

2 October 2025

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

Dear Sarah,

DECISION NOTICE – APPROVAL WITH CONDITIONS – DA2025/06/01

(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 **2 September 2025**.

Application Number:	DA2025/06/01
Applicant Name:	CQ University
Applicant Contact Details:	CQ University c/- Zone Planning Sarah Hunt PO Box 5332 GLADSTONE QLD 4680 Email: Sarah@zoneplanning.com.au
Approval Sought (Land Use Plan):	Port Application for Operational Works – undertaking work in, on, over or under premises that materially affects premises or their use (saltwater supply, storage tanks and filtration system).
Location Street Address:	212 Alf O'Rourke Drive, Callemondah
Location Real Property Description:	Lease 213 CP883524 on Lot 210 SP120888 and Lot 209 SP120888
Land Owner:	Gladstone Ports Corporation Limited and Lenore Thew (Head Lessee)
Land Use Plan:	Marine Industry Precinct
Local Government Area:	Gladstone Regional Council

2. Details Of Proposed Development

Port Application for Operational Works - undertaking work in, on, over or under premises that materially affects premises or their use for the installation of saltwater supply, storage tanks and filtration system.

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*. (strike out if not applicable)

4. Details Of Approval

This development approval is a **Development Permit** given for: [delete which is not applicable]

- (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) Building and Plumbing Permit

7. 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
CQU Gladstone CMERF Facility Upgrade External Works - Proposed Detail Site Plan, typical Section & 3D Views	Designtek	15/08/2025	SK-04	A
CQU Gladstone CMERC Facility Upgrade External works - Existing / Demolition & Proposed Site Plan	Designtek	15/08/2025	SK-02	A

CQU Gladstone CMERC Facility Upgrade External Works – Proposed Site Plan	Designtek	15/08/2025	SK-03	A
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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:

- (a) 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 Trudi Smith, Planning Specialist, on 07 4976 1314 or via email planning@gpcl.com.au.

Yours sincerely,



Andrew Johnson (02/10/2025 17:54:29 GMT+10)

Andrew Johnson
Chief Executive Officer

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

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. The applicant is advised that it is fully at their risk and discretion to undertake works, prior to the authorising use approval being granted by the Assessment Manager. GPC holds no risk or responsibility for this project timing.
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. The approval is limited to installation/ works only and does not authorise the use of the pipework and infrastructure subject to this development footprint for any purpose This permit does not authorise the use of the 4 new tanks (2 x 30,000L and 2 x 15,000L tanks) and the water supply line that connects to the tanks. All other relevant regulatory approvals must be obtained before commencement of the use of the authorised/ installed infrastructure and works.
ENGINEERING & PLANNING
5. Aquaculture of mud crabs (CMERC Stage 2), and their associated facilities and infrastructure do not form part of this approval.
6. 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.
7. 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.

8. 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 on 4976 1332 or bartono@gpcl.com.au which includes any landscaping, services or infrastructure outside of the lease area.

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 Applicant must undertake necessary repairs at their expense and to the satisfaction of the Assessment Manager (GPC).

LIGHTING

10. 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 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

WASTE AND CONSTRUCTION MANAGEMENT

11. At all times, the Applicant must 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.
12. 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.
13. 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 via 07 4976 1334 or property@gpcl.com.au prior to works commencing.
14. No mud, dirt or other debris is to be tracked onto public roads during construction and operation of development at any time.
15. 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.
16. Construction fill material must be uncontaminated and reused from onsite or sourced from a licensed quarry
17. All reasonable and practicable measures must be taken to prevent or minimise any environmental harm caused by this activity at all times.
18. Contaminants and fuels in containers of greater than 15 litres must be stored within a

secondary containment system.

ENVIRONMENT

Construction Environmental Management Plan

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 (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.

20. The CEMP must address the management of land with regard to the Environmental Management Register (EMR) as Lot 210 SP120888 is listed on the register.

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

Incident Notification

21. 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 20L 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.

