

2 September 2022

Goora Gan Steiner School Incorporated  
C/- Angelo Oliaro  
Angelo Oliaro Town Planning  
56 Honiton Street  
TORQUAY QLD 4655

Dear Applicant

**NOTICE OF DECISION  
PLANNING ACT 2016 S63**

**DA/28/2022 - MATERIAL CHANGE OF USE - IMPACT  
EDUCATIONAL ESTABLISHMENT (3 STAGES)  
2744 ROUND HILL ROAD, AGNES WATER QLD 4677  
LOT 36 RP 619982**

Reference is made to the above Development Application and the Amended Confirmation Notice dated 15 June 2022.

I wish to advise that the application was assessed under Delegated Authority on 1 September 2022 and was approved. The approval is supported by a Notice of Reasons and is subject to conditions as set out in the following Notice of Decision.

Should you have any questions or require further clarification in relation to any matters raised in the Decision Notice, please do not hesitate to contact Tegan McDonald on (07) 4970 0700.

Yours sincerely



**H A ROBERTSON  
MANAGER DEVELOPMENT SERVICES**



**NOTICE OF DECISION - DA/28/2022**  
**PLANNING ACT 2016 S63**

Application:	Material Change of Use - Impact - Educational Establishment
Applicant Name & Address:	Goora Gan Steiner School Incorporated C/- Angelo Oliaro Angelo Oliaro Town Planning 56 Honiton Street TORQUAY QLD 4655
Owner:	Goora Gan Steiner School Incorporated
Subject Land:	2744 Round Hill Road, AGNES WATER QLD 4677
Location:	Lot 36 RP 619982
Zoning:	Rural Residential – Bicentennial Drive Enterprise
Site Area:	1.9 hectares
Definition of Use:	Educational Establishment: <i>Premises used for training and instruction designed to impart knowledge and develop skills. The use may include outside hours school care for students or on-site student accommodation.</i>
Submissions Received:	One (1) Not Properly Made Submission
Application Received:	29 April 2022
Planning Scheme:	<i>Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2</i>

You are advised that your application was Approved in Full. The conditions relevant to this approval are attached. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

**1. DETAILS OF THE APPROVAL**

	<b>Development Permit</b>	<b>Preliminary Approval</b>
• <b>Material change of use</b> made assessable by the planning scheme	✓	x

**2. BENCHMARKS APPLIED TO THE DEVELOPMENT**

The following is a description of the assessment benchmarks applying to the development:

<b>Benchmarks applying to the development</b>	<b>Benchmark reference</b>
<i>State Planning Policy July 2017</i>	• <i>Natural Hazards Risk and Resilience</i>

Benchmarks applying to the development	Benchmark reference
<i>Our Place Our Plan Gladstone Regional Council Planning Scheme, Version 2</i>	<ul style="list-style-type: none"> <li>• <i>Strategic Framework;</i></li> <li>• <i>Bushfire Hazard Overlay Code</i></li> <li>• <i>Emerging Community Zone Code;</i></li> <li>• <i>Development Design Code;</i></li> <li>• <i>Landscaping Code.</i></li> </ul>

### 3. CURRENCY PERIOD FOR THE APPROVAL

The currency periods stated in section 85 of the *Planning Act 2016* apply to each aspect of development in this approval, as outlined below unless otherwise conditioned within this approval: -

- ✓ material change of use - 6 years
- ✓ any other development not listed above - 2 years

### 4. APPROVED PLANS

The approved plans and/or documents for this development approval are listed in the following table:

Drawing Number	Revision	Description	Author	Date
A110	3	Site Plan and Landscape Plan	WD Architects	01/03/2022
A120	1	Roadworks and Parking Layout	WD Architects	01/03/2022
A130	1	Staging Plan	WD Architects	01/03/2022
A300	2	Administration Building Floor Plan	WD Architects	01/03/2022
A400	2	Administration Building Sections	WD Architects	01/03/2022
A500	2	Administration Building Elevations	WD Architects	01/03/2022
A900	2	Administration Building Perspectives	WD Architects	01/03/2022
A300	2	Classroom Building Floor Plan	WD Architects	01/03/2022
A400	2	Classroom Building Sections	WD Architects	01/03/2022
A500	2	Classroom Building Elevations	WD Architects	01/03/2022
A900	2	Classroom Building Perspectives	WD Architects	01/03/2022
A300	1	Proposed Library/Resource Centre Floor Plan	WD Architects	01/03/2022
A500	1	Proposed Library/Resource Centre Elevations and Sections	WD Architects	01/03/2022
A900	1	Proposed Library/Resource Centre	WD Architects	01/03/2022

Drawing Number	Revision	Description	Author	Date
		Perspectives		
A300	2	Specialty Classroom and Workshop Floor Plan	WD Architects	01/03/2022
A500	2	Specialty Classroom and Workshop Elevations and Sections	WD Architects	01/03/2022
A900	2	Specialty Classroom and Workshop Perspectives	WD Architects	01/03/2022

And supporting documents

Document Number	Revision	Description	Author	Date
21562	-	Effluent Disposal Report	Engineers Plus	April 2022
21562		Site Specific Stormwater Management Report	Engineers Plus	April 2022
-	-	Traffic Impact Assessment	Access Traffic Consulting	March 2022
21110	-	Noise Impact Assessment	SoundBase Consulting Engineers	21 April 2022

## 5. OTHER NECESSARY DEVELOPMENT PERMITS

Listed below are other development permits that are necessary to allow the development to be carried out: -

1. Building Works
2. Plumbing & Drainage Works

## 6. NOTICE OF REASONS

The following provides the Notice of Reasons under section 63(5) of the *Planning Act 2016*:

### Description of the development:

The approved development is for a Material Change of Use of Premises for an Educational Establishment (3 Stages).

### Assessment Benchmarks:

Benchmarks applying to the development	Benchmark reference
<i>State Planning Policy July 2017</i>	<ul style="list-style-type: none"> <li>• <i>Natural Hazards Risk and Resilience</i></li> </ul>
<i>Our Place Our Plan Gladstone Regional Council Planning Scheme, Version 2</i>	<ul style="list-style-type: none"> <li>• <i>Strategic Framework;</i></li> <li>• <i>Bushfire Hazard Overlay Code</i></li> <li>• <i>Emerging Community Zone Code;</i></li> <li>• <i>Development Design Code;</i></li> <li>• <i>Landscaping Code.</i></li> </ul>

**Reasons for the Assessment Managers Decision:**

1. The Application was properly made in accordance with the *Planning Act 2016* and the Development Assessment Rules; and
2. The Application is deemed compliant with the relevant benchmarks of the *State Planning Policy July 2017* and the *Our Place Our Plan Gladstone Regional Council Planning Scheme Version 2*.

**Reasons for Approval despite any Non-compliance with certain Benchmarks:**

<b>Benchmark reference</b>	<b>Reasons for the approval despite non-compliance with benchmark</b>
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 1.1 and 2.1.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 1.1 and 2.1 via conditions.
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 5.1 to 6.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 5.1 to 6 via conditions.
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 8.1.	Compliance with Development Design Code – Table 9.3.2.3.1 – Performance Outcome 8 via a condition.
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 9.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 9 via a condition.
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 13.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 13 via a condition.
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 18.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 18 via a condition.
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 21 and 22.1.	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 21 and 22.1 via a condition.
Landscaping Code – Table 9.3.5.3.1 – Performance Outcome 6.	Compliance with Landscaping Code – Table 9.3.5.3.1 – Performance Outcome 6 via a condition.
Landscaping Code – Table 9.3.5.3.1 – Acceptable Outcome 7.1 and 7.2.	Compliance with Landscaping Code – Table 9.3.5.3.1 – Acceptable Outcome 7.1 and 7.2 via a condition.

**Relevant Matters under Section 45(5)(b) of the Act that the Development was Assessed Against:**

Nil

**Matters raised in Submissions and Councils response in dealing with these matters:**

N/A

**Matters prescribed by a Regulation:**

1. The *State Planning Policy July 2017 – Part E*;
2. The *Our Place Our Plan Gladstone Regional Council Planning Scheme, Version 2*

## 7. SUBMISSIONS

There were no properly made submissions about the application.

## 8. APPEAL RIGHTS

Schedule 1 of the *Planning Act 2016* details your appeal rights and the appeal rights of any submitters regarding this decision.

