Gladstone Ports Corporation Environment Hotline (07) 4976 1617 is to be notified of the occurrence of any:
- release / spill of contaminants (e.g. fuels / chemicals / sewerage) greater than 20L to land;
 - release / spill of contaminants (e.g. fuels / chemicals / sewerage) of any amount to water;
 - any environmental complaints received by the holder of this approval; and
 - non-compliance with environment related conditions of this approval, or any other environmental approval obtained in relation to the approved activity.
40. Environmental incident notification must be included in any Environmental Management Plans for the premises/development

ADVICE NOTES – WHEN RELEVANT

- 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.
- The Applicant is required to comply with the requirements for excluded tidal works in relation to any works on the existing jetty.
- Where a Permit to Dig/Excavate prior to commencing excavation or digging for the development, the Applicant or their contractor is required to apply for and obtain the permit by contacting the Port Infrastructure Asset Manager on 4976 1332 or bartono@gpcl.com.au.
- Where works are to be undertaken outside tenured areas, the Applicant 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.
- 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.
- All development should proceed in accordance with the duty of care guidelines under the *Aboriginal Cultural Heritage Act 2003*. Penalties may apply where duty of care under that Act has been breached.
- This decision notice does not represent an approval to commence Building work.
- Connections to water and sewerage infrastructure will require Plumbing and Drainage works approvals from a suitably qualified person.
- Where the Applicant is required to submit further documentation to the Assessment Manager, this is to be directed to the Planning section at planning@gpcl.com.au, including reference to the allocated development application number.

Attachment 2 Approved Plans and Specifications



NOTES

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AMENDMENTS					
REV	DATE	DESCRIPTION	DRN	CKD	STAGE
1	10/04/2024	FOR INFORMATION			
2	12/04/2024	FOR DESIGN REVIEW			

GPC Gladstone Ports Corporation

APPROVED

Name: Trudi Smith
Date: 10:36 am, 27/08/2024

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CQU University Australia, Bruce Highway, Rockhampton, QLD, 4702

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QDCC LIC NO #1123040
BDAQ MEM. NO #0000761
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SITE: 213 ALF OROURKE DR, CALLEMONDAH QLD 4680

PROJECT: **CQU GLADSTONE CMERC FACILITY UPGRADE**

DISCIPLINE: **BUILDING DESIGN SERVICES**

TITLE: **PROPOSED DETAIL SITE PLAN**

DATE: 12/04/2024	SCALE: 1:100 ON A1	DESIGNED BY:
DET PROJECT MANAGER:		DRAWN BY: gt
CAD FILE NAME:		APPROVED BY:

PROJECT NO. 2312-11	SHEET NO: 02 of 08
DRAWING NO. SK-02	REVISION: 2

1 2. PROPOSED DETAIL SITE PLAN
2 1:100



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8

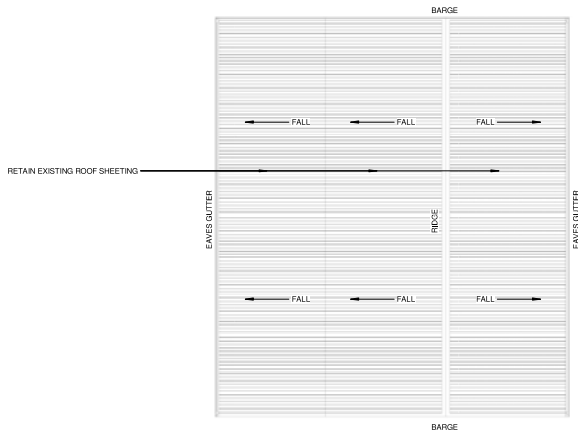


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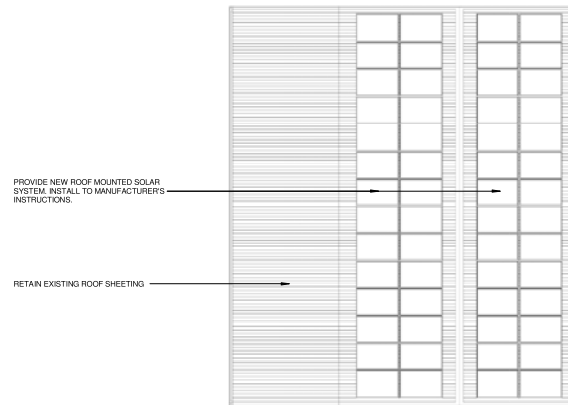


PHOTO 10

Aquaculture of mud crabs, and their associated activities do not form part of this approval.



3 STORAGE SHED - EXISTING ROOF PLAN
1 : 100



1 STORAGE SHED - PROPOSED ROOF PLAN
1 : 100

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AMENDMENTS					
REV	DATE	DESCRIPTION	DRN	CKD	STAGE
1	25/02/2024	50% DESIGN REVIEW			
2	12/04/2024	60% DESIGN REVIEW			

GPC Gladstone Ports Corporation

APPROVED

Name: Trudi Smith
 Date: 10:36 am, 27/08/2024

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PROJECT:
CQU GLADSTONE CMERC FACILITY UPGRADE

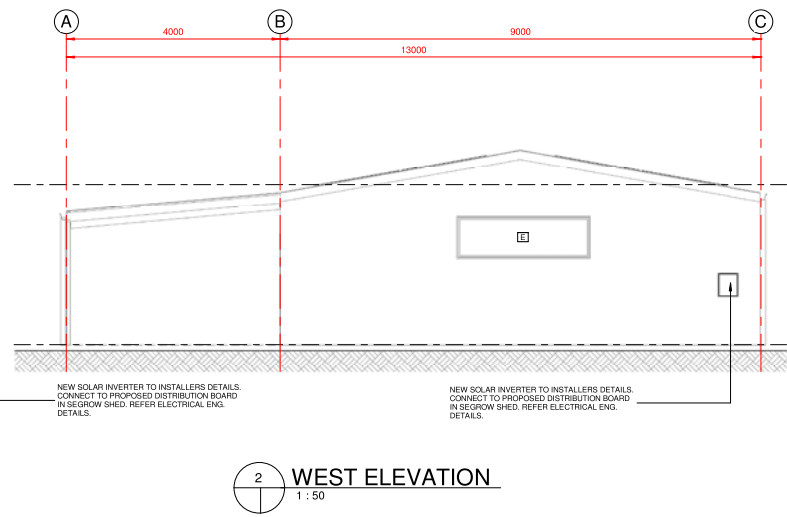
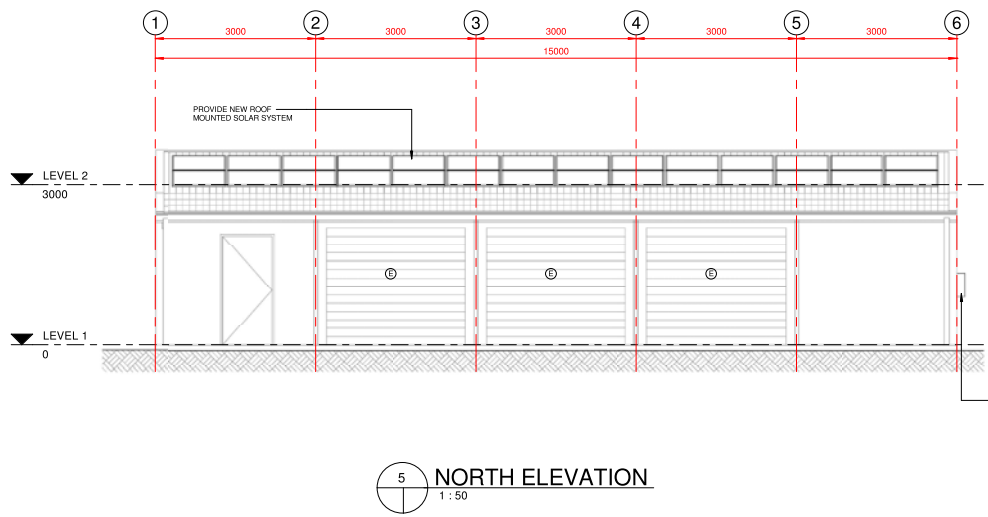
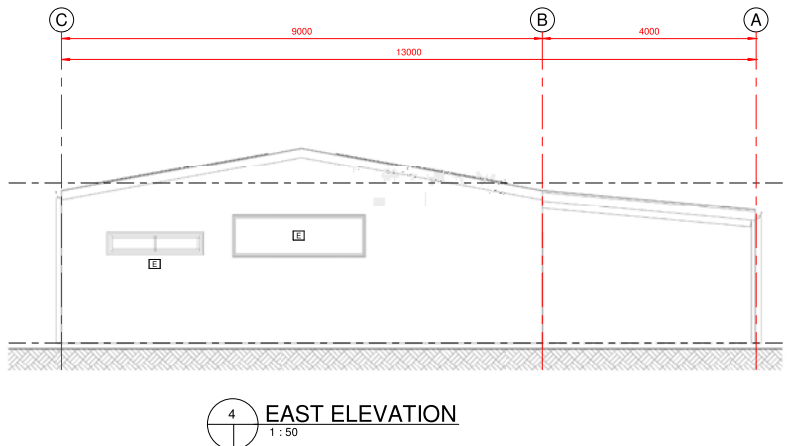
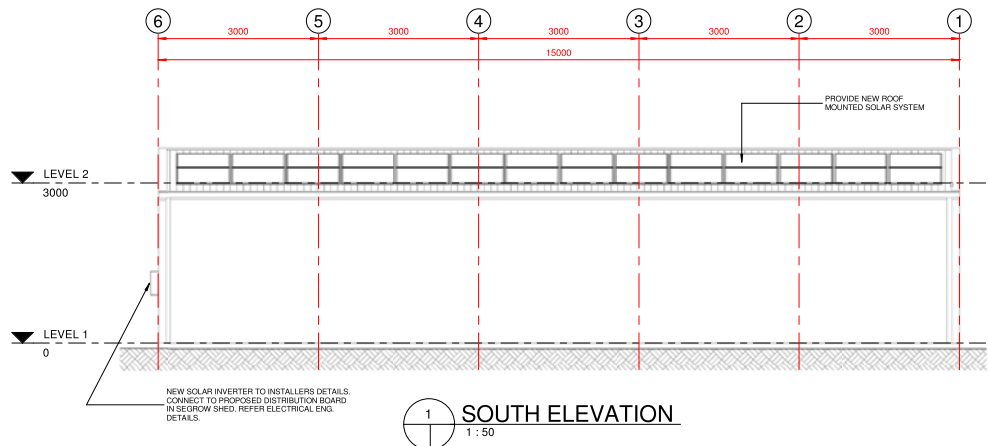
DISCIPLINE:
BUILDING DESIGN SERVICES

TITLE:
 STORAGE SHED -EXISTING PHOTOS & ROOF PLANS

DATE: 12/04/2024	SCALE: 1 : 100 ON A1	DESIGNED BY:
DET PROJECT MANAGER:		DRAWN BY: gt
CAD FILE NAME:		APPROVED BY:

PROJECT NO. 2312-11	SHEET NO: 03 of 08
DRAWING NO. SK-03	REVISION: 2

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AMENDMENTS					
REV	DATE	DESCRIPTION	DRN	CKD	STAGE
1	25/02/2024	50% DESIGN REVIEW			