22. Environmental incident notification must be included in any Environmental Management Plans for the premises/development

ADVICE NOTES – WHEN RELEVANT

1. All other relevant approvals must be obtained before commencement of the development or operation of the development, including any Building works or Plumbing

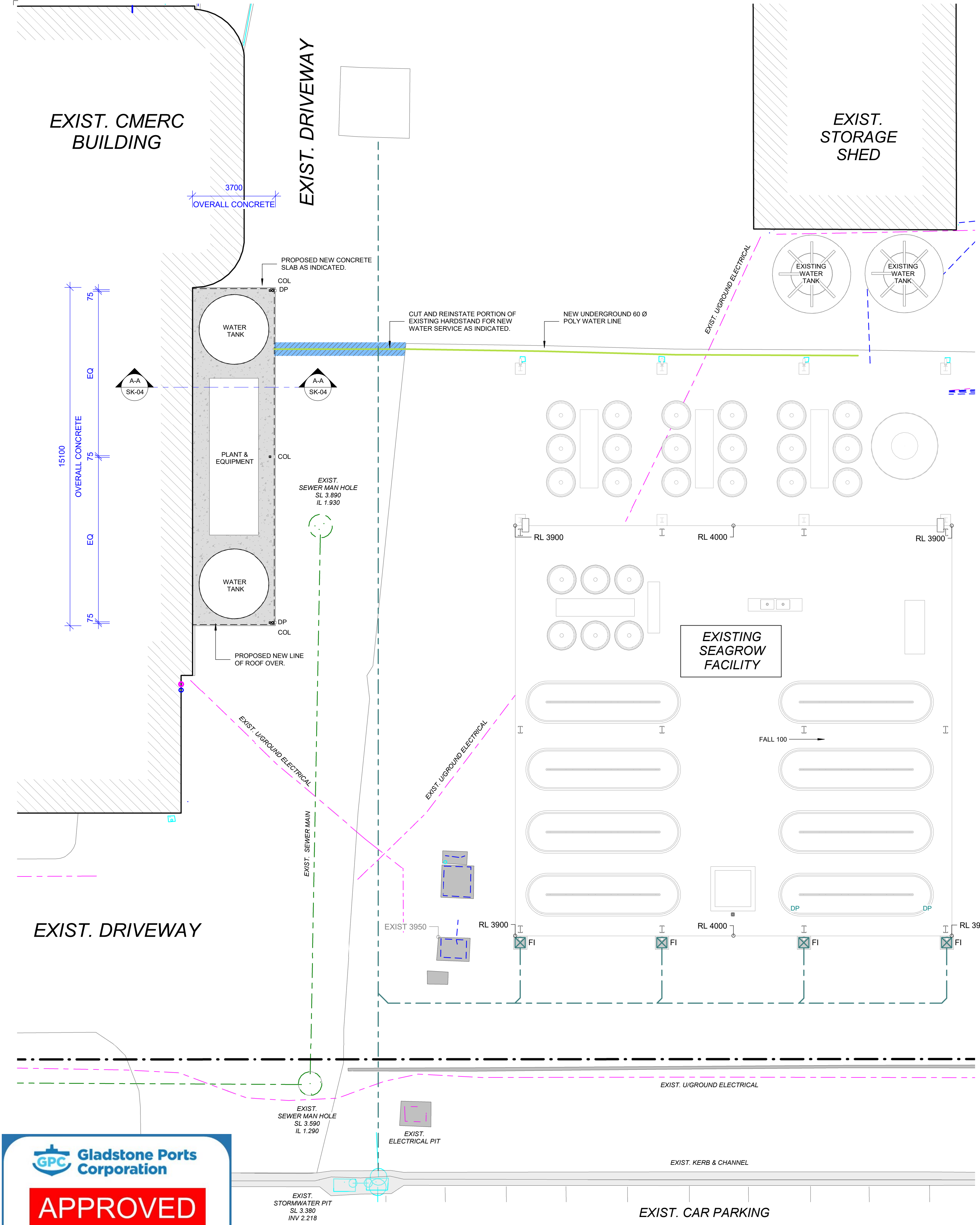
Gladstone Ports Corporation Limited

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

and drainage works.