## 9. WHEN THE DEVELOPMENT APPROVAL TAKES EFFECT

This development approval takes effect: -

- From the time the decision notice is given, if there is no submitter and the applicant does not appeal the decision to the court.

**OR**

- If there is a submitter and the applicant does not appeal the decision, the earlier date of either:
  - When the submitter's appeal ends; or
  - The day the last submitter gives the assessment manager written notice that the submitter will not be appealing the decision.

**OR**

- Subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

This approval will lapse if: -

- for a material change of use, the first change of use under the approval does not start within the relevant period stated in section 3 of this Notice of Decision;
- for a reconfiguration, a plan for the reconfiguration is not given to the local government within the relevant period stated in section 3 of this Notice of Decision;
- for a development approval other than a material change of use or reconfiguration, the development does not substantially start within the relevant period stated in section 3 of this Notice of Decision.

Should you wish to discuss this matter further, please contact Council's Planning Officer Shaunte Farrington on (07) 4970 0700.

Yours sincerely



H A ROBERTSON  
**MANAGER DEVELOPMENT SERVICES**

**Attached:     Conditions**  
**Appeal Rights**  
**Approved Plans**



**ASSESSMENT MANAGER CONDITIONS - DA/28/2022**

**Approved Documentation**

1. Development is to be carried out generally in accordance with the submitted application including the following plans and supporting documentation except where amendments are required to satisfy the conditions of this approval:

<b>Drawing Number</b>	<b>Revision</b>	<b>Description</b>	<b>Author</b>	<b>Date</b>
A110	3	Site Plan and Landscape Plan	WD Architects	01/03/2022
A120	1	Roadworks and Parking Layout	WD Architects	01/03/2022
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A900	2	Classroom Building Perspectives	WD Architects	01/03/2022
A300	1	Proposed Library/Resource Centre Floor Plan	WD Architects	01/03/2022
A500	1	Proposed Library/Resource Centre Elevations and Sections	WD Architects	01/03/2022
A900	1	Proposed Library/Resource Centre Perspectives	WD Architects	01/03/2022
A300	2	Specialty Classroom and Workshop Floor	WD Architects	01/03/2022

Drawing Number	Revision	Description	Author	Date
		Plan		
A500	2	Specialty Classroom and Workshop Elevations and Sections	WD Architects	01/03/2022
A900	2	Specialty Classroom and Workshop Perspectives	WD Architects	01/03/2022

And supporting documents

Document Number	Revision	Description	Author	Date
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-	-	Traffic Impact Assessment	Access Traffic Consulting	March 2022
21110	-	Noise Impact Assessment	SoundBase Consulting Engineers	21 April 2022

### Operational Works

2. A Development Permit for Operational Works must be obtained from Council prior to the commencement of construction for Stage 1. The Development Application for Operational Works is to include the following:
  - a. Earthworks (including retaining walls);
  - b. Road works (including signage);
  - c. Pedestrian / Cycle Footpath works;
  - d. Stormwater Management (quantity, quality, flood and drainage control);
  - e. Street lighting, electrical and telecommunications; and
  - f. Landscaping, environmental protection and associated works.
3. Development Applications for Operational Works shall be designed and constructed in accordance with Australian Standards, the Engineering Design Planning Scheme Policy under the Our Place Our Plan Gladstone Regional Council Planning Scheme or any other applicable standards at the time of lodgement. Prior to the commencement of the use, all Operational Works conditioned by this approval must be accepted "on maintenance" by Council.

*Advisory Note: The Capricorn Municipal Development Guidelines within the Engineering Design Planning Scheme Policy is the current document for preparing any Development Application for Operational Works which is found at <http://www.cmdg.com.au/index.htm>.*

### Building, Plumbing and Drainage Works

4. The Applicant is required to obtain a Development Permit and Building Final for Building Works in accordance with the *Planning Act 2016* for each stage.



Construction is to comply with the *Building Act 1975*, the National Construction Code and the requirements of other relevant authorities.

5. The Applicant is required to obtain a Development Permit for Plumbing and Drainage Works and Plumbing and Drainage Final in accordance with the *Planning Act 2016* for each stage. Construction is to comply with the *Plumbing and Drainage Act 2018* and the requirements of other relevant authorities.
6. Prior to the commencement of the use for each stage, all plant and equipment (including air conditioners, exhaust fans and the like) are to be housed, screened and located so that these do not cause environmental nuisance or harm to other uses in the surrounding area.
7. Prior to the commencement of the use for each stage, all lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on this site and the adjoining the sites.

### **Water Infrastructure**

8. Prior to the lodgement of any Operational Works application, the Applicant must submit for approval to Council, an Engineering Services Report prepared by a Registered Professional Engineer of Queensland (RPEQ) that assess and recommends the necessary onsite water requirements for the entire proposed development, noting the relevant water standard qualities that must be adhered to.
9. Prior to the commencement of the use for each stage, the Applicant must install and construct the necessary water facilities as per Condition 8 approved Engineering Services Report for onsite Water.

### **Sewerage Infrastructure**

10. As part of any Development Application for Plumbing and Drainage Works, the Applicant must design and construct the onsite effluent disposal system as recommended in the approved Effluent Disposal Report.
11. As part of the Development Application for Plumbing and Drainage Works for Stage 1, the Applicant must install the recommended fencing and planting as outlined in the approved Effluent Disposal Report.
12. Any future request to connect into Council Sewerage Infrastructure once available shall be at the expense of the owner.

### **Stormwater Infrastructure**

13. As part of the Development Application for Operational Works for Stage 1, the Applicant is to submit for approval by Council an amended Site Based Stormwater Management Plan. The Site Based Stormwater Management Plan must address both stormwater quantity and quality and be in accordance with the Engineering Design Planning Scheme Policy under the *Our Place Our Plan Our Place Our Plan Gladstone Regional Council Planning Scheme* and the *State Planning Policy – July 2017*. The Site Based Stormwater Management Plan must be certified by a Registered Professional Engineer of Queensland experienced in this type of work

## Transportation Services

14. As part of the Development Application for Operational Works for Stage 1, the Applicant must construct the channelised right turn treatment lane as per the approved Traffic Impact Assessment Report.
15. As part of the first application for Operational Works, the Applicant is to submit a Pedestrian/Cycle Network Plan demonstrating provision of a concrete footpath with a minimum width of 2.5 metres to be located within the road reserve and to be constructed: -
  - along the frontage of the subject site;
  - inclusive of a delineated road crossing of Round Hill Road;
  - continue along the northern side of Round Hill Road; and
  - connect into the footpath network at the frontage of 2853 Round Hill Road (Lot 214 on SP262272) required as a Condition of DA/18/2017 for the Shopping Centre.

The design of which shall comply with Austroads Standards and Council's Standard Drawing Concrete Pathway/Bikeway Details and is to be certified by an RPEQ experienced in that type of work. The footpath is to be constructed and on maintenance prior to the commencement of use of the first stage.

*Advisory Note: Council's standard drawing is located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/index.htm>.*

16. An Operational Plan to address Pedestrian & Cycle safety of patrons of the facility shall be submitted to Council prior to commencement of the use.
17. Prior to the commencement of Stage 1, a minimum of 18 car parking spaces are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. These spaces and all vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with the Engineering Design Planning Scheme Policy under the Our Place Our Plan Gladstone Regional Council Planning Scheme and AS2890.1.
18. Prior to the commencement of Stage 1, a minimum of 10 bicycle spaces are to be constructed onsite within 30m walking distance to the entry of the use. All bicycle spaces are to be constructed in accordance with AS2890.3.
19. As part of the Development Application for Operational Works for Stage 1, a Commercial Driveway is to be constructed in accordance with Council's Standard Drawing Urban Commercial/Industrial Driveway.

*Advisory Note: Council's standard drawing is located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/index.htm>.*

20. Prior to the commencement of Stage 1, shade street trees are to be constructed within the designated vehicle parking area at a rate of 1 tree per 6 vehicle parking spaces in accordance with Table 9.3.5.3.2 - Plant Species List of the Landscaping Code of the Our Place Our Plan Gladstone Regional Council Planning Scheme and

the Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification.