GPC Gladstone Ports Corporation

APPROVED

Name: Trudi Smith
 Date: 10:37 am, 27/08/2024

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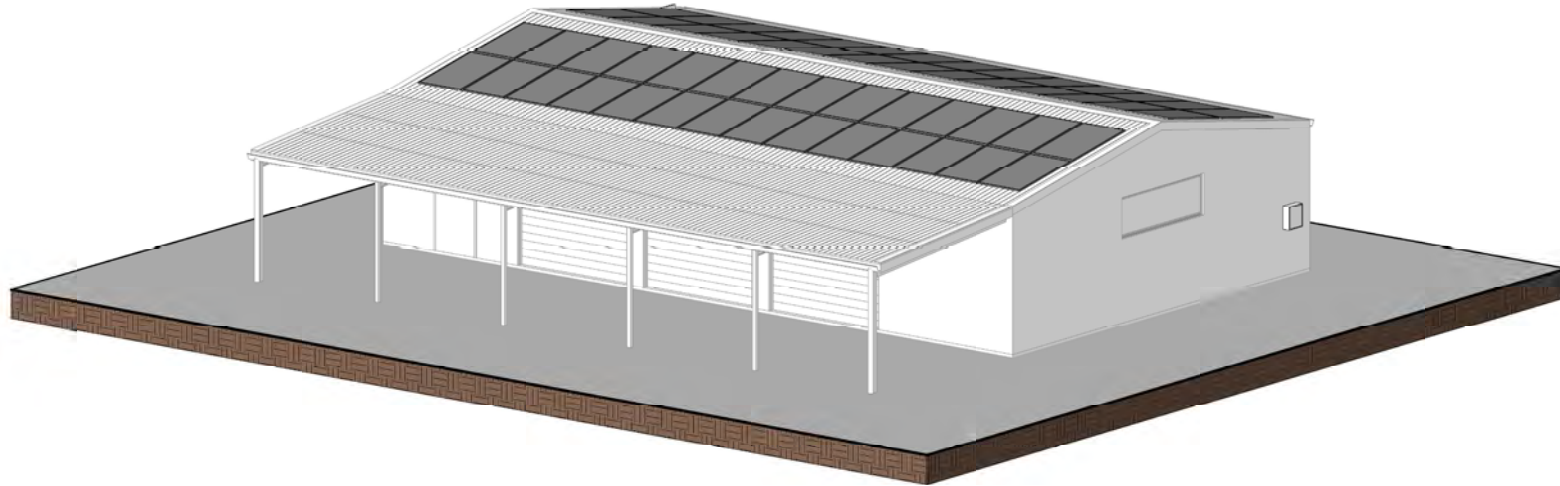
PROJECT:
CQU GLADSTONE CMERC FACILITY UPGRADE

DISCIPLINE:
BUILDING DESIGN SERVICES

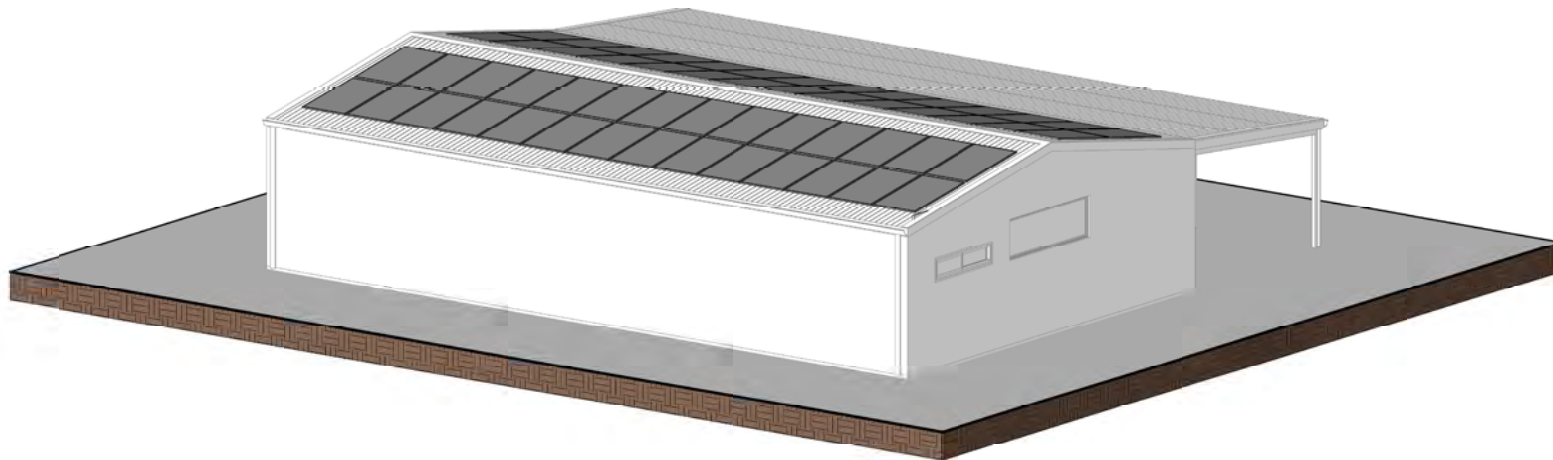
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CAD FILE NAME:		APPROVED BY:
PROJECT NO. 2312-11		SHEET NO: 04 of 08
DRAWING NO. SK-04		REVISION: 1

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1 3D VIEW - NORTH WEST



2 3D VIEW - SOUTH EAST

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1	25/02/2024	50% DESIGN REVIEW			
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 **Gladstone Ports Corporation**

APPROVED

Name: Trudi Smith
 Date: 10:37 am, 27/08/2024

 **University AUSTRALIA**

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CLIENT:

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 CALLEMONDAH QLD 4680

PROJECT:
CQU GLADSTONE CMERC FACILITY UPGRADE

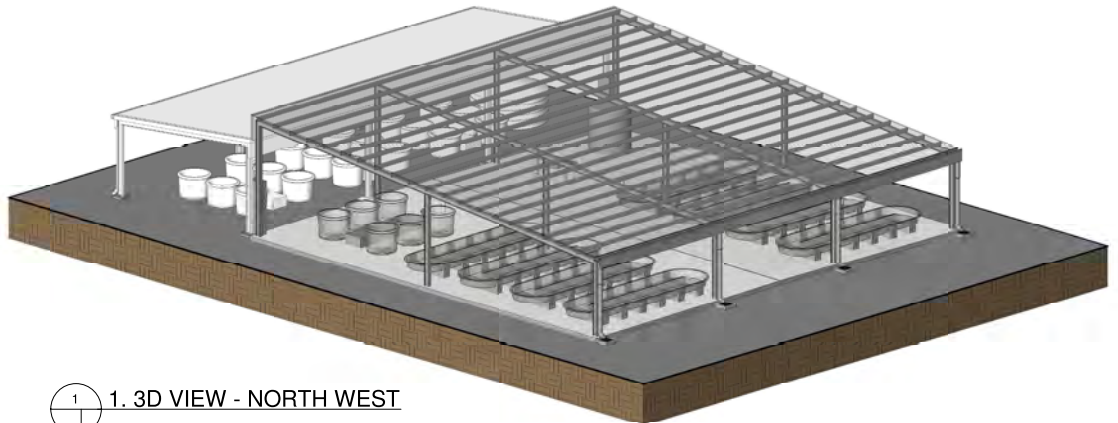
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BUILDING DESIGN SERVICES

TITLE:
 STORAGE SHED - 3D VIEWS

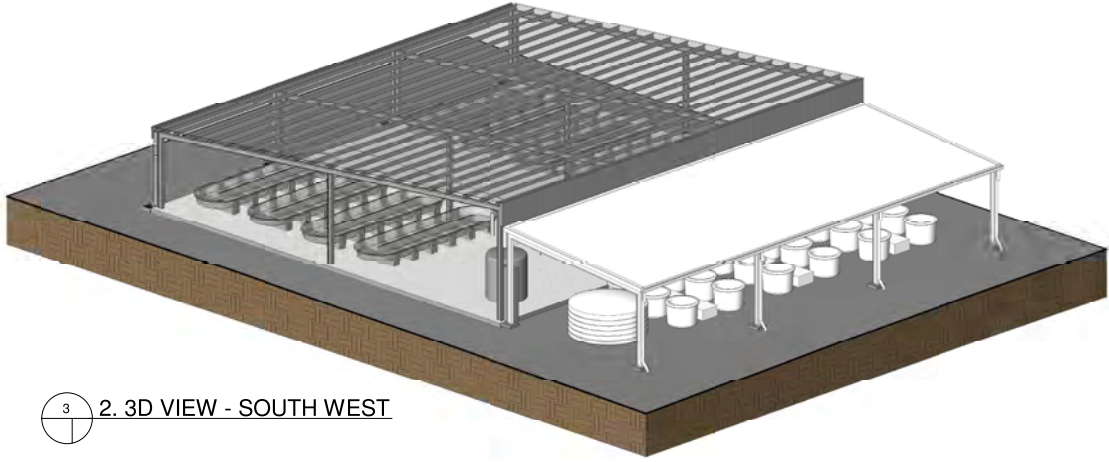
DATE: 12/04/2024	SCALE: ON A1	DESIGNED BY:
DET PROJECT MANAGER:		DRAWN BY: gt
CAD FILE NAME:		APPROVED BY:

PROJECT NO. 2312-11	SHEET NO: 05 of 08
DRAWING NO. SK-05	REVISION: 2

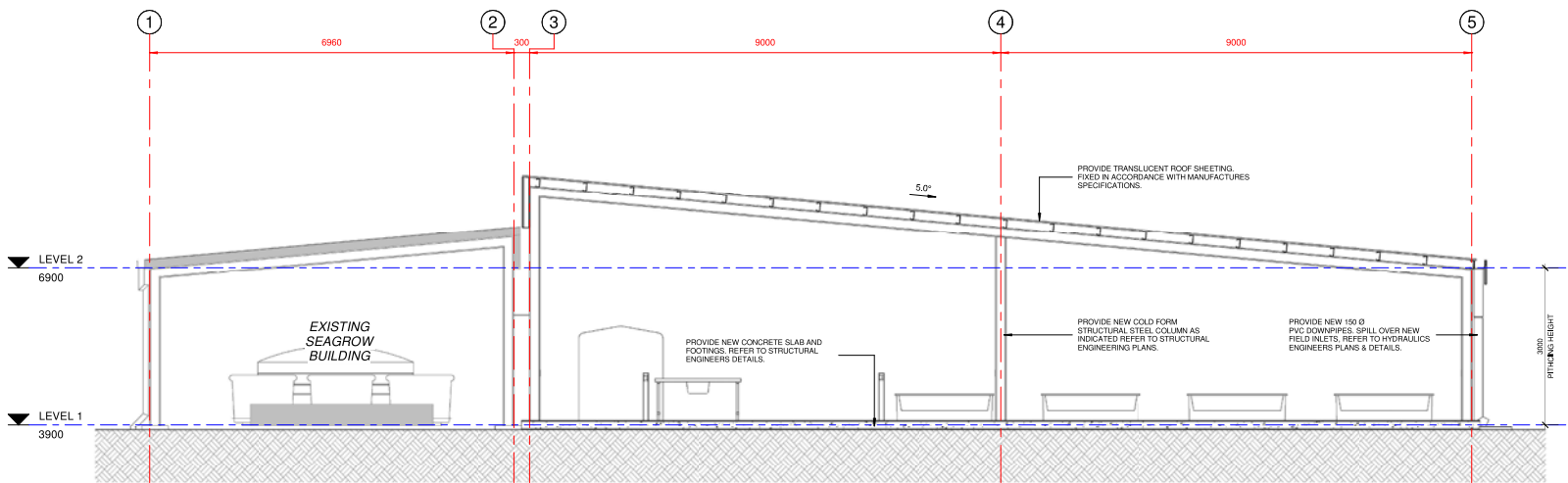
12/04/2024 4:57:38 PM



1. 3D VIEW - NORTH WEST



2. 3D VIEW - SOUTH WEST



A-A TYPICAL SECTION
SK-06 3 1:50

NOTES
VERIFY ALL DIMENSIONS AND CHECK LEVELS ON SITE BEFORE COMMENCING WORK. DO NOT SCALE FROM THE DRAWING. THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE DESMUNTEK PTY LTD AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION OF THE DESMUNTEK PTY LTD