2. 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.
3. 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.
4. Connections to water and sewerage infrastructure will require Plumbing and Drainage works approvals from a suitably qualified person.
5. 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

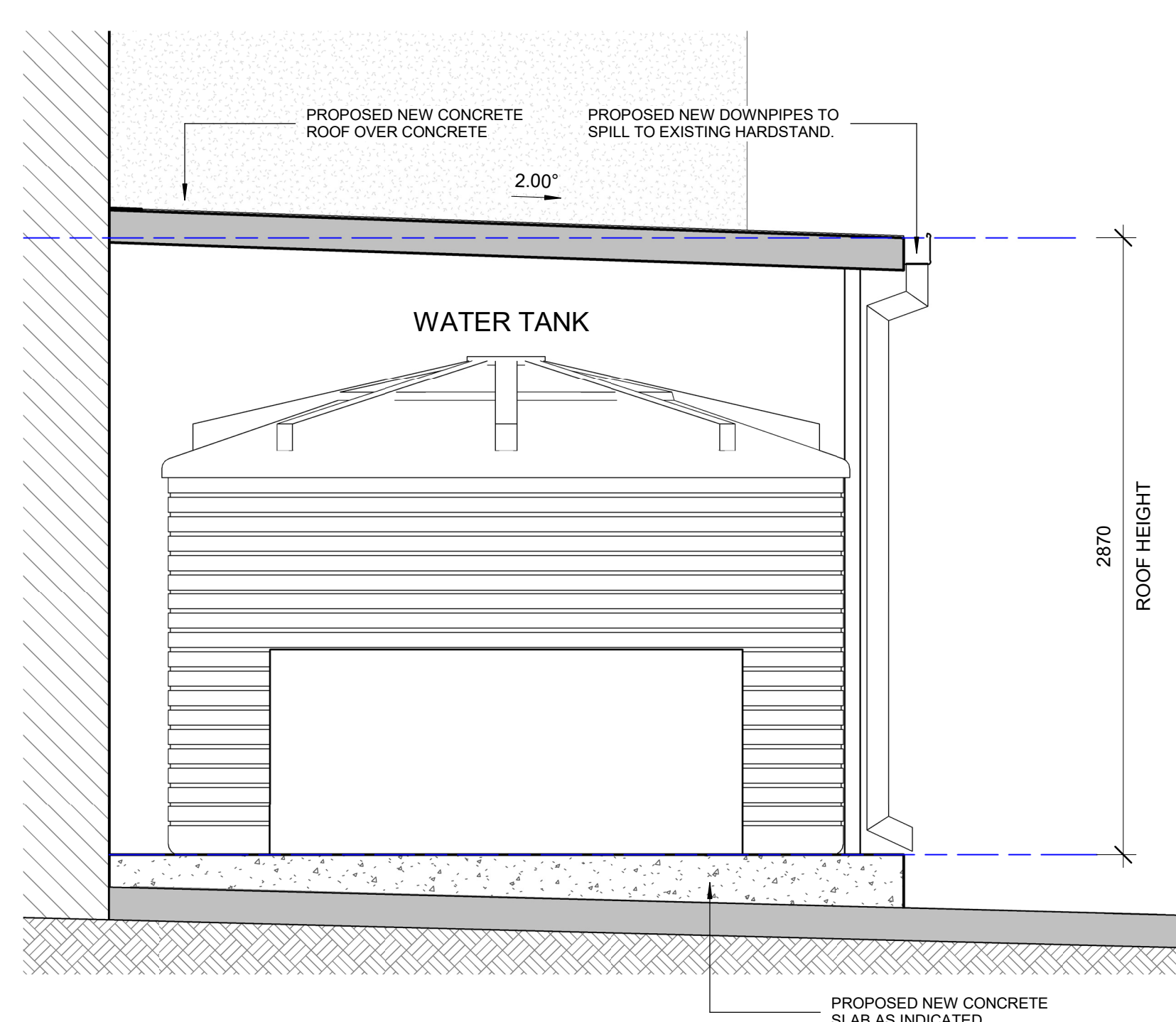