## **Landscaping**

21. As part of the Development Application for Operational Works for Stage 1, all grassed footpath areas disturbed by the development are to be top dressed and turfed following completion of construction activity.
22. As part of the Development Application for Operational Works for Stage 1, a full Landscaping Plan is to be provided in accordance with Table 9.3.5.3.2 - Plant Species List of the Landscaping Code of the Our Place Our Plan Gladstone Regional Council Planning Scheme and the Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification. The Landscaping Plan must include all recommendations outlined in the supporting approved reports, approved plans and conditioned within this package. The full Landscaping Plan is to be certified by a Landscape Architect.
23. As part of the first Development Application for Operational Works for Stage 1, all landscaping areas are to be constructed with an appropriate irrigation system. Details of the irrigation system are to be provided as part of the full Landscaping Plan.

*Advisory Note: Council's construction specification is located Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/index.htm>.*

24. As part of the Development Application for Operational Works for Stage 1, street trees are to be constructed along the Round Hill Road frontage, at a rate of 1 tree per 10m in accordance with Table 9.3.5.3.2 - Plant Species List of the Landscaping Code of the Our Place Our Plan Gladstone Regional Council Planning Scheme and the Capricorn Municipal Development Guidelines - Landscaping C273 Construction Specification.

*Advisory Note: Council's standard drawing is located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/index.htm>.*

25. Prior to the commencement of Stage 1, construction of a minimum 1.8m high screen fence to side and rear boundaries must be submitted with any Development Application for Building Works.

## **Waste Management**

26. As part of any Development Application for Operational Works for Stage 1, a Waste Management Plan is to be submitted and approved by Council. The Waste Management Plan is to be in accordance with the Waste Management Planning Scheme Policy of the Gladstone Regional Planning Scheme.
27. Prior to the commencement of the use for Stage 1, refuse bins are to be provided in accordance with the Waste Management Plan.
28. Prior to the commencement of the use for Stage 1, the waste storage area/s are to be sufficient in size to house all waste collection containers including recycling waste containers. The waste storage area/s must be suitably enclosed and imperviously

paved, with a hose cock and hose fitted in close proximity to the enclosure to ensure the area can be easily and effectively cleaned.

29. Prior to the commencement of the use for Stage 1, open storage areas shall be adequately screened so as not to detract from the visual amenity of the area. One way of achieving compliance with this condition is as follows:
  - a. Outdoor storage areas are situated in locations not visible from the street; and
  - b. A 1.8m solid screen fence is located around storage areas.

### **Environmental Health**

30. At all times, the development must achieve the noise generation levels set out in the *Environmental Protection (Noise) Policy 2019*, as amended.
31. At all times, the development must achieve the air quality design objectives set out in the *Environmental Protection (Air) Policy 2019*, as amended.
32. Upon commencement of the use, should service deliveries occur outside the timeframes of 7am-7pm, an Environmental Management Plan is to be submitted to Council for approval which outlines the management strategies to minimise noise impacts to the adjacent residential uses. The Environmental Management Plan is to be in accordance with the maximum limits as per the *Environmental Protection (Noise Policy) 2008* under the *Environmental Protection Act 1994*.

### **Lawful Commencement**

33. Prior to the commencement of this use, the Applicant is to request that a Compliance Inspection be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant.
34. Upon receipt of confirmation from Council that all conditions of this Development Permit are considered compliant, the Applicant is to notify Council within 20 business days that this approved use has lawfully commenced.

***END OF CONDITIONS***

### **Advice to Applicant:**

An Adopted Infrastructure Charge Notice in relation to the infrastructure charges applicable to this development has been provided separately.

## **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.

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

<b>Table 1</b> <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
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	<p>1 A concurrence agency that is not a co-respondent</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 Any eligible advice agency for the application</p> <p>4 Any eligible submitter for the application</p>
<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>			



<b>Table 1 Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
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, 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>			

<b>Table 1 Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
<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"> <li>• the incorrect application of gross floor area for a non-residential development</li> <li>• applying an incorrect ‘use category’, under a regulation, to the development</li> </ul> <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&amp;E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</p>			

<b>Table 1</b> <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
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>			
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

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

<b>Table 2 Appeals to the P&amp;E Court only</b>			
<p>3. Eligible submitter and eligible advice agency appeals</p> <p>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—</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>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>
<p>4. Compensation claims</p> <p>An appeal may be made against—</p> <p>(a) a decision under section 32 about a compensation claim; or</p> <p>(b) a decision under section 265 about a claim for compensation; or</p> <p>(c) a deemed refusal of a claim under paragraph (a) or (b).</p>			

<b>Table 2 Appeals to the P&amp;E Court only</b>			
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</p> <p>An appeal may be made against a decision of the Minister under chapter 7, part 4.</p>			
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>	The Minister	—	If an owner or occupier starts the appeal—the owner of the registered premises
<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>			

<b>Table 2 Appeals to the P&amp;E Court only</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—

<b>Table 3 Appeals to a tribunal only</b>			
1. Building advisory agency appeals 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.			
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

<b>Table 3 Appeals to a tribunal only</b>			
<p><b>2. Inspection of building work</b> 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><b>3. Certain decisions under the Building Act and the <i>Plumbing and Drainage Act 2018</i></b> 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>			
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><b>4. Local government failure to decide application under the Building Act</b> An appeal may be made against a local government’s failure to decide an application under the Building Act within the period required under that Act.</p>			



<b>Table 3 Appeals to a tribunal only</b>			
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 local government to which the application was made	—	—
<p>5. Failure to make a decision about 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>, other than a failure by the Queensland Building and Construction Commission to make a decision, within the period required under that Act, 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 an information notice about the decision	The entity that failed to make the decision	—	—



GLADSTONE REGIONAL COUNCIL  
GLADSTONE OFFICE

This Plan is approved subject to the attached  
Decision Notice No. DA/28/2022 Date 1/09/2022

Per *[Signature]*  
ASSESSMENT MANAGER

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3	Issued for approval	1/03/2022
2	Driveway revision	17.02.2022
No.	Revision	Date

**wd architects**

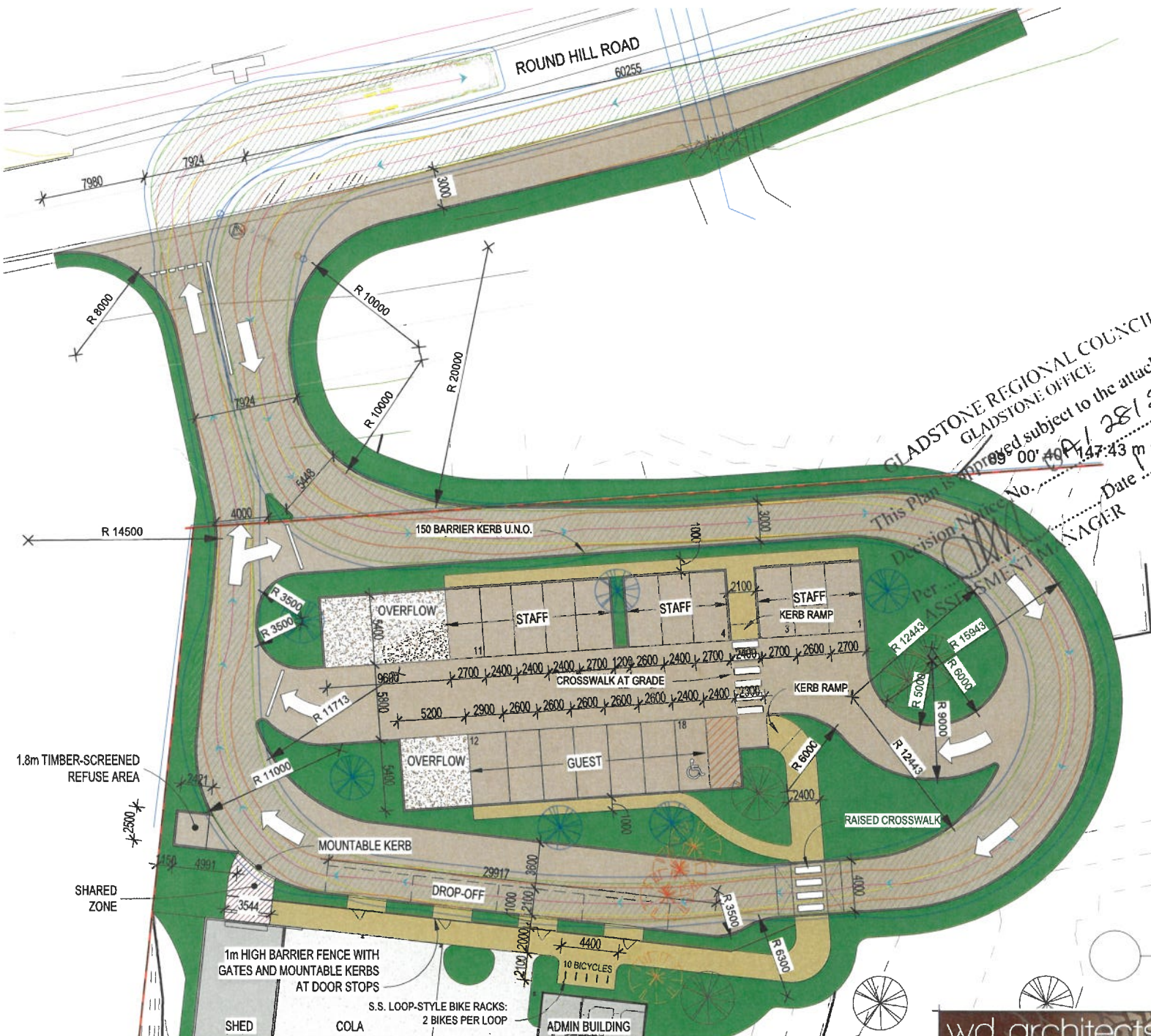
11B Garnet Street, Cooroy QLD 4563  
andrew@wdarchitects.com.au  
www.wdarchitects.com.au 0448 870 76