AMENDMENTS					
REV	DATE	DESCRIPTION	DRN	CKD	STAGE
1	25/02/2024	50% DESIGN REVIEW			
2	12/04/2024	60% DESIGN REVIEW			

GPC Gladstone Ports Corporation

APPROVED

Name: Trudi Smith
Date: 10:37 am, 27/08/2024

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SITE: 213 ALF OROURKE DR, CALLEMONDAH QLD 4680

PROJECT: **CQU GLADSTONE CMERC FACILITY UPGRADE**

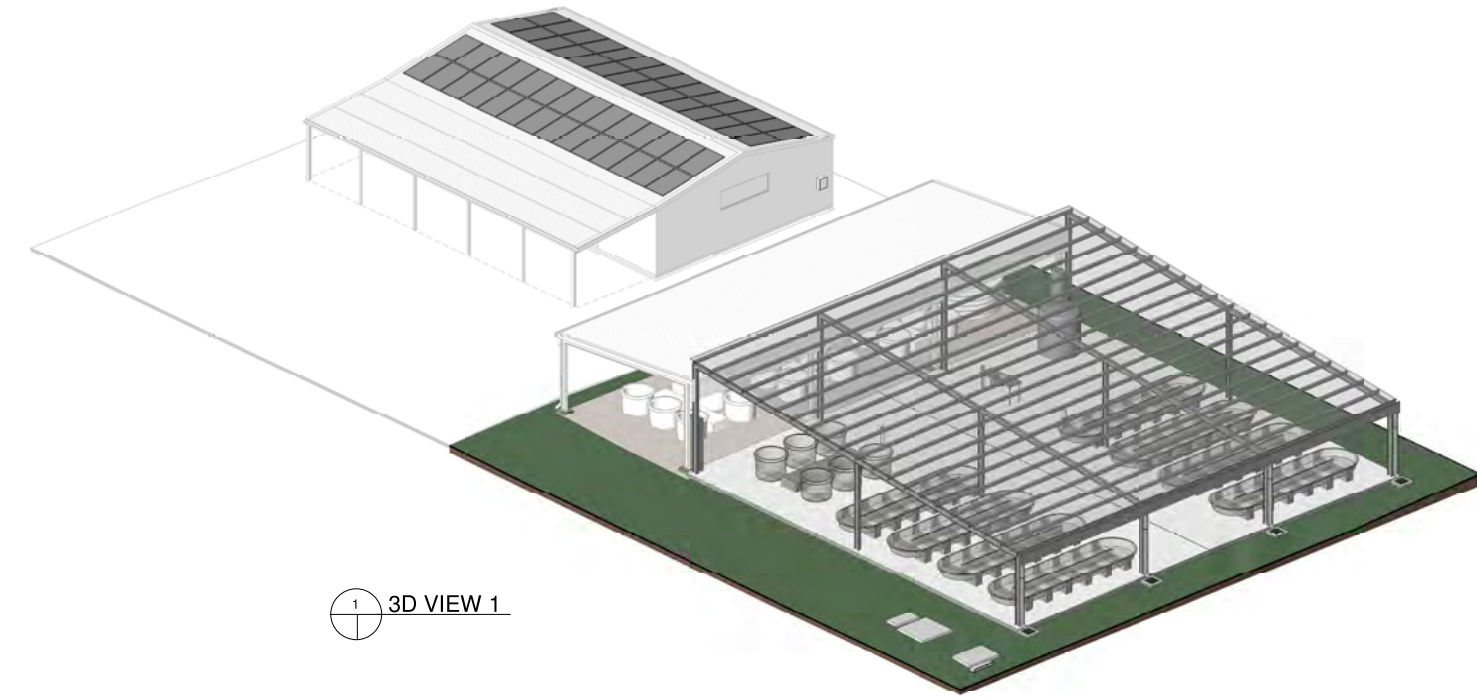
DISCIPLINE: **BUILDING DESIGN SERVICES**

TITLE: **SEA GROW EXTENSION - PROPOSED 3D VIEWS & TYPICAL SECTION**

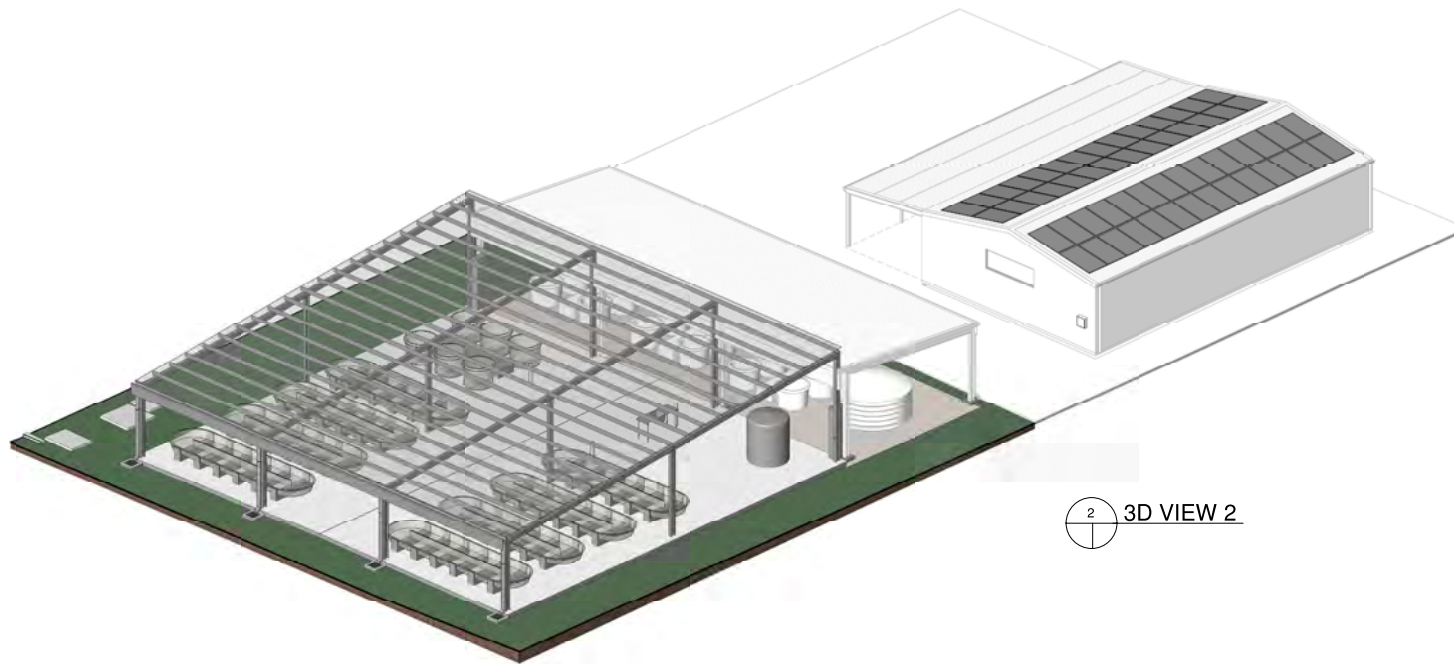
DATE: 12/04/2024	SCALE: 1:50 ON A1	DESIGNED BY:
DET PROJECT MANAGER:		DRAWN BY: gt
CAD FILE NAME:		APPROVED BY:

PROJECT NO. 2312-11	SHEET NO. 07 of 08
DRAWING NO. SK-07	REVISION: 2

12/04/2024 4:44:11 PM



1 3D VIEW 1



2 3D VIEW 2

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AMENDMENTS					
REV	DATE	DESCRIPTION	DRN	CKD	STAGE
1	12/04/2024	65% DESIGN REVIEW			

 **Gladstone Ports Corporation**

APPROVED

Name: Trudi Smith
 Date: 10:37 am, 27/08/2024

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CLIENT:

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 QBCC  lal

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 BDAQ MEM. NO #0000761
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SITE: 213 ALF OROURKE DR,
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PROJECT:
CQU GLADSTONE CMERC FACILITY UPGRADE