**Gladstone Ports Corporation**

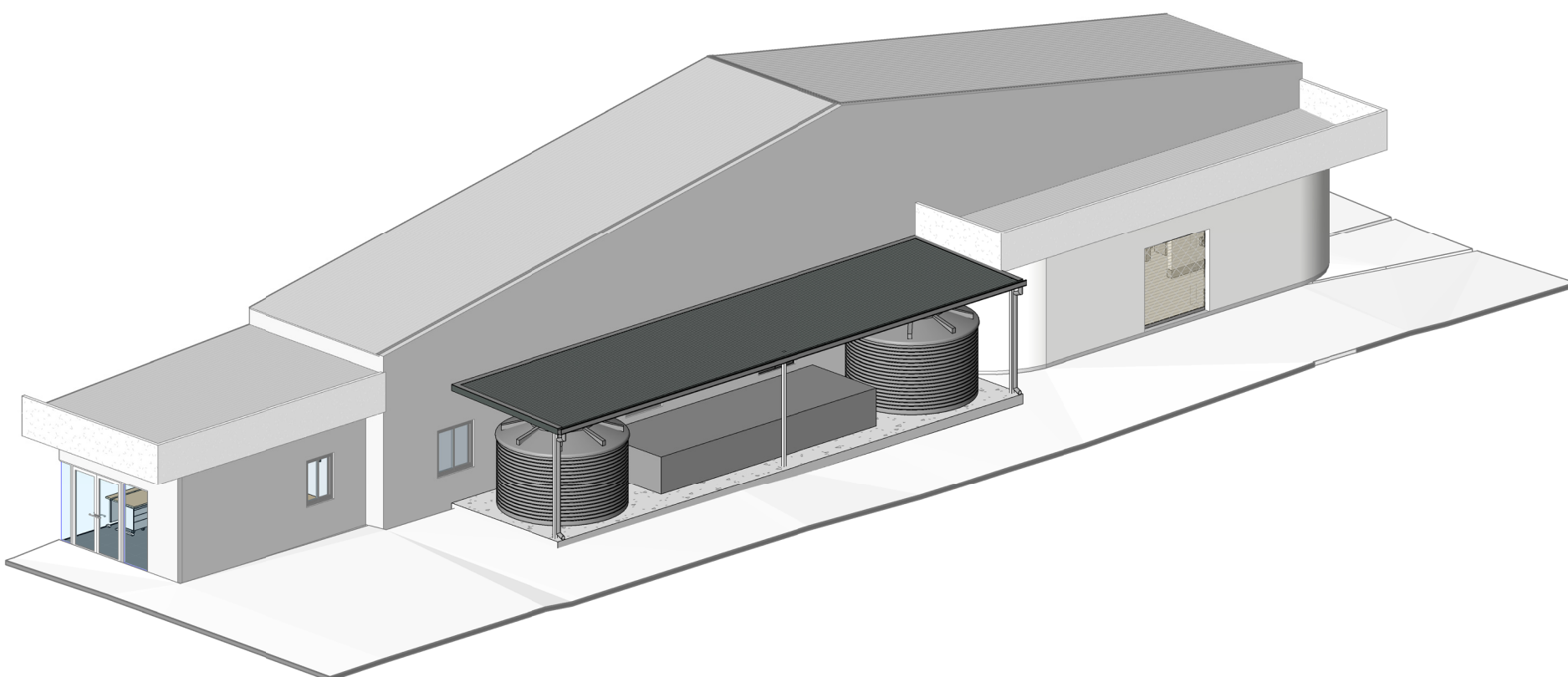
APPROVED

Name: Trudi Smith

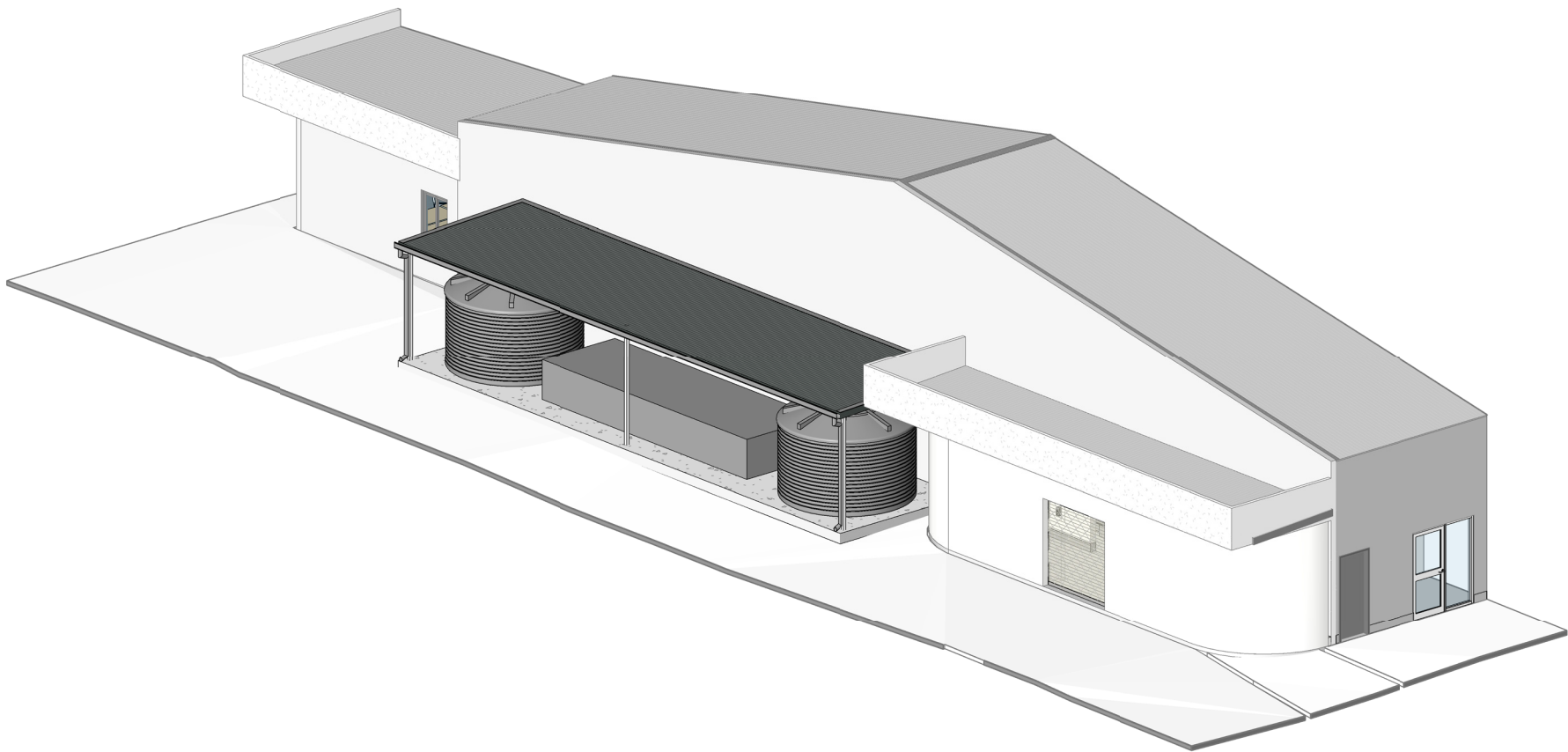
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SECTION A-A
1 : 25



2
NEW ROOF STRUCTURE - 3D VIEW 1



3
NEW ROOF STRUCTURE - 3D VIEW 2

NOTES
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AMENDMENTS					
REV	DATE	DESCRIPTION	DRN	CKD	STAGE
A	15/08/2025	PORT APPLICATION			


CQUniversity Australia, Bruce Highway, Rockhampton, QLD, 4702

CLIENT:

Connell Enterprises P/L
PO Box 320 GLADSTONE DC QLD 4680
(07) 4978 7807

Shop 5/10 Denham St,
Rockhampton,
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PO Box 3371, Red Hill,
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QDCC LIC NO #1123040
BDAQ MEM. NO #0000761
www.designtek.com.au