**GOORA GAN STEINER SCHOOL**  
2744 ROUND HILL RD, AGNES WATER

Scale @ A3 As Indicated  
Date 07.02.2022  
Project No. 21641  
Drawn by AWM/LES  
Checked by AW

**SITE PLAN and LANDSCAPE PLAN**

A110	3
	Revision



### PARKING CALCULATIONS

BUILDING	GFA
ADMIN	166
MAINTENANCE SHED	82
UPPER PRIMARY	184
LOWER PRIMARY & AMENITIES	233
SPECIALTY CLASSROOM & WORKSHOP	108
LIBRARY / RESOURCE CENTRE	113
<b>TOTAL</b>	<b>886 m<sup>2</sup></b>

1 CARPARK SPACE REQUIRED PER 50 m<sup>2</sup> GFA = 18 CAR SPACES REQUIRED  
 PLUS ADDITIONAL 3 DROP-OFF SPACES  
 1 BICYCLE SPACE REQUIRED PER 100 m<sup>2</sup> GFA = 9 BICYCLE SPACES REQUIRED

### SITE LEGEND

- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING DEAD TREE TO BE REMOVED
- NEW TREE
- NEW TURF AND LOW NATIVE PLANTING
- NEW FOOTPATH / PEDESTRIAN ACCESS

This Plan is approved subject to the attached  
 Decision Notice No. 00-189-1747-43 Date 1/09/2022  
 GLADSTONE REGIONAL COUNCIL  
 GLADSTONE REGIONAL OFFICE  
 COUNCILLOR NAGER

## Roadworks and Parking Layout

1 : 300

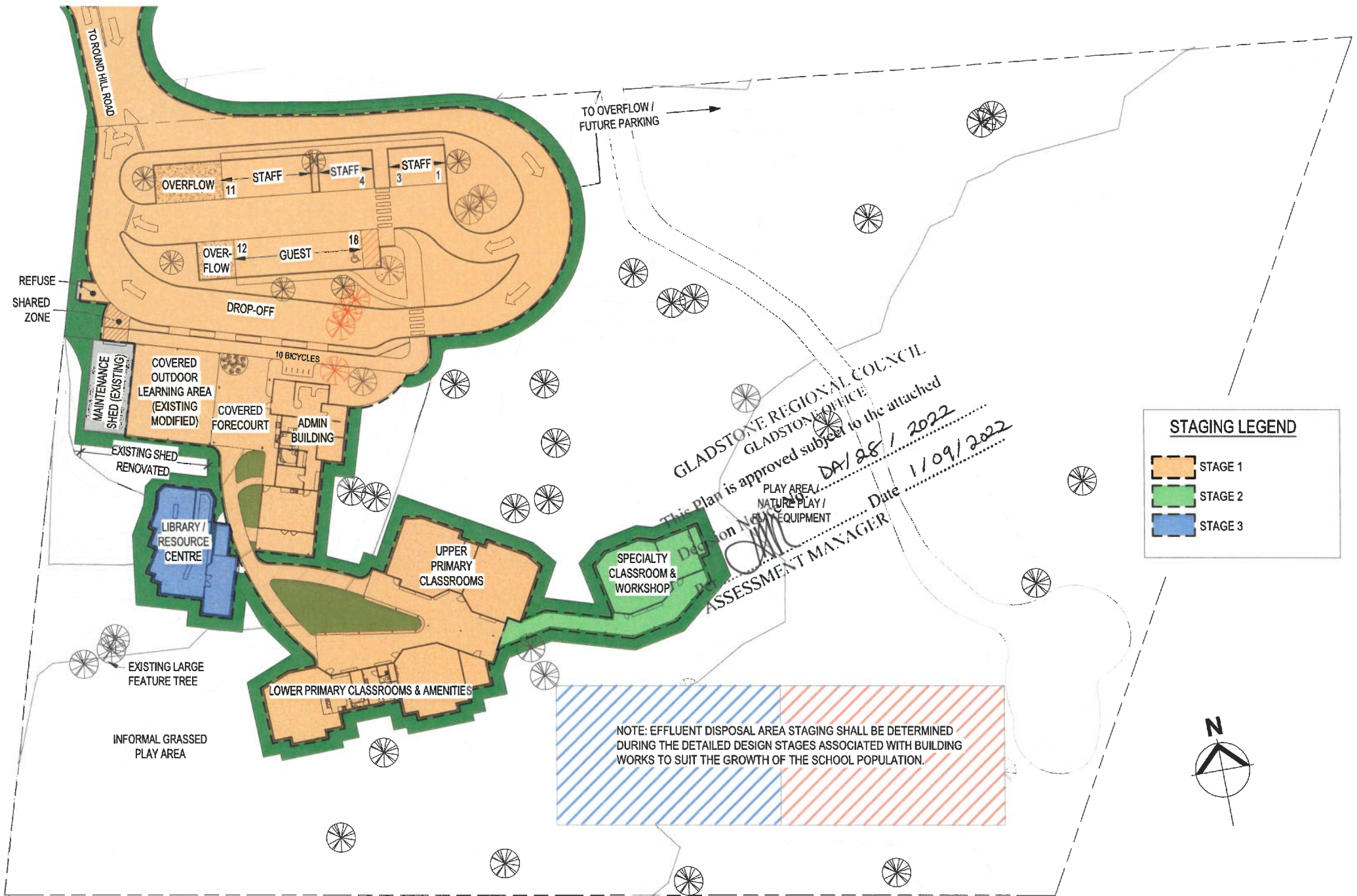
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No.	Revision	Date
1	Issued for approval	1/03/2022

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GOORA GAN STEINER SCHOOL 2744 ROUND HILL RD, AGNES WATER		Scale @ A3 As Indicated Date 07.02.2022 Project No. 21641 Drawn by AW Checked by AW
ROADWORKS AND PARKING LAYOUT		A120 1 Revision



**STAGING LEGEND**

- STAGE 1
- STAGE 2
- STAGE 3

NOTE: EFFLUENT DISPOSAL AREA STAGING SHALL BE DETERMINED DURING THE DETAILED DESIGN STAGES ASSOCIATED WITH BUILDING WORKS TO SUIT THE GROWTH OF THE SCHOOL POPULATION.