DISCIPLINE:
BUILDING DESIGN SERVICES

TITLE:
 OVERALL 3D VIEWS

DATE: 12/04/2024	SCALE: ON A1	DESIGNED BY: gt
DET PROJECT MANAGER:		DRAWN BY: kw
CAD FILE NAME:		APPROVED BY: gt

PROJECT NO. 2312-11	SHEET NO: 08 of 08
DRAWING NO. SK-08	REVISION: 1

12/04/2024 4:26:47 PM

GENERAL

1. ALL ACTIVITIES, WORKMANSHIP AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF THE QUEENSLAND BUILDING ACT, THE RELEVANT PROVISIONS OF THE NATIONAL CONSTRUCTION CODE, THE RELEVANT PROVISIONS OF THE RELEVANT AUSTRALIAN STANDARDS, THE RELEVANT PROVISIONS OF THE CAPRICORN MUNICIPAL DEVELOPMENT GUIDELINES, THESE CIVIL ENGINEERING DRAWINGS AND THE PROJECT SPECIFICATIONS.
2. THE CONTRACTOR IS TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY AND THE BUILDING CERTIFIER. ENSURE ALL PERMITS ARE IN PLACE BEFORE CONSTRUCTION.
3. ALL CONTRACTORS AND SUB-CONTRACTORS ARE TO HOLD APPROPRIATE REGISTRATION AND LICENSES.
4. PERFORM ALL ACTIVITIES IN A SAFE AND RESPONSIBLE MANNER AND IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF THE QUEENSLAND WORK, HEALTH AND SAFETY ACT, QUEENSLAND WORK HEALTH AND SAFETY REGULATION, CODES OF PRACTICE AND INDUSTRY ACCEPTED CONSTRUCTION PRACTICE AND PRINCIPLES.
5. DURING THE CIVIL ENGINEERING DESIGN PROCESS FOR THIS PROJECT THE SAFETY OF THE PEOPLE WHO WILL CONSTRUCT, USE, MAINTAIN AND DEMOLISH THE STRUCTURAL ELEMENTS HAVE BEEN CONSIDERED. ALTHOUGH RISKS TO THESE PEOPLE HAVE BEEN IDENTIFIED, THEY ARE CONSIDERED TO BE TYPICAL OF THE RISKS GENERALLY ASSOCIATED WITH SUCH A PROJECT AND WE BELIEVE SUCH RISKS CAN BE MITIGATED BY THE USE OF ACCEPTED PRACTICES.
6. ALL EXISTING SERVICES SHOWN ARE APPROXIMATE ONLY.
7. ALL EXISTING SERVICES ARE TO BE LOCATED AND PROTECTED SO AS TO PREVENT DAMAGE.
8. DO NOT SCALE, PHYSICALLY OR ELECTRONICALLY, FROM THESE CIVIL ENGINEERING DRAWINGS.
9. THESE CIVIL ENGINEERING DRAWINGS HAVE BEEN BASED ON UNVERIFIED EXISTING DRAWINGS AND LIMITED VISUAL INSPECTIONS OF THE EXISTING CIVIL ELEMENTS. THE CONTRACTOR IS TO EXPOSE THE EXISTING CIVIL ELEMENTS TO ALLOW THE CIVIL ENGINEER TO CONFIRM THESE CIVIL ENGINEERING DRAWINGS BEFORE CONSTRUCTION AND FABRICATION BEGINS.
10. READ THESE CIVIL ENGINEERING DRAWINGS IN CONJUNCTION WITH ALL ARCHITECTURAL DRAWINGS, OTHER CONSULTANTS' DRAWINGS, THE PROJECT SPECIFICATIONS AND OTHER WRITTEN INSTRUCTIONS THAT MAY BE ISSUED. REFER ANY DISCREPANCIES TO THE STRUCTURAL OR CIVIL ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THAT PART OF WORKS.
11. UNLESS NOTED OTHERWISE, ALL STRUCTURAL DIMENSIONS ARE IN MILLIMETRES, ALL CIVIL DIMENSIONS ARE IN METRES AND ALL LEVELS ARE IN METRES TO THE AUSTRALIAN HEIGHT DATUM.
12. ALL PENETRATIONS, CHASES ETC IN CIVIL ELEMENTS ARE TO BE APPROVED BY THE CIVIL ENGINEER BEFORE CONSTRUCTION UNLESS SHOWN IN THESE CIVIL ENGINEERING DRAWINGS.
13. INSTALL ALL PROPRIETARY PRODUCTS IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS AND DETAILS.
14. ANY DEVIATION OR SUBSTITUTION FROM THE INFORMATION IN THESE CIVIL ENGINEERING DRAWINGS IS TO BE APPROVED BY THE CIVIL ENGINEER BEFORE CONSTRUCTION FABRICATION BEGINS.
15. DURING CONSTRUCTION MAINTAIN THE WORKS ARE IN A STABLE CONDITION AND ENSURE NO PART IS OVERSTRESSED. PROVIDE ALL TEMPORARY PROPPING, BRACING AND SHORING NECESSARY TO ACHIEVE THIS. ANY TEMPORARY WORKS SHOWN IN THESE CIVIL ENGINEERING DRAWINGS ARE INDICATIVE ONLY.
16. WHERE CIVIL ENGINEERING CERTIFICATION (FORM 16 FOR STRUCTURAL ELEMENTS) OF CONSTRUCTION IS REQUIRED, THE CIVIL ENGINEER IS TO PERFORM ADEQUATE SITE VISITS TO ENSURE THE DESIGN INTENT OF THESE CIVIL ENGINEERING DRAWINGS IS ACHIEVED DURING CONSTRUCTION. THE CONTRACTOR IS TO GIVE A MINIMUM OF 48 HOURS NOTICE BEFORE THE COMMENCEMENT AND BEFORE THE COMPLETION OF ALL CIVIL ELEMENTS SHOWN IN THESE CIVIL ENGINEERING DRAWINGS. THE CIVIL ENGINEER REQUIRES INSPECTIONS AT THE FOLLOWING STAGES OF CONSTRUCTION.
 - 16.1. PRIOR TO BACKFILLING OF ALL STORMWATER PITS & PIPES.
17. THE CONTRACTOR IS TO UNDERTAKE LEVEL VERIFICATION CHECKS OF PAVEMENT LAYERS AND PROVIDE THIS INFORMATION TO THE ENGINEER FOR REVIEW UPON REQUEST.
18. QUALITY ASSURANCE TESTING IS TO BE PROVIDED AS PER THE REQUIREMENTS STATED ON THESE CIVIL ENGINEERING DRAWINGS.
19. THE DETAILED SURVEY USED IN THE PREPARATION OF THESE DRAWINGS SPECIFIES PERMANENT SURVEY MARK NUMBERS 119435 AND 164106 HAS BEEN USED AS AN ORIGIN FOR A LEVEL AND CO-ORDINATE DATUM. THIS SURVEY HAS BEEN USED TO FORM THE BASIS OF THE DOCUMENTED DESIGN LEVELS.

QUALITY ASSURANCE TESTING

1. STORMWATER DRAINAGE BACKFILL: 1 FIELD DENSITY TEST PER TRENCH BETWEEN PITS.
 - 1.1. THE CONTRACTOR SHALL PROVIDE LEVELS AND DIMENSION INFORMATION SUITABLE TO CONFIRM TO THE SATISFACTION OF THE ENGINEER THAT THE WORKS HAVE BEEN CONSTRUCTED TO THE LEVELS AND DIMENSIONS SHOWN ON THE DRAWINGS. THE AS-CONSTRUCTED DATA PROVIDED MUST BE SUITABLE FOR THE PREPARATION OF DRAWINGS TO BE SUBMITTED TO THE CLIENT FOR APPROVAL. THE MINIMUM INFORMATION REQUIREMENTS ARE AS FOLLOWS:
 - 1.1.1. LOCATIONS OF GULLY PITS.
 - 1.1.2. INVERT LEVELS OF INLET AND OUTLET PIPES AT ACCESS CHAMBERS AND GULLY PITS ON LAYOUT PLAN.
 - 1.1.3. TOP OF GULLY PIT LEVELS AT THE CENTRE POINT ON LAYOUT PLAN.
 - 1.1.4. INDICATE ACTUAL PIPE SIZES, CLASSES AND GRADES ON THE LAYOUT PLAN.
 - 1.1.5. LEVELS AT CRITICAL DESIGN POINTS (AS NOTED ON DRAWINGS)
 - 1.1.6. ALL DIMENSIONS SHALL BE PROVIDED IN METRES CORRECT TO 2 DECIMAL PLACES. ALL LEVELS SHALL BE ON AUSTRALIAN HEIGHT DATUM (AHD) AND THE AS-CONSTRUCTED SURVEY ON THE SAME COORDINATE SYSTEM AS THE DESIGN DOCUMENTATION SURVEY.

STORMWATER DRAINAGE

1. ALL STORMWATER DRAINAGE ACTIVITIES AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE CIVIL ENGINEERING DRAWINGS AND THE PROJECT SPECIFICATIONS.
2. STORMWATER PIPES ARE TO COMPLY WITH THE FOLLOWING, UNLESS NOTED OTHERWISE IN THESE CIVIL ENGINEERING DRAWINGS:

ELEMENT	GRADE	STANDARD
POLYVINYL CHLORIDE uPVC PIPES AND FITTINGS	-	AS1254, AS/NZS1260, AS1273, AS/NZS1477, AS/NZS2179.2, AS2037

3. PIPE LAYING IS TO COMMENCE AT THE DOWNSTREAM END OF EACH LINE AND TO CONTINUE WITH THE FEMALE PIPE ENDS FACING UPSTREAM.
4. PIPE LAYING ACTIVITIES ARE TO COMPLY WITH THE FOLLOWING UNLESS NOTED OTHERWISE ON THE CIVIL ENGINEERS DRAWINGS:
 - 4.1. DRAINAGE PIPES ARE TO BE LAID WITH A MINIMUM OF 100mm OF BEDDING MATERIAL TO THE BOTTOM, SIDES AND TOP OF PIPES.
 - 4.2. SUBMIT DETAILS OF BEDDING MATERIAL FOR REVIEW BY THE CIVIL ENGINEER.
 - 4.3. DRAINAGE PIPE EXCAVATIONS ARE TO BE BACK FILLED WITH GRANULAR MATERIAL.
 - 4.4. SUBMIT DETAILS OF BACKFILL MATERIAL FOR REVIEW BY THE CIVIL ENGINEER.
 - 4.5. GRANULAR BACKFILL MATERIAL IS TO BE PLACED IN 150mm THICK LAYERS AND COMPACTED TO 95% STANDARD COMPACTION.
5. ALL STORMWATER PITS ARE TO COMPLY WITH THE FOLLOWING, UNLESS NOTED OTHERWISE ON THESE CIVIL ENGINEERING DRAWINGS:
 - 5.1. INTERNAL SURFACES ARE TO BE RENDERED TO ENSURE A SMOOTH FINISH, ESPECIALLY AROUND PIPE PENETRATIONS.
 - 5.2. EXTERNAL CONCRETE COLLAR TO BE PROVIDED AROUND PIPE AT JUNCTION WITH PITS.
 - 5.3. PIT BASES ARE TO BE GROUTED TO ENSURE NO PONDING OF WATER.
 - 5.4. GRATES IN FOOTPATH AREAS ARE TO BE CLASS B WITH HEEL PROOF CONFIGURATION.
 - 5.5. GRATES IN GRASSED OR LANDSCAPE AREAS ARE TO BE CLASS B.
 - 5.6. PIT LIDS TO SIT FLAT WITH SURROUND AND NOT BE LOOSE OR MOVE UNDER LOADING.
6. ALL CONCRETE WORKS ARE TO BE IN ACCORDANCE WITH THE CONCRETE NOTES ON THE STRUCTURAL ENGINEERS DRAWINGS, UNLESS NOTED OTHERWISE IN THESE CIVIL ENGINEERING DRAWINGS.

Revision	Date	Revision Description	Drawn	Design	Checked
1	12/04/2024	PRELIMINARY	ER	CJ / MD	MD
2	31/05/2024	90% DESIGN REVIEW/PRELIMINARY	AA	CJ / MD	MD
A	24/07/2024	SUITABLE FOR CONSTRUCTION	ER	CJ / MD	MD

MATTHEW DENNIS R.P.E.Q.24862
 APPROVAL FOR ISSUE FOR AND ON BEHALF OF
 JANES AND STEWART STRUCTURES PTY LTD

NOT TO SCALE

A3 SHEET - DO NOT SCALE

Client
DESIGNTEK

Janes and Stewart Structures Pty Ltd
 120 William Street | Po Box 1072
 Rockhampton 4700
 07 4922 1948
 jan.es.and.stewart@jsstructures.com.au
 ABN 30 620 233 025