SITE: 213 ALF OROURKE DR,
CALLEMONDAH QLD 4680

PROJECT:
**CQU GLADSTONE
CMERC FACILITY UPGRADE
EXTERNAL WORKS**

DISCIPLINE:
BUILDING DESIGN SERVICES

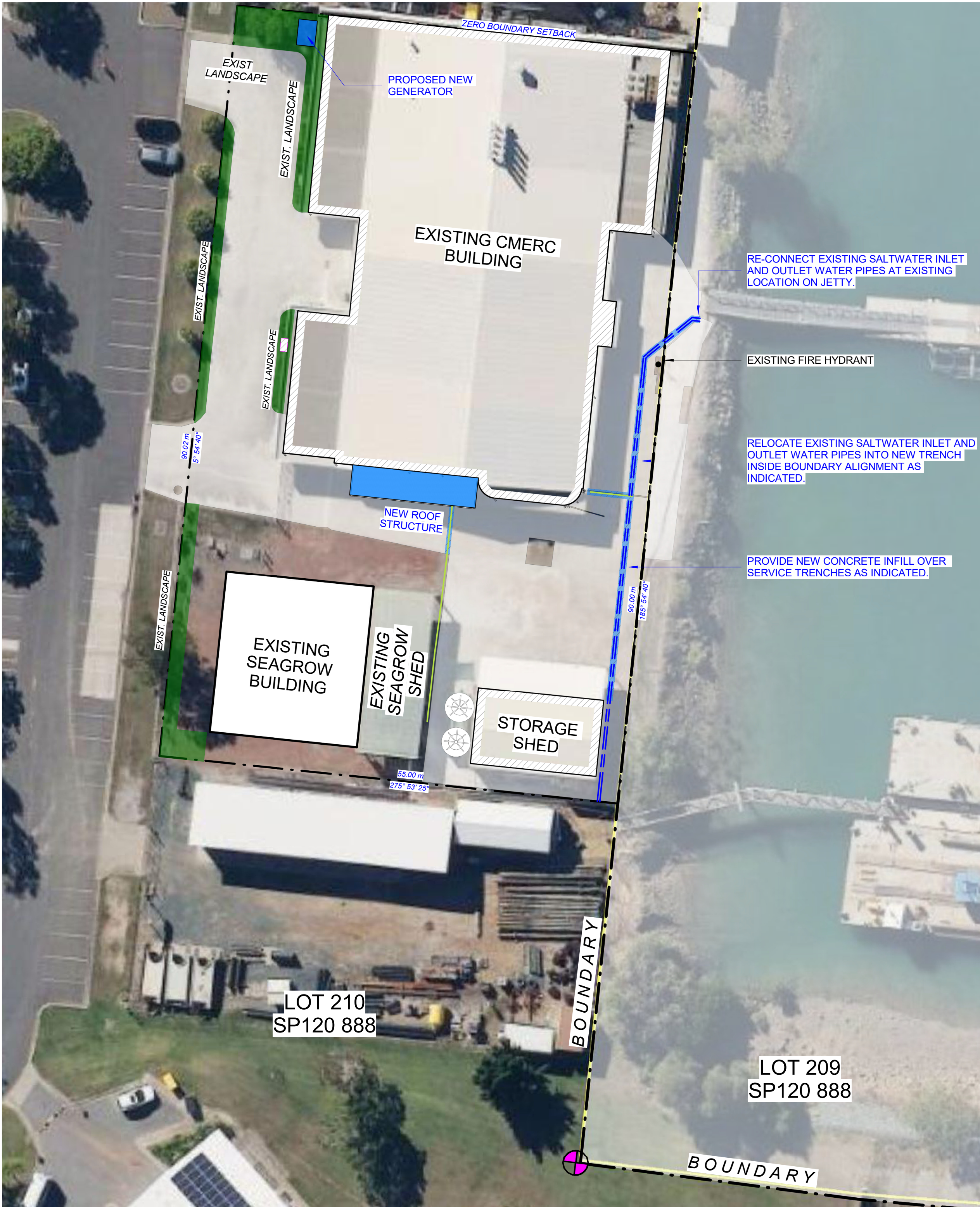
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**PROPOSED DETAIL SITE PLAN, TYPICAL SECTION
& 3D VIEWS**