GLADSTONE REGIONAL COUNCIL  
 GLADSTONE OFFICE  
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 Decision Notice DA/28/2022 Date 1/09/2022  
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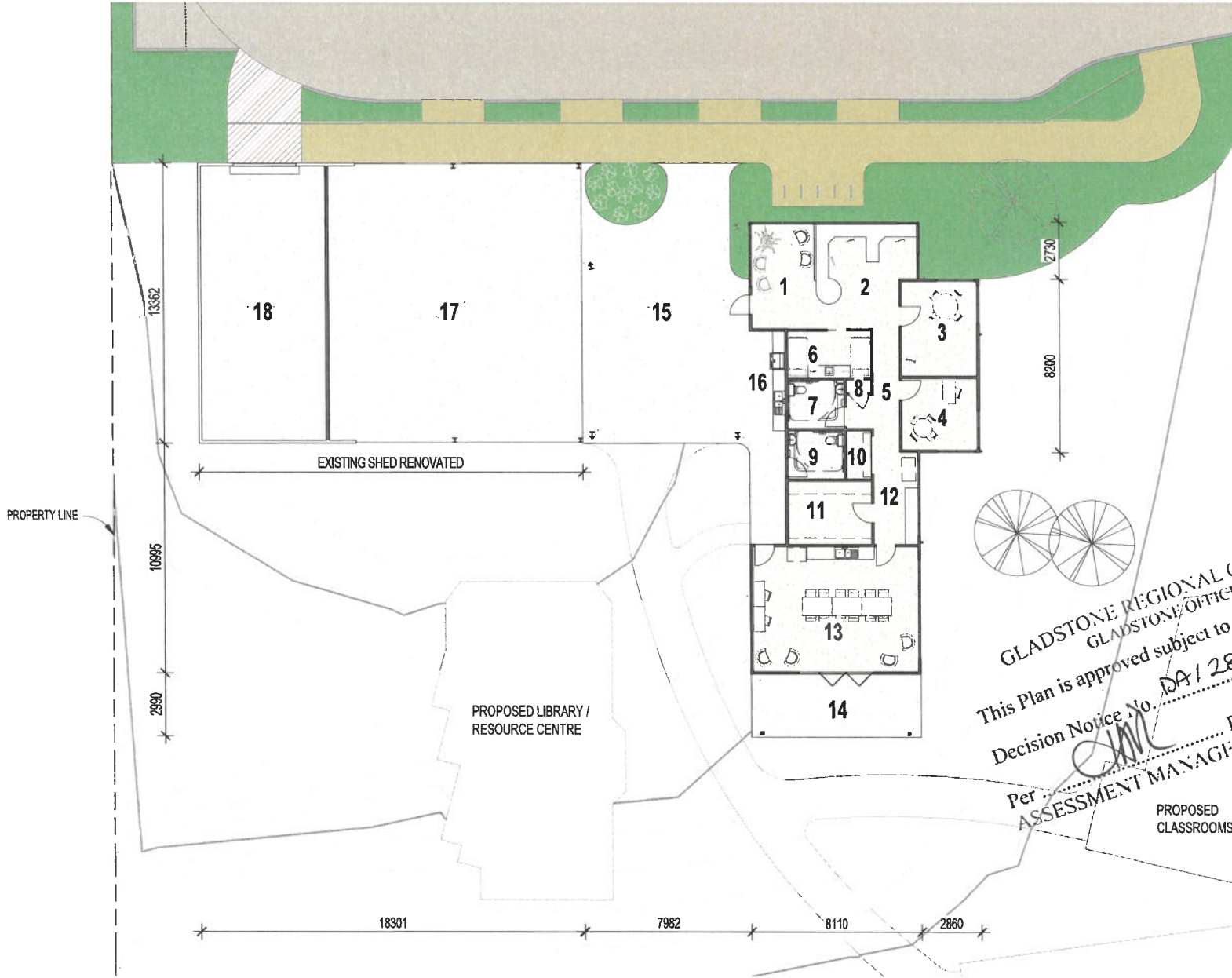
No.	Revision	Date
1	Issued for approval	1/03/2022

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**GOORA GAN STEINER SCHOOL**  
 2744 ROUND HILL RD, AGNES WATER

STAGING PLAN

Scale @ A3	1:500
Date	07.02.2022
Project No.	21641
Drawn by	AW/MIL
Checked by	AW
A130	1
	Revision



Room Schedule		
Number	Name	Area
1	RECEPTION	15 m <sup>2</sup>
2	ADMINISTRATION OFFICE	22 m <sup>2</sup>
3	PRINCIPAL'S OFFICE	16 m <sup>2</sup>
4	OFFICE	12 m <sup>2</sup>
5	CORRIDOR	9 m <sup>2</sup>
6	SICK BAY	9 m <sup>2</sup>
7	STAFF TOILET 1	6 m <sup>2</sup>
8	ELEC/COMMS	1 m <sup>2</sup>
9	STAFF TOILET 2	6 m <sup>2</sup>
10	SERVER	3 m <sup>2</sup>
11	RECORDS/STORE ROOM	12 m <sup>2</sup>
12	PHOTOCOPY/STATIONARY	9 m <sup>2</sup>
13	STAFF ROOM	47 m <sup>2</sup>
14	STAFF COVERED AREA	24 m <sup>2</sup>
15	ENTRY COVERED AREA	113 m <sup>2</sup>
16	OUTDOOR KITCHEN	11 m <sup>2</sup>
17	COVERED OUTDOOR LEARNING AREA	162 m <sup>2</sup>
18	MAINTENANCE SHED	82 m <sup>2</sup>
Grand total: 18		559 m <sup>2</sup>

GLADSTONE REGIONAL COUNCIL  
 GLADSTONE OFFICE  
 This Plan is approved subject to the attached  
 Decision Notice No. DA/28/2022  
 Per *[Signature]* Date 1/09/2022  
 ASSESSMENT MANAGER

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2	Issued for approval	01.03.2022
1	Issued for coordination	15.02.2022
No.	Revision	Date

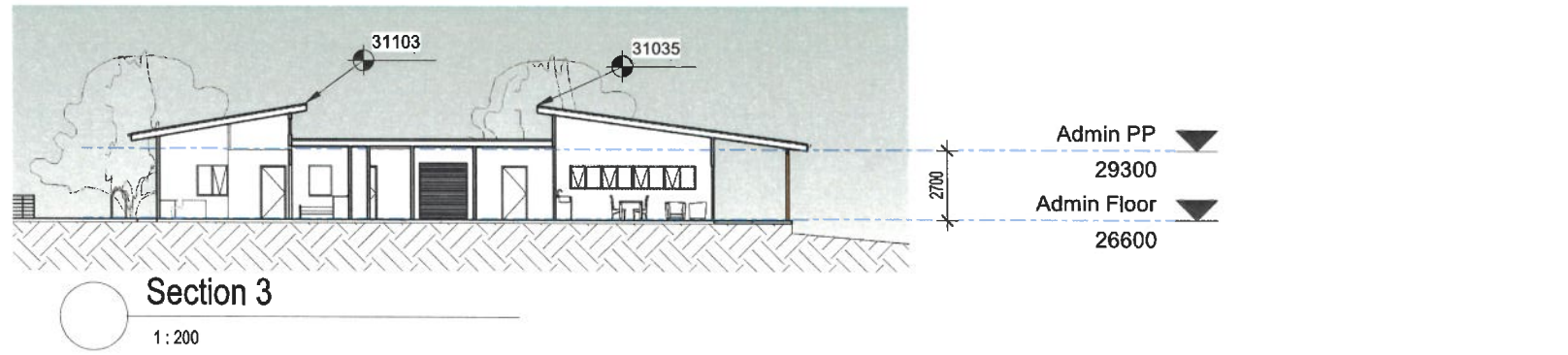
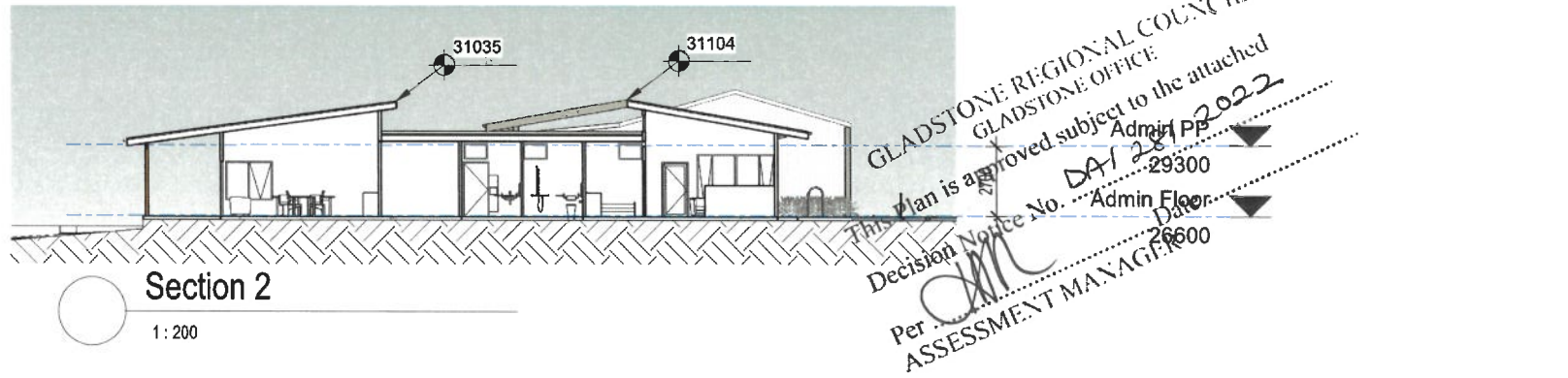
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GOORA GAN STEINER SCHOOL  
 2744 ROUND HILL ROAD, AGNES WATER  
 ADMINISTRATION BUILDING and COLA