Project
CQU GLADSTONE SEAGROW EXTENSION CMERC FACILITY UPGRADE

CONSTRUCTION
 SUITABLE FOR CONSTRUCTION

Project Number
24016

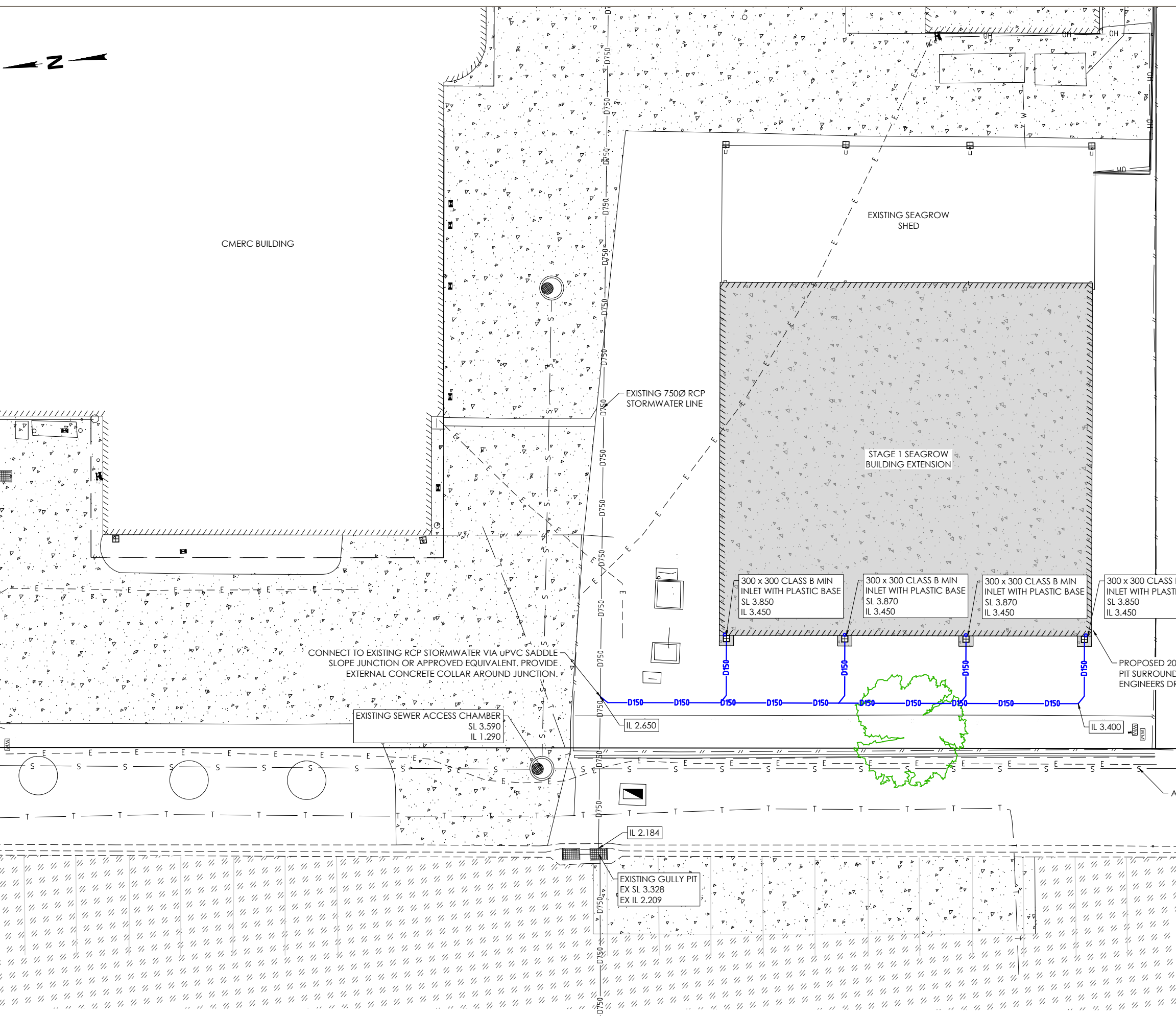
Drawing
C01

Revision
A

CQU GLADSTONE

SPECIFICATION NOTES



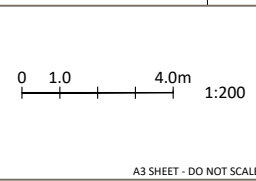


LEGEND	
	EXISTING SEAL AREA
	EXISTING CONCRETE AREA
	PROPOSED CONCRETE AREA (REFER ARCHITECTS & STRUCTURAL ENGINEERING PLANS FOR FURTHER DETAILS)
	EXISTING LOT BOUNDARY
	EXISTING 750Ø STORMWATER DRAINAGE
	EXISTING UNDERGROUND ELECTRICAL
	EXISTING OVERHEAD ELECTRICAL
	EXISTING SEWER MAIN & MANHOLE
	EXISTING KERB
	EXISTING TELECOMMUNICATIONS
	EXISTING BUILDING OUTLINE
	EXISTING FENCE
	PROPOSED 150Ø uPVC STORMWATER DRAINAGE
	PROPOSED BUILDING OUTLINE

Revision	Date	Revision Description	Drawn	Design	Checked
1	12/04/2024	PRELIMINARY	ER	CJ / MD	MD
2	31/05/2024	90% DESIGN REVIEW/PRELIMINARY	AA	CJ / MD	MD
A	24/07/2024	SUITABLE FOR CONSTRUCTION	ER	CJ / MD	MD

MATTHEW DENNIS R.P.E.Q. 24862

APPROVAL FOR ISSUE FOR AND ON BEHALF OF
JANES AND STEWART STRUCTURES PTY LTD



Client
DESIGNTEK

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Rockhampton 4700
07 4922 1948
janes.and.stewart@jsstructures.com.au
ABN 30 620 233 025