DATE: 15/08/2025	SCALE: As indicated ON A1	DESIGNED BY:
DET PROJECT MANAGER:		DRAWN BY: gt
CAD FILE NAME:		APPROVED BY:
	PROJECT NO. 2312-11	SHEET NO: 04 of 04
DRAWING NO. SK-04		REVISION: A

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3. EXISTING / DEMOLITION SITE PLAN
1 : 350



3. PROPOSED SITE PLAN
1 : 350

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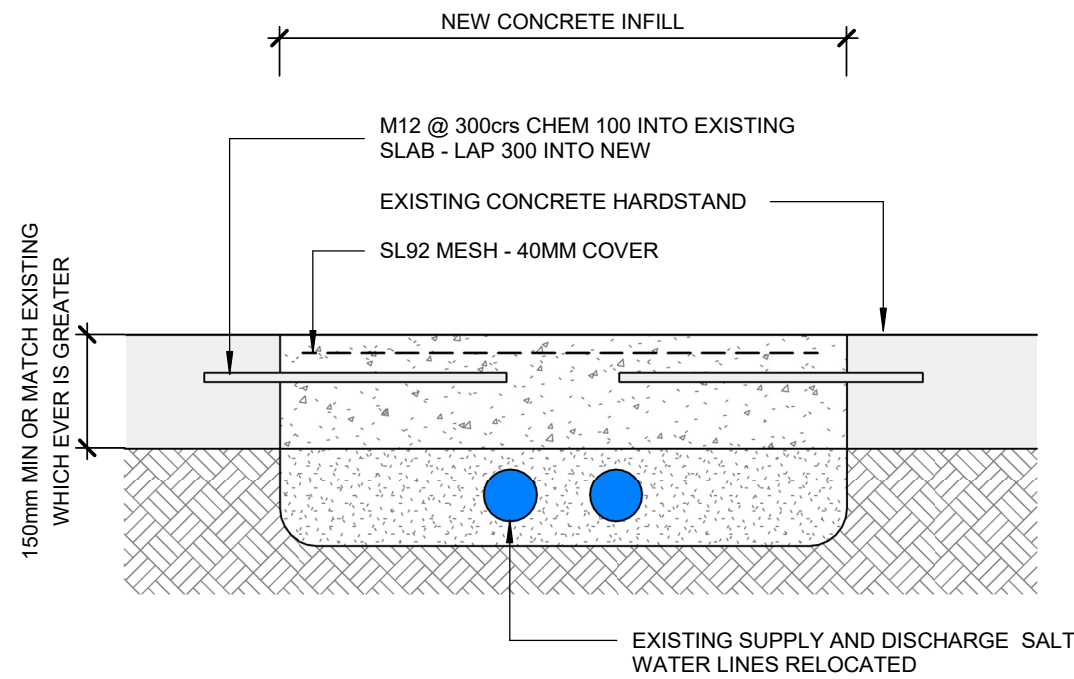
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DISCIPLINE: BUILDING DESIGN SERVICES			
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DATE: 15/08/2025	SCALE: 1 : 350 ON A1	DESIGNED BY:	
DET PROJECT MANAGER:		DRAWN BY: gt	
CAD FILE NAME:		APPROVED BY:	
	PROJECT NO. 2312-11		SHEET NO: 02 of 04
	DRAWING NO. SK-02		REVISION: A



APPROVED

Name: Trudi Smith
Date: 7:57 am, 07/10/2025



RD
1
WATER SERVICE TRENCH DETAIL
1 : 10



1
3. PROPOSED PART SITE PLAN
1 : 200

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BUILDING DESIGN SERVICES

TITLE:
PROPOSED SITE PLAN

DATE:
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SCALE:
As indicated ON A1
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APPROVED BY:
CAD FILE NAME:
PROJECT NO.
2312-11
SHEET NO:
03 of 04
DRAWING NO.
SK-03
REVISION:
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APPROVED
Name: Trudi Smith
Date: 7:58 am, 07/10/2025