FLOOR PLAN

Scale @ A3	1:200
Date	21.01.22
Project No.	641
Drawn by	AW/M
Checked by	AW

A300	2
	Revision



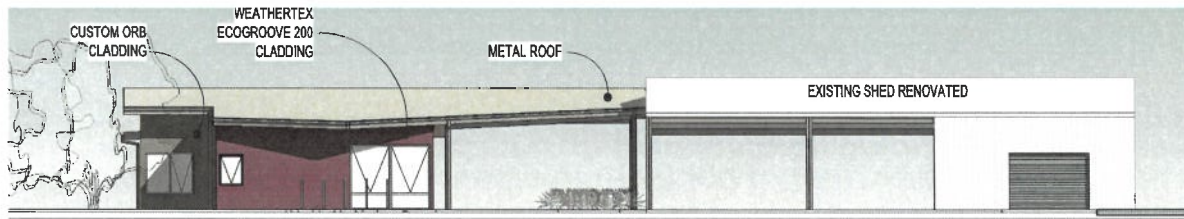
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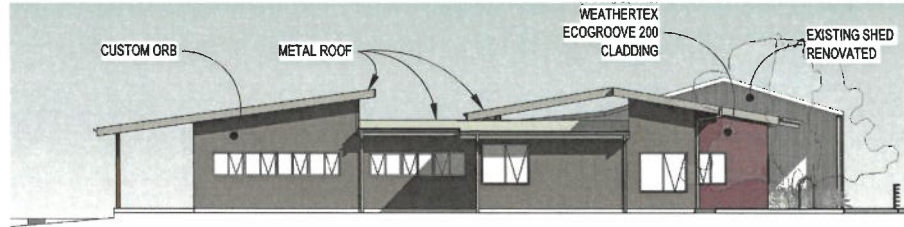
2	Issued for approval	01.03.2022
1	Issued for coordination	15.02.2022
No.	Revision	Date

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andrew@wdarchitects.com.au  
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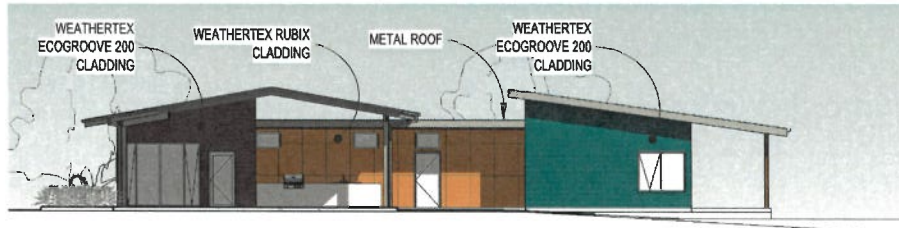
GOORA GAN STEINER SCHOOL 2744 ROUND HILL ROAD, AGNES WATER ADMINISTRATION BUILDING and COLA		Scale @ A3 1:200
		Date 21.01.22
		Project No. 641
		Drawn by ML
		Checked by AW
SECTIONS		A400 2 Revision



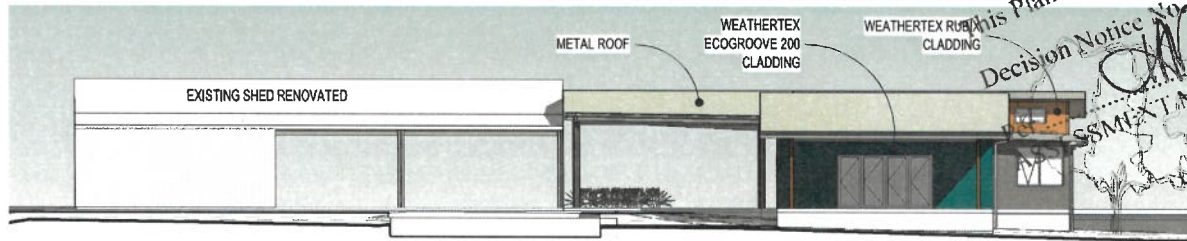
○ North Elevation  
1 : 200



○ East Elevation  
1 : 200



○ West Elevation  
1 : 200



○ South Elevation  
1 : 200

GLADSTONE REGIONAL COUNCIL  
GLADSTONE OFFICE  
This Plan is approved subject to the attached  
Decision Notice No. DA/ 28/ 2022 Date 1/09/2022  
SSM - XT MANAGER

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2	Issued for approval	01.03.2022
1	Issued for coordination	15.02.2022
No.	Revision	Date

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GOORA GAN STEINER SCHOOL  
2744 ROUND HILL ROAD, AGNES WATER  
ADMINISTRATION BUILDING and COLA

ELEVATIONS

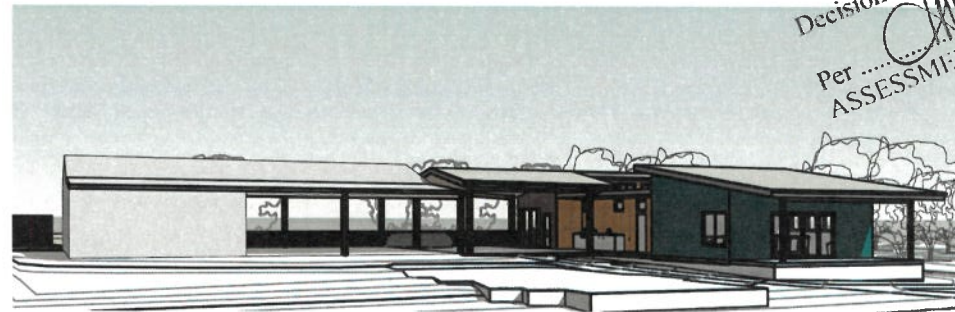
Scale @ A3	1 : 200
Date	21.01.22
Project No.	641
Drawn by	ML
Checked by	AW
A500	2
	Revision



○ North View



○ East View



○ South View

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 Decision Notice No. DA/28/2022  
 Per [Signature] Date 1/09/2022  
 ASSESSMENT MANAGER