Project
**CQU GLADSTONE
SEAGROW EXTENSION
CMERC FACILITY UPGRADE**

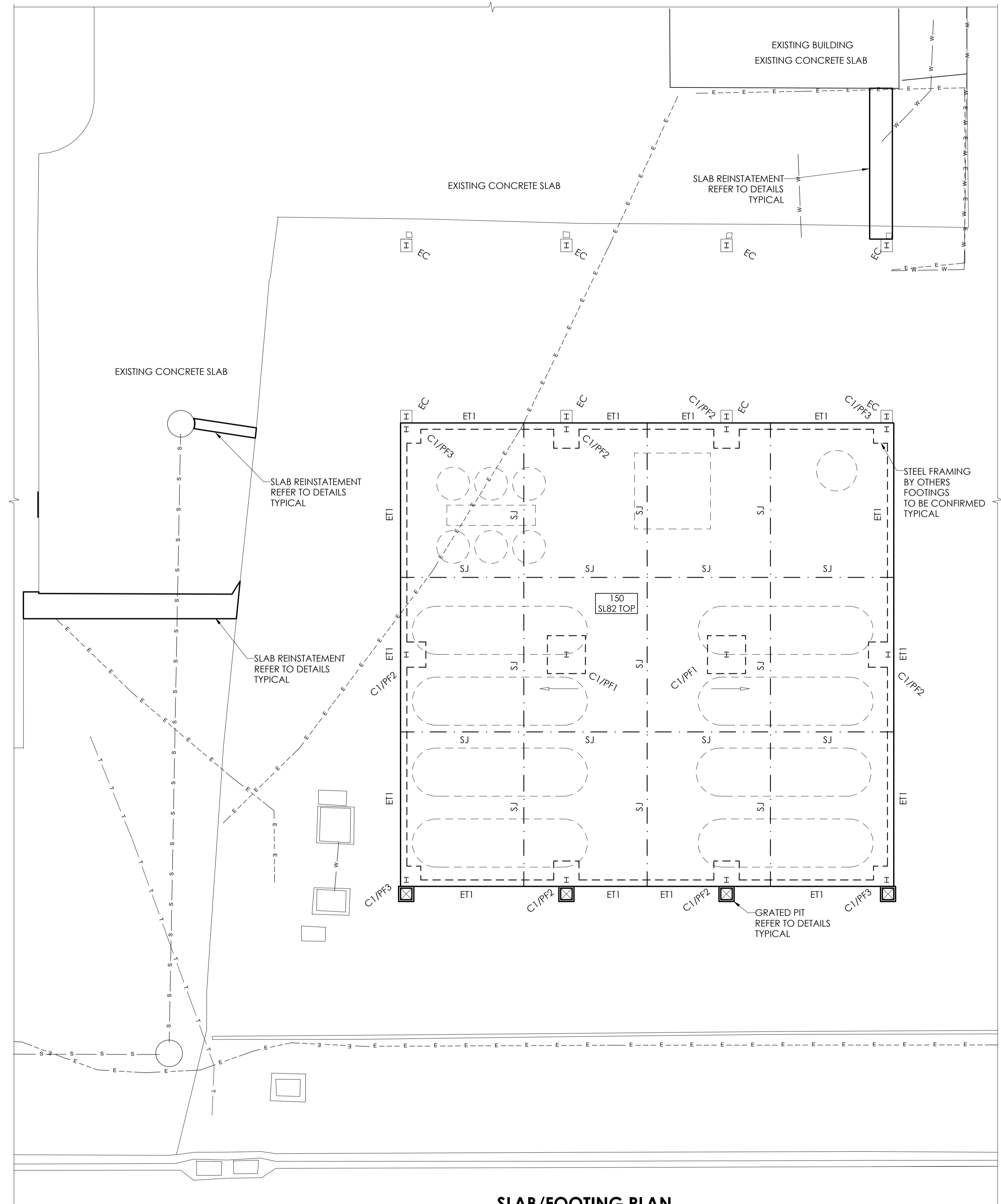
CONSTRUCTION
SUITABLE FOR CONSTRUCTION

STORMWATER DRAINAGE PLAN

Project Number
24016

Title
Drawing
C02

Revision
A

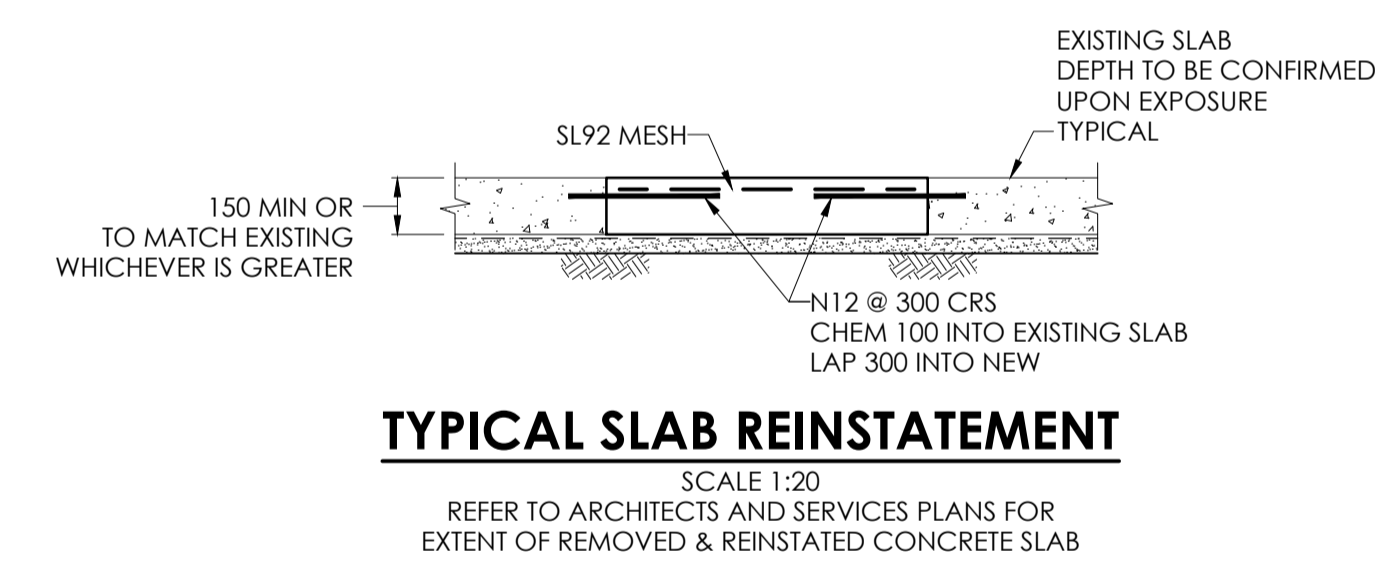
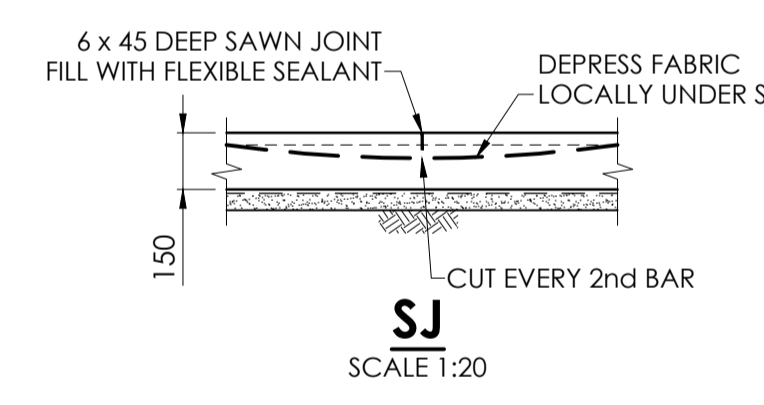
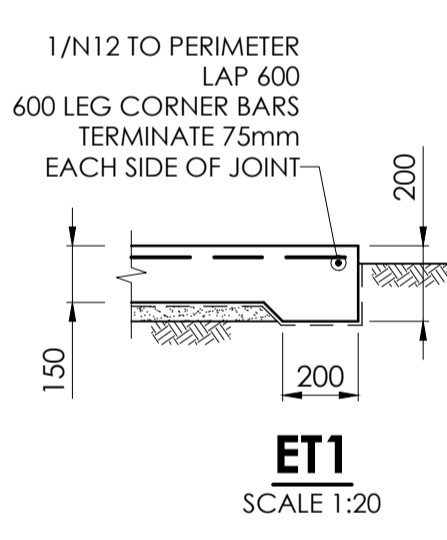
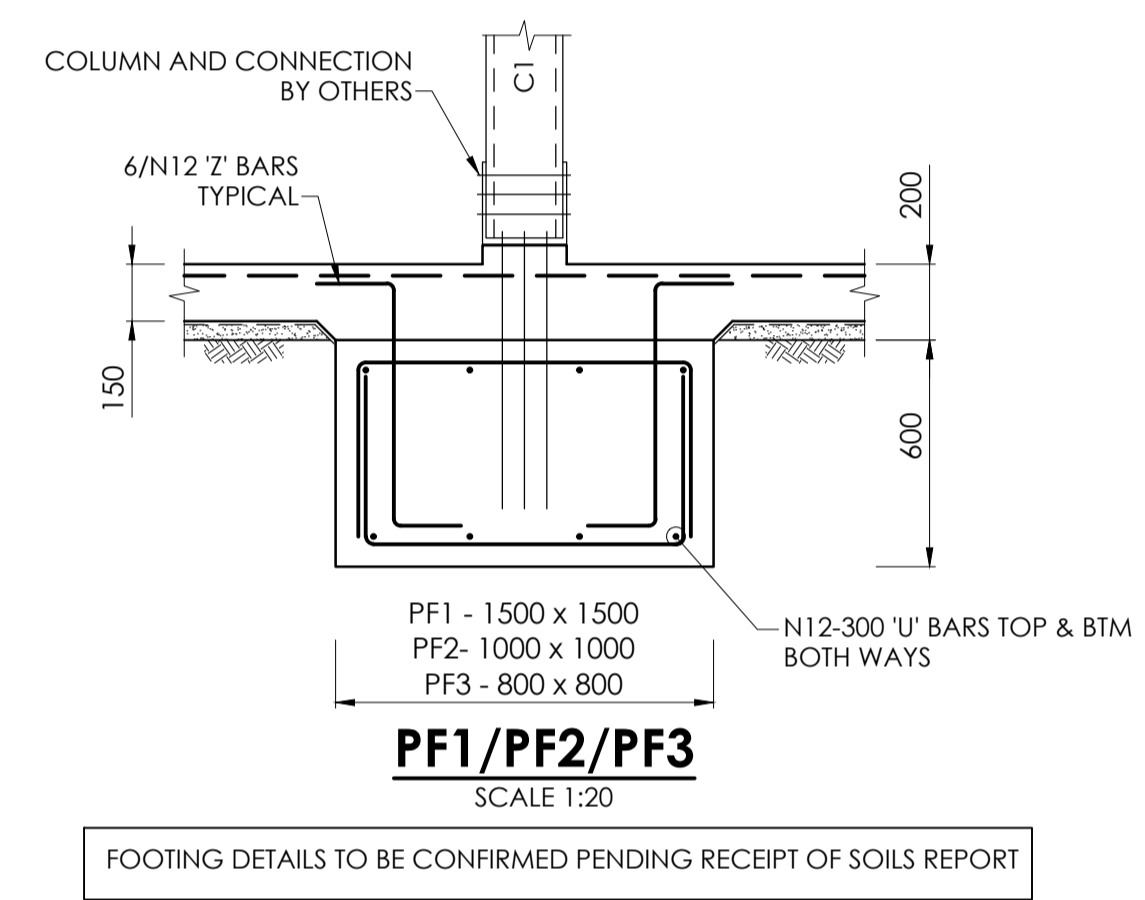


SLAB/FOOTING PLAN

SCALE 1:100
-REFER TO ARCHITECTS PLANS FOR ALL LEVELS, STEPS AND FALLS

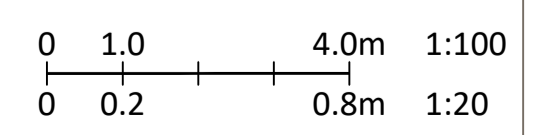
LEGEND	
	INDICATES SLAB ON GROUND, THICKNESS AS NOTED ON PLAN MESH AS NOTED ON PLAN, TO BE LOCATED AS NOTED ON PLAN POUR ON 0.2mm POLYETHYLENE SHEET (LAPPED AND TAPED) AND 50 NOM THICK COMPACTED BEDDING SAND REFER TO SPECIFICATION NOTES FOR SUBGRADE PREPARATION
	INDICATES FALL
	INDICATES SAWN JOINT
	PROVIDE 2/N12 TRIMMERS 1200 LONG AS SHOWN AND TO ALL INTERNAL CORNERS, PENETRATIONS AND SERVICE ELEMENTS IN SLABS

MEMBER SCHEDULE	
EC	EXISTING PORTAL FRAME COLUMNS
C1	PORTAL FRAME COLUMNS BY OTHERS



Revision	Date	Revision Description	Drawn	Design	Checked
1	11/04/2024	PRELIMINARY	AA	GJ	GJ
2	31/05/2024	90% DESIGN REVIEW/PRELIMINARY	AA	GJ	GJ
A	24/07/2024	SUITABLE FOR CONSTRUCTION	AA	GJ	GJ

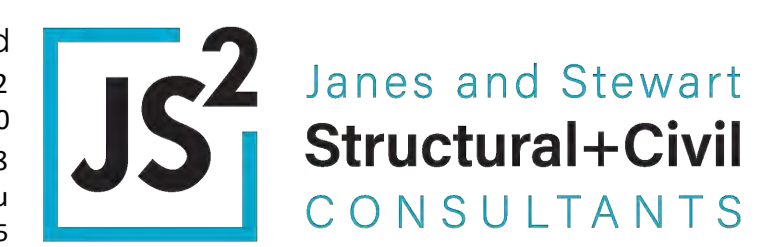
GREG JANES R.P.E.Q. 10913
APPROVAL FOR ISSUE FOR AND ON BEHALF OF JANES AND STEWART STRUCTURES PTY LTD



A1 SHEET - DO NOT SCALE

Client
CQ UNIVERSITY

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janes.and.stewart@jstructures.com.au
ABN 30 620 233 025



Project
CQU GLADSTONE SEA GROW EXTENSION CMERC FACILITY UPGRADE

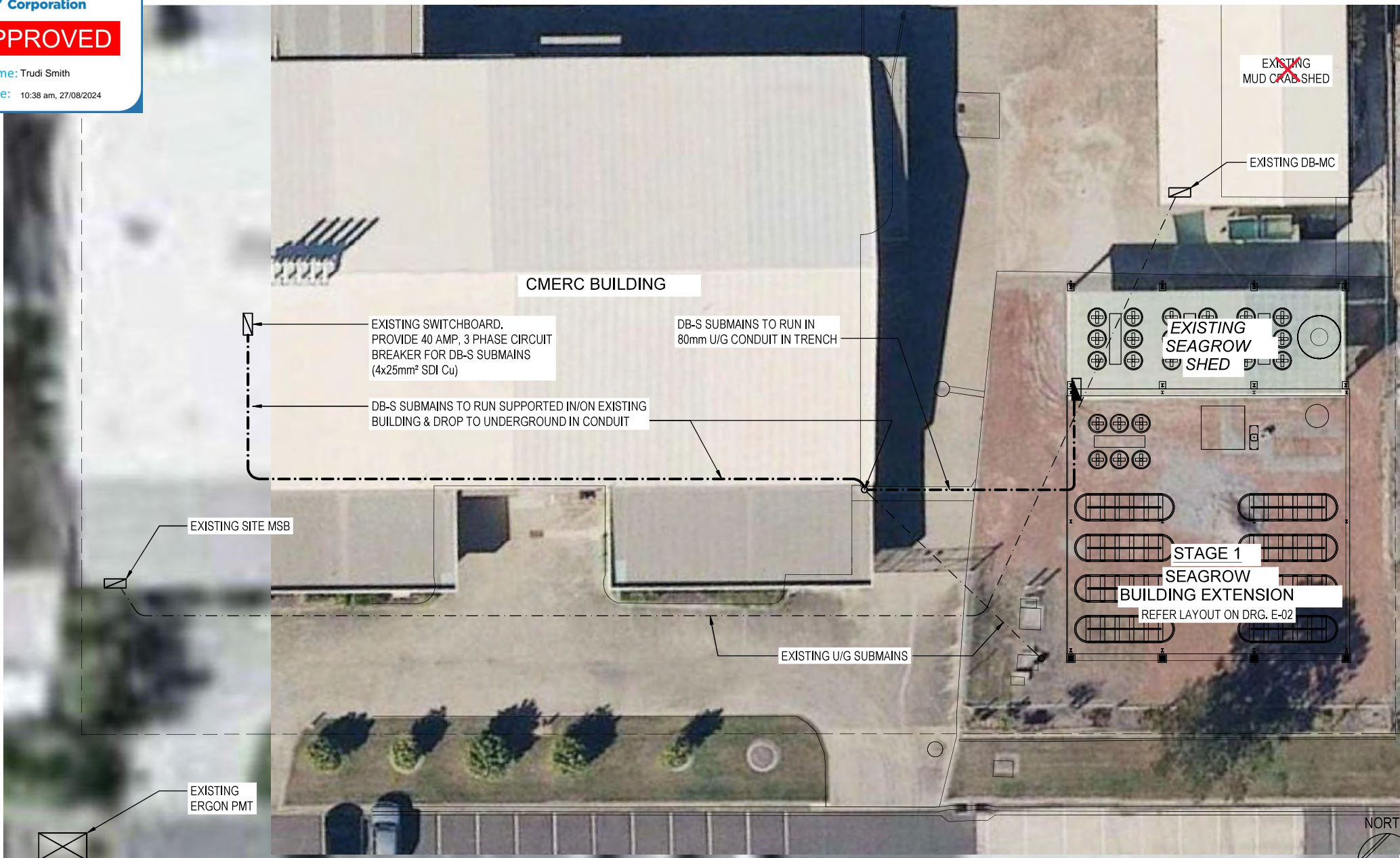
Project Number
24016

Title
S02

Revision
A

CONSTRUCTION
SUITABLE FOR CONSTRUCTION

SLAB/FOOTING PLAN & SLAB/FOOTING DETAILS



PRELIMINARY

REV	ISSUE DESCRIPTION	DATE	BY
1	PRELIMINARY	12.04.24	AH

BUILDING DESIGNER



CONSULTING ENGINEER



Tramacchi Harriman Engineering Consultants Pty Ltd
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 E. admin@theconsulting.com.au