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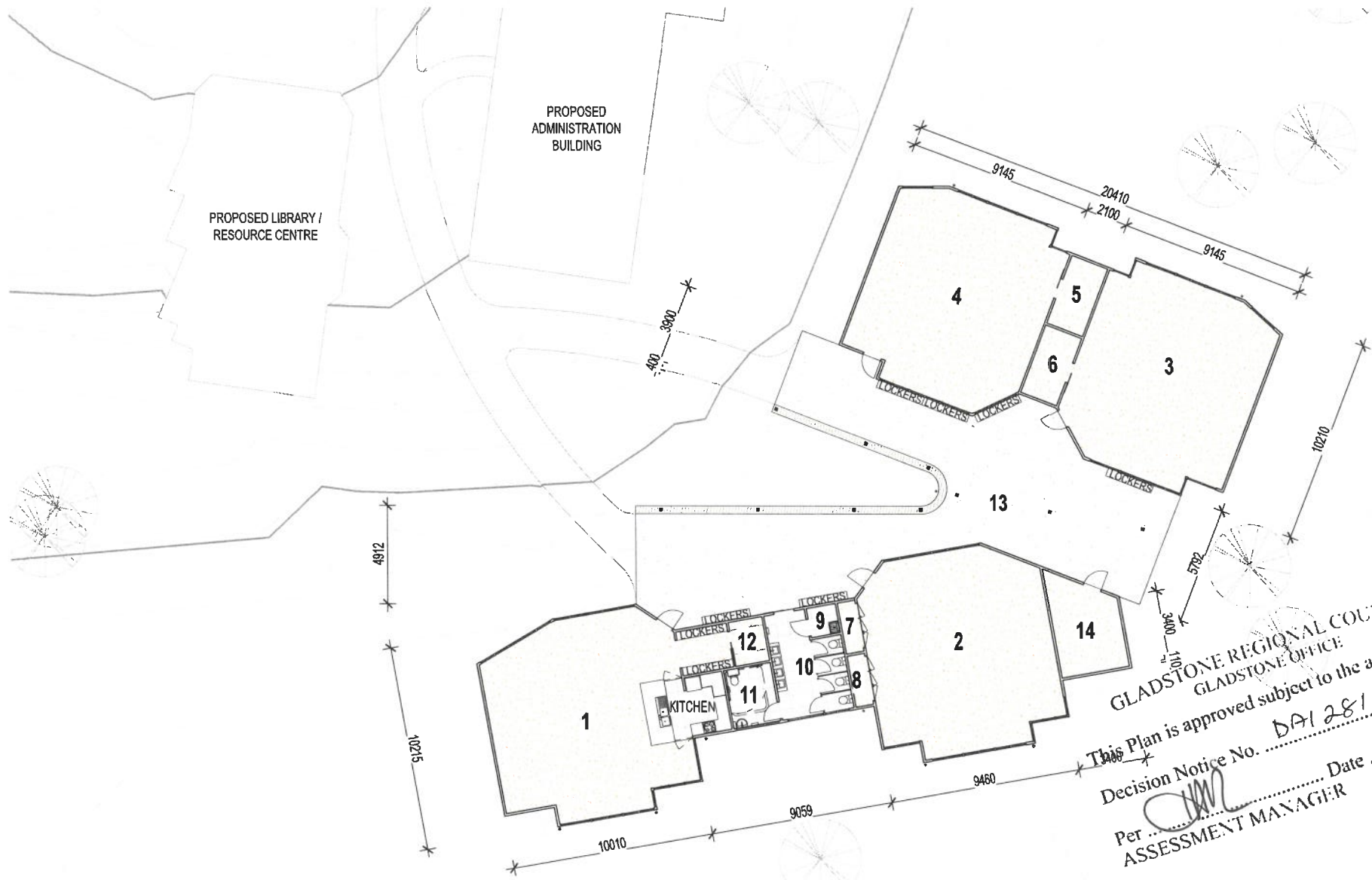
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2	Issued for approval	01.03.2022
1	Issued for coordination	15.02.2022
No.	Revision	Date

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GOORA GAN STEINER SCHOOL 2744 ROUND HILL ROAD, AGNES WATER ADMINISTRATION BUILDING and COLA		Scale @ A3
PERSPECTIVES		Date 21.01.22
		Project No. 641
		Drawn by ML
		Checked by AW
A900	2	Revision





Room Schedule		
Number	Name	Area
1	CLASSROOM	100 m <sup>2</sup>
2	CLASSROOM	85 m <sup>2</sup>
3	CLASSROOM	85 m <sup>2</sup>
4	CLASSROOM	85 m <sup>2</sup>
5	STOREROOM	7 m <sup>2</sup>
6	STOREROOM	7 m <sup>2</sup>
7	STORAGE	2 m <sup>2</sup>
8	STORAGE	2 m <sup>2</sup>
9	CLEANERS	2 m <sup>2</sup>
10	UNISEX TOILETS	16 m <sup>2</sup>
11	PWD TOILET	7 m <sup>2</sup>
12	STOREROOM	4 m <sup>2</sup>
13	COVERED AREA	179 m <sup>2</sup>
14	WITHDRAWAL ROOM	15 m <sup>2</sup>
Grand total: 14		596 m <sup>2</sup>

GLADSTONE REGIONAL COUNCIL.  
 GLADSTONE OFFICE.  
 This Plan is approved subject to the attached  
 Decision Notice No. DA12812022  
 Per [Signature] Date 11/09/2022  
 ASSESSMENT MANAGER

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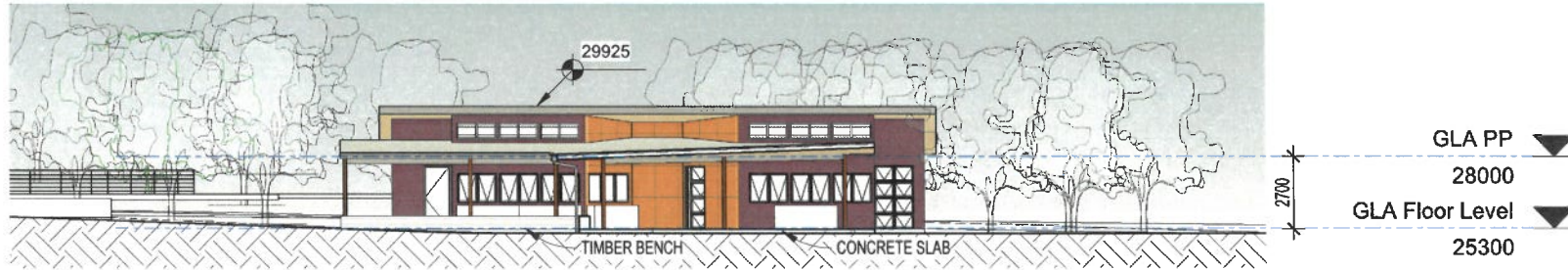
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2	Issued for approval	01.03.2022
1	Issued for coordination	15.02.2022
No.	Revision	Date

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**GOORA GAN STEINER SCHOOL**  
 2744 ROUND HILL ROAD, AGNES WATER  
 CLASSROOM BUILDINGS  
 FLOOR PLAN

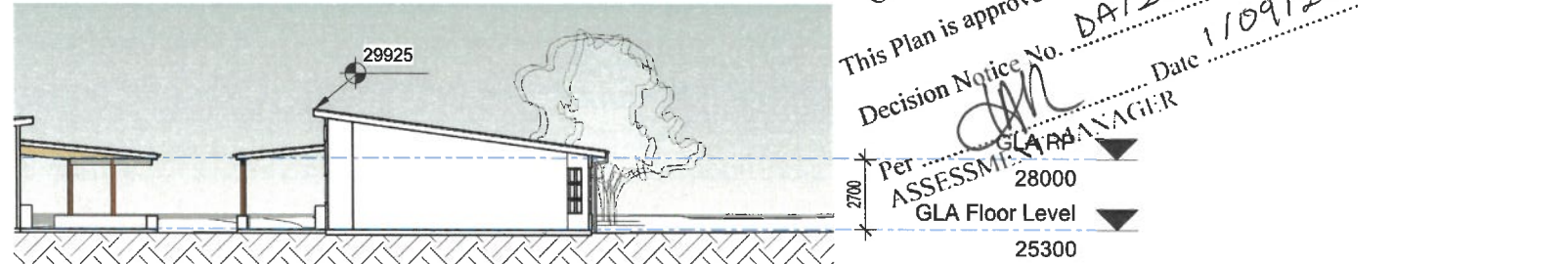
Scale @ A3	1:200
Date	07.02.22
Project No.	641
Drawn by	AW
Checked by	AW
A300	2
	Revision



Section 1  
1:200



Section 2  
1:200



Section 3  
1:200

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GLADSTONE OFFICE  
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Decision Notice No. DA/28/2022  
Date 1/09/2022  
Per [Signature] GLA ASSESSMENT MANAGER  
28000  
GLA Floor Level  
25300