PROJECT
**CQU GLADSTONE
 CMERC FACILITY UPGRADE**
 AT
 213 ALF O'ROURKE DRIVE, CALLEMONDAH

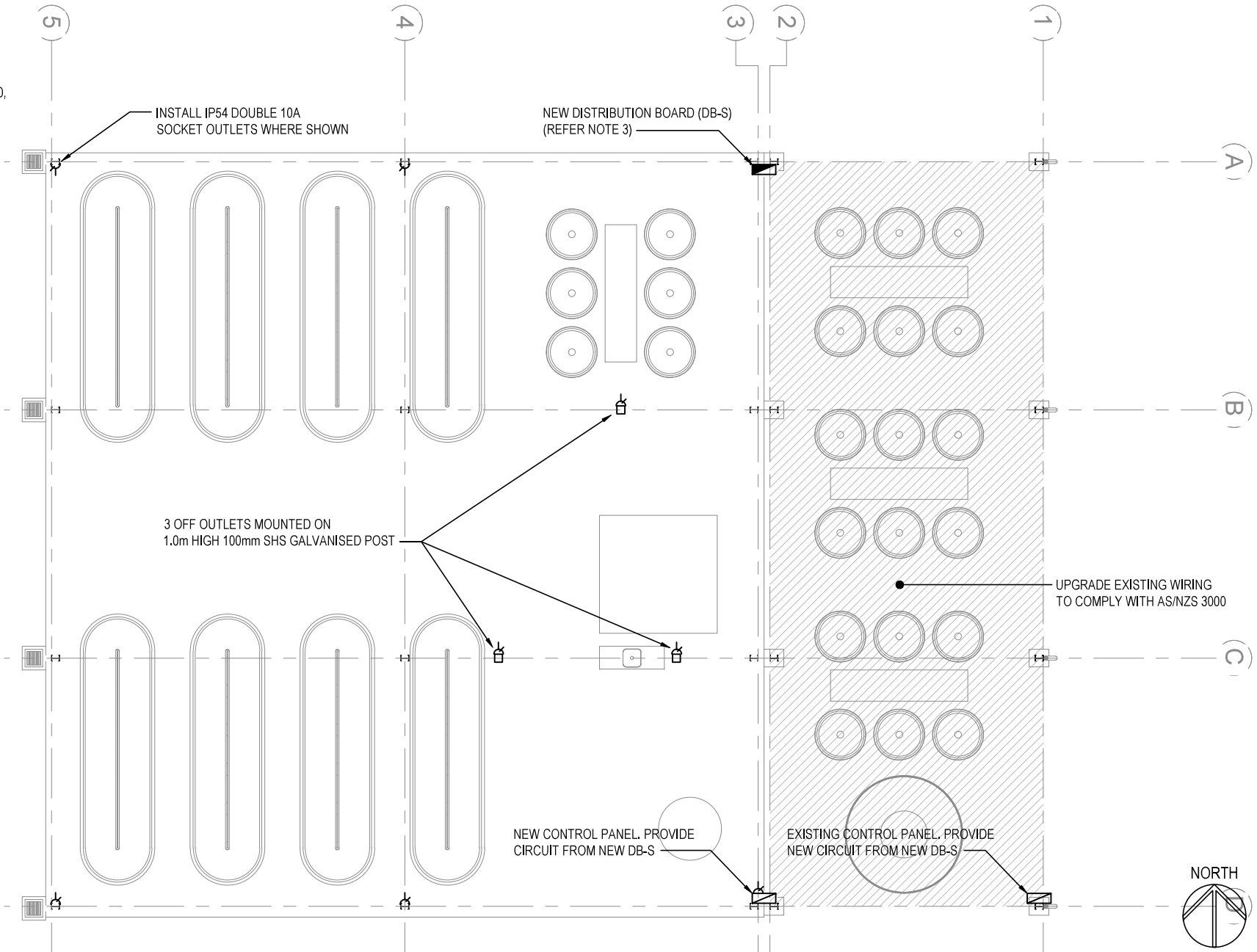
TITLE
**ELECTRICAL SERVICES
 SITE PLAN & EXTERNAL WORKS**

SCALE	PAGE SIZE	DESIGNED	DRAWN
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PROJECT NO.	DRAWING NO.	REVISION	
24-018	E-01 of 2	1	

DO NOT SCALE OFF THIS DRAWING. ALL DIMENSIONS ARE TO BE TAKEN FROM THE ARCHITECT'S DRAWINGS & ON SITE

NOTES

1. THE INSTALLATION SHALL COMPLY WITH AS/NZS3000, NCC & ALL OTHER RELEVANT STANDARDS.
2. THE FINAL LOCATION & MOUNTING HEIGHT OF ALL CONDUITS, OUTLETS, EQUIPMENT, ETC SHALL BE VERIFIED ON SITE IN COORDINATION WITH ARCHITECTS DRAWINGS & OTHER SERVICES PRIOR TO INSTALLATION OF CABLING OR TRENCHING.
3. SUPPLY & INSTALL A NEW DISTRIBUTION BOARD (DB-S), WALL MOUNTED WHERE SHOWN WHICH SHALL BE COMPLETE WITH ALL EQUIPMENT, MAIN SWITCH, CIRCUIT BREAKERS FOR SUB CIRCUITS & SHALL BE SIMILAR & EQUAL TO NHP CONCEPT CPR-36-M160. PROVIDE LABELLING & TYPED CIRCUIT SCHEDULES TO SUIT.



GPC Gladstone Ports Corporation

APPROVED

Name: Trudi Smith
Date: 10:39 am, 27/08/2024

PRELIMINARY

REV	ISSUE DESCRIPTION	DATE	BY	BUILDING DESIGNER
1	PRELIMINARY	12.04.24	AH	

design**tek**

CONSULTING ENGINEER

THE CONSULTING ENGINEERS BUILDING SERVICES

Tramacchi Harriman Engineering Consultants Pty Ltd
(ABN 88 523 716 871)

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W. theconsulting.com.au
P. 0411 741 765 / 0411 747 358
E. admin@theconsulting.com.au

PROJECT

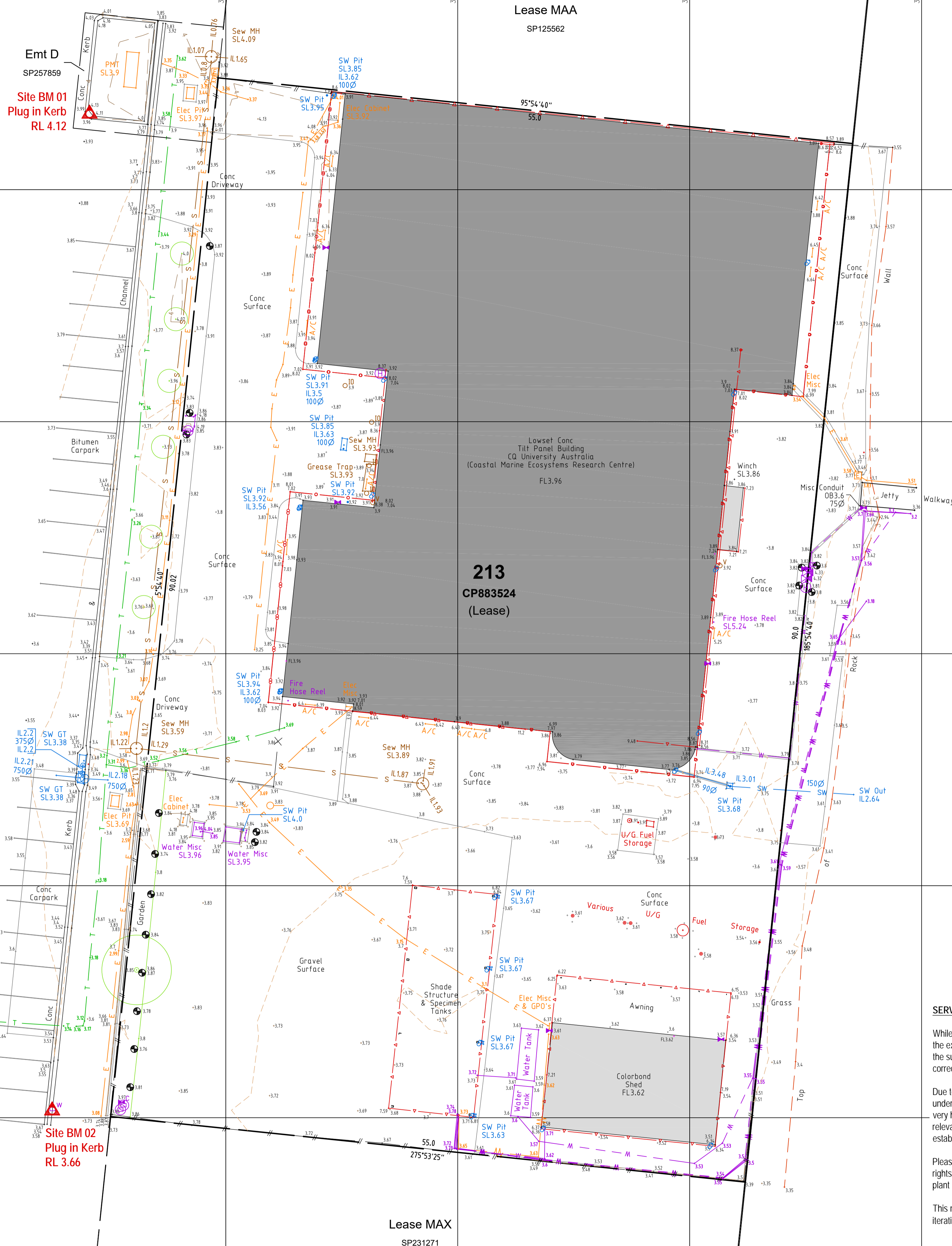
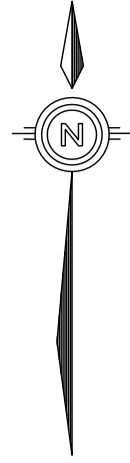
CQU GLADSTONE CMERC FACILITY UPGRADE
AT
213 ALF O'ROURKE DRIVE, CALLEMONDAH

TITLE

ELECTRICAL SERVICES POWER LAYOUT

SCALE	PAGE SIZE	DESIGNED	DRAWN
1:100	A3	ST	AH
PROJECT NO.	DRAWING NO.	REVISION	
24-018	E-02 of 2	1	

DO NOT SCALE OFF THIS DRAWING. ALL DIMENSIONS ARE TO BE TAKEN FROM THE ARCHITECT'S DRAWINGS & ON SITE



DESIGNTEK

DETAIL SURVEY OF LOT 213 ON CP883524
(BEING LEASE OF LAND OVER PART OF LOT 210 ON SP120888)

213 ALF O'ROURKE DRIVE, CALLEMONDAH

REAL PROPERTY DESCRIPTION
 Lot/Plan: Lot 213 on CP883524 (Lease of Land)
 Area: 4950m2 (Deed)
 Locality: Callemondah
 Local Authority: Gladstone Regional Council

NOTES
 This plan was prepared for DESIGNTEK from field survey for the purpose of designing new constructions on the subject land and should not be used by any other persons for any other purpose.
 Property boundaries have not been reinstated or marked at the time of survey and are approximate only, based on appropriate boundary connections.
 Where possible underground services have been located by field survey. Some services shown hereon are compiled from local authority and service provider plans and/or plans provided by the client and are noted accordingly on the plan.
 Prior to any design, excavation or construction on site, the relevant authorities, and a qualified service locator should be engaged to ensure all services that may be affected by any future works have been located.
 These plans have been prepared as verification plots only. Some text RL's have been omitted for clarity. Please refer to the relevant 3D data files for any spatial interrogation requirements.
 Any discrepancies should be verified in writing with Capricorn Survey Group (CQ) Pty Ltd.
 This note is an integral part of this plan.

LEGEND

LINETYPE LEGEND

- S - UG Sewerage Line
- SC - UG Sewerage Line (Compiled)
- SW - UG Stormwater Line
- SWC - UG Stormwater Line (Compiled)
- OFD - Overland Flow Direction
- E - UG Electrical Line
- EC - UG Electrical Line (Compiled)
- OH - OH Electrical Line
- T - UG Communication Line
- TC - UG Communication Line (Compiled)
- W - UG Water Line
- WC - UG Water Line (Compiled)
- AG - AG Water Line
- G - UG Gas Line
- GC - UG Gas Line (Compiled)
- Top of Bank
- Toe of Bank
- CL of Bitumen
- Edge of Bitumen
- Retaining Wall
- Line Marking
- Fence Line
- Roof / Guttering
- Eaves

CONTOUR LEGEND

- - - 0.25m Interval
- - - 1.00m Interval

GENERAL SYMBOL LEGEND

- Comms Conduit Marker
- Comms Pit
- Elec Conduit Marker
- Elec Turret
- Elec Pit
- Elec Light Bollard
- Elec Light Pole
- Elec Power Pole
- Elec Power Pole + Light
- Elec Power Pole + Transformer
- Elec Stay Point
- Traffic Lights
- Gas Marker
- Gas Valve
- Gas Hot Water System
- Sewerage MH
- Sewerage Vent
- Sewerage IO
- Stormwater MH
- Stormwater Pit
- Stormwater DP / Outlet
- Stormwater IO
- Water Fire Hydrant
- Water Meter
- Water Valve
- Water Tap
- Water Control Tap
- Water Tee
- Water Conduit Marker
- Water Tapping Band
- Post
- Bollard
- Guide Sign
- Flag Pole
- Australia Post Box
- Shrub

DATUM
 Vertical Datum: AHD Vide SmartNet Aus
 Horizontal Datum: MGA2020 Vide SmartNet Aus
 Contour Interval: 0.25m, 1.0m Index
 Co-ord System: MGA2020 Vide SmartNet Aus

WARNING
 LOCATION AND CONNECTIVITY OF UG SERVICES SHOWN HEREON HAVE BEEN DETERMINED BY DIRECT ACCESS OR COMPILED FROM LOCAL AUTHORITY AND SERVICE PROVIDER PLANS ONLY. FURTHER INVESTIGATION MAY BE REQUIRED TO DETERMINE LOCATIONS OF ALL UNACCESSIBLE SERVICES.

REVISION

Issue	Date	Details	Authorised
A	11-03-2024	Initial Issue	RJKF

CREATED

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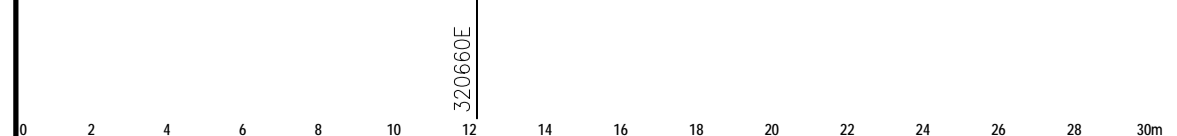
SERVICES DISCLAIMER

While every effort has been made to locate, identify, and where appropriate, indicate the extent & connectivity of all relevant visible and underground infrastructure within the survey area, no guarantee, either explicit or implied, can be given as to the correctness and completeness of such infrastructure shown hereon.

Due to the intrusive, high impact and potentially dangerous nature of exposing underground infrastructure, the risk of serious injury and damage to infrastructure is very high, therefore further investigation by suitably qualified personnel with the relevant skills, techniques and equipment will be required to comprehensively establish and qualify the true state of all infrastructure on site.

Please refer to each of the relevant service providers rules, procedures, guidelines, rights and responsibilities when designing or working in the vicinity of each respective plant or service.

This note is an integral part of this plan, being 1 sheet in total, and all subsequent iterations of this plan. ©



Attachment 3 Extract of Appeal Provisions

Schedule 1 Appeals

section 229

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
 - (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
 - (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and

-
- (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (h) a decision to give an enforcement notice—
 - (i) in relation to a matter under paragraphs (a) to (g); or
 - (ii) under the *Plumbing and Drainage Act 2018*; or
 - (i) an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.

- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
 - (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—
storey see the Building Code, part A1.1.

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal
1. Development applications For a development application other than an excluded application, an appeal may be made against— <ul style="list-style-type: none">(a) the refusal of all or part of the development application; or(b) the deemed refusal of the development application; or(c) a provision of the development approval; or(d) if a development permit was applied for—the decision to give a preliminary approval.

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency’s referral response—the concurrence agency	<ol style="list-style-type: none"> 1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application
<p>2. Change applications</p> <p>For a change application other than an excluded application, an appeal may be made against—</p> <p>(a) the responsible entity’s decision on the change application; or</p> <p>(b) a deemed refusal of the change application.</p>			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 The applicant</p> <p>2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice</p>	<p>The responsible entity</p>	<p>If an affected entity starts the appeal—the applicant</p>	<p>1 A concurrence agency for the development application</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 A private certifier for the development application</p> <p>4 Any eligible advice agency for the change application</p> <p>5 Any eligible submitter for the change application</p>
<p>3. Extension applications</p> <p>For an extension application other than an extension application called in by the Minister or made to the chief executive under section 87A, an appeal may be made against—</p> <p>(a) the assessment manager’s decision on the extension application; or</p> <p>(b) a deemed refusal of the extension application.</p>			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 The applicant</p> <p>2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application</p>	<p>The assessment manager</p>	<p>If a concurrence agency starts the appeal—the applicant</p>	<p>If a chosen assessment manager is the respondent—the prescribed assessment manager</p>
<p>4. Infrastructure charges notices</p> <p>An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds—</p> <p>(a) the notice involved an error relating to—</p> <p style="padding-left: 20px;">(i) the application of the relevant adopted charge; or</p> <p><i>Examples of errors in applying an adopted charge—</i></p> <ul style="list-style-type: none"> • the incorrect application of gross floor area for a non-residential development • applying an incorrect ‘use category’, under a regulation, to the development <p style="padding-left: 20px;">(ii) the working out of extra demand, for section 120; or</p> <p style="padding-left: 20px;">(iii) an offset or refund; or</p> <p>(b) there was no decision about an offset or refund; or</p> <p>(c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or</p> <p>(d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</p>			

Table 1			
Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
<p>5. Conversion applications</p> <p>An appeal may be made against—</p> <p>(a) the refusal of a conversion application; or</p> <p>(b) a deemed refusal of a conversion application.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
<p>6. Enforcement notices</p> <p>An appeal may be made against the decision to give an enforcement notice.</p>			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government
7. Enforcement notices under the <i>Plumbing and Drainage Act 2018</i> An appeal may be made against the decision to give an enforcement notice.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The local government that gave the enforcement notice	—	—

Table 2 Appeals to the P&E Court only
1. Appeals from tribunal An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of— (a) an error or mistake in law on the part of the tribunal; or (b) jurisdictional error.

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
<p>2. Eligible submitter appeals</p> <p>For a development application or change application other than an excluded application, an appeal may be made against the decision to approve the application, to the extent the decision relates to—</p> <p>(a) any part of the development application or change application that required impact assessment; or</p> <p>(b) a variation request.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency’s referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>

**Table 2
Appeals to the P&E Court only**

3. Eligible submitter and eligible advice agency appeals

For a development application or change application other than an excluded application, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to—

(a) any part of the development application or change application that required impact assessment; or

(b) a variation request.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p> <p>3 An eligible advice agency for the development application or change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency’s referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>

4. Compensation claims

An appeal may be made against—

(a) a decision under section 32 about a compensation claim; or

(b) a decision under section 265 about a claim for compensation; or

(c) a deemed refusal of a claim under paragraph (a) or (b).

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—
<p>5. Registered premises An appeal may be made against a decision of the Minister under chapter 7, part 4.</p>			

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 A person given a decision notice about the decision</p> <p>2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision</p> <p>3 If the decision is to amend the registration of premises to include additional land in the affected area for the premises—an owner or occupier of premises within the additional land who is dissatisfied with the decision</p>	<p>The Minister</p>	<p>—</p>	<p>If an owner or occupier starts the appeal—the owner of the registered premises</p>

Table 2 Appeals to the P&E Court only			
<p>6. Local laws</p> <p>An appeal may be made against a decision of a local government, or conditions applied, under a local law about—</p> <p>(a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or</p> <p>(b) the erection of a building or other structure.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>A person who—</p> <p>(a) applied for the decision; and</p> <p>(b) is dissatisfied with the decision or conditions.</p>	<p>The local government</p>	—	—

Table 3 Appeals to a tribunal only
<p>1. Building advisory agency appeals</p> <p>An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.</p>

Table 3 Appeals to a tribunal only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1 A concurrence agency for the development application related to the approval 2 A private certifier for the development application related to the approval
<p>2. Inspection of building work</p> <p>An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision	—	—
<p>3. Certain decisions under the Building Act and the <i>Plumbing and Drainage Act 2018</i></p> <p>An appeal may be made against—</p> <p>(a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or</p> <p>(b) a decision under the <i>Plumbing and Drainage Act 2018</i>, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act.</p>			

Table 3 Appeals to a tribunal only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision	The entity that made the decision	—	—
<p>4. Failure to decide an application or other matter under the Building Act</p> <p>An appeal may be made against a failure to make a decision under the Building Act within the period required under that Act, other than a failure by the Queensland Building and Construction Commission to make a decision, if an information notice about the decision was required to be given under that Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The entity that failed to make the decision	—	—
<p>5. Failure to decide an application or other matter under the <i>Plumbing and Drainage Act 2018</i></p> <p>An appeal may be made against a failure to make a decision under the <i>Plumbing and Drainage Act 2018</i> within the period required under that Act, other than a failure by the Queensland Building and Construction Commission to make a decision, if an information notice about the decision was required to be given under that Act.</p>			

Table 3 Appeals to a tribunal only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive an information notice about the decision	The entity that failed to make the decision	—	—

ⁱ Note The receiving environment monitoring program is subject to review and amendment as required by changing regulation, monitoring results or administering authority recommendations.