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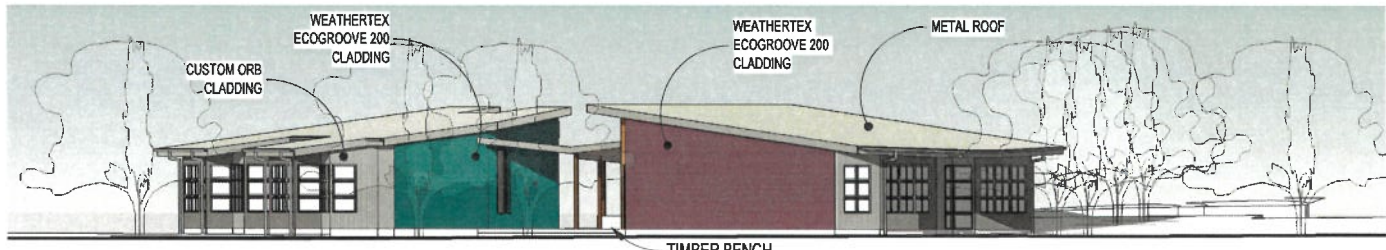
2	Issued for approval	01.03.2022
1	Issued for coordination	15.02.2022
No.	Revision	Date

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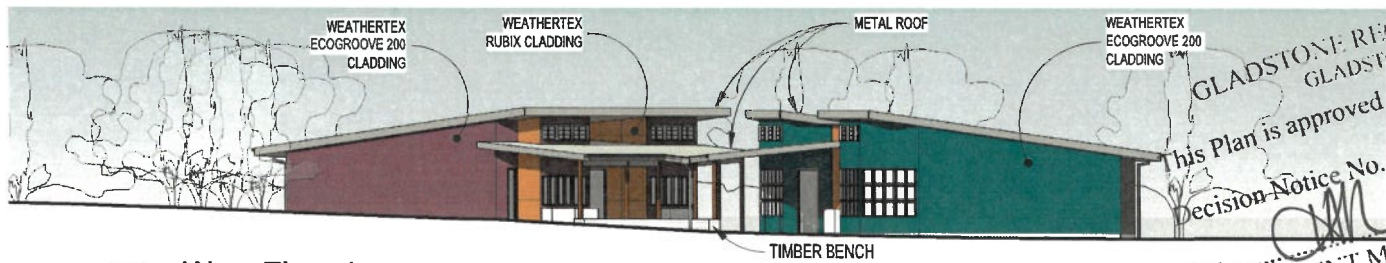
GOORA GAN STEINER SCHOOL 2744 ROUND HILL ROAD, AGNES WATER CLASSROOM BUILDINGS		Scale @ A3 1:200 Date 07.02.22 Project No. 641 Drawn by ML Checked by AW
SECTIONS	A400	2 Revision



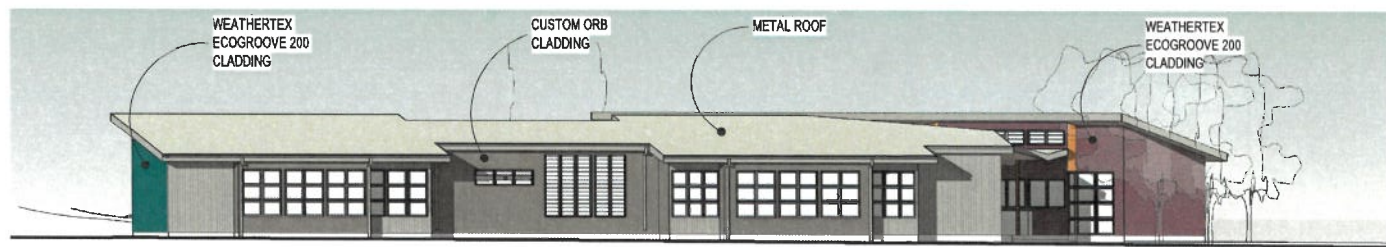
○ North Elevation  
1 : 200



○ East Elevation  
1 : 200



○ West Elevation  
1 : 200



○ South Elevation  
1 : 200

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GLADSTONE OFFICE  
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Decision Notice No. DA/28/2022  
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No.	Revision	Date

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**GOORA GAN STEINER SCHOOL**  
2744 ROUND HILL ROAD, AGNES WATER  
CLASSROOM BUILDINGS  
ELEVATIONS

Scale @ A3	1 : 200
Date	07.02.22
Project No.	641
Drawn by	ML
Checked by	AW
A500	2
	Revision



○ North View



○ South East View



○ North West View

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 GLADSTONE OFFICE  
 This Plan is approved subject to the attached  
 Decision Notice No. DA/28/2022  
 Date 1/09/2022  
 Peter [Signature]  
 ASSESSMENT MANAGER

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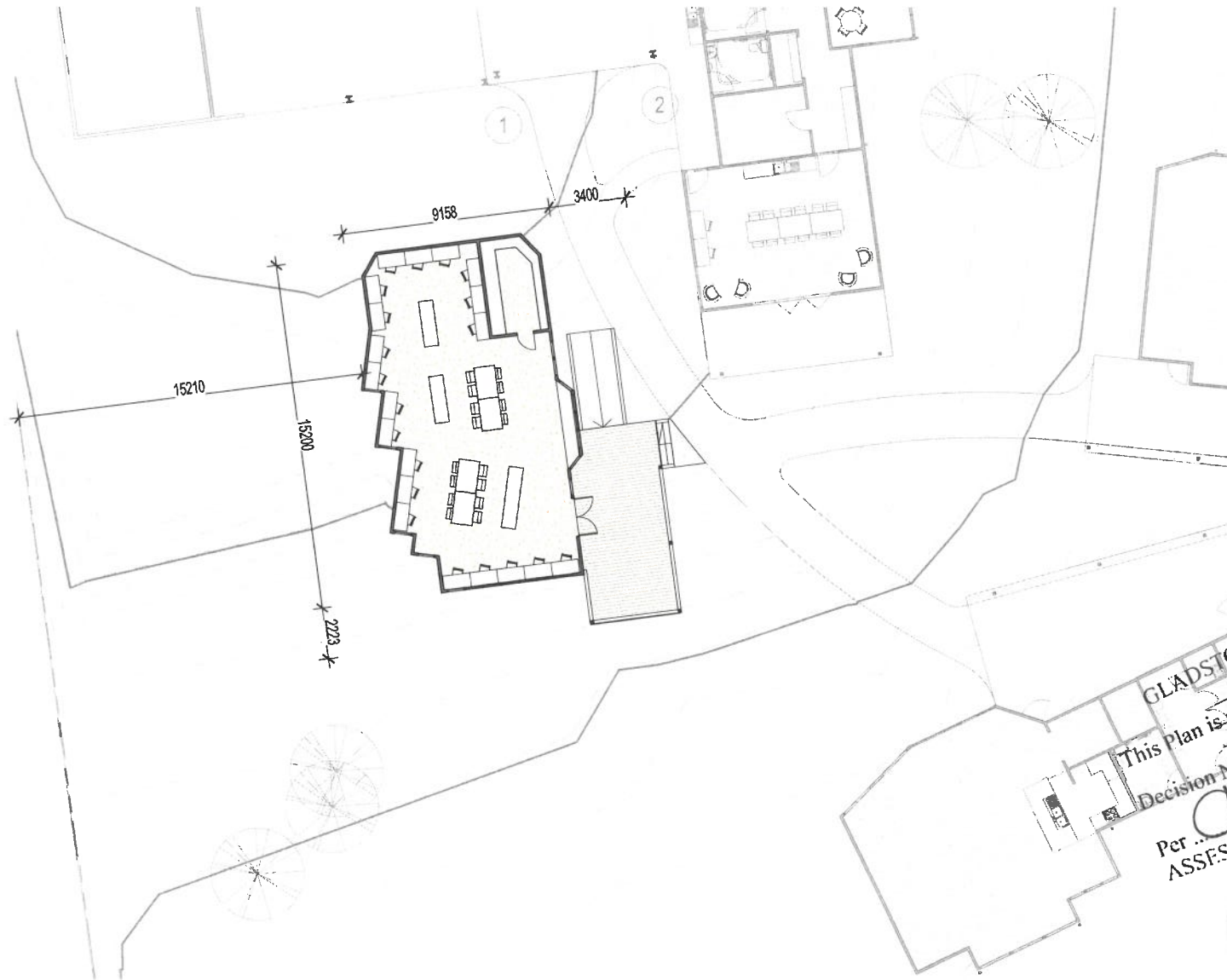
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2	Issued for approval	01.03.2022
1	Issued for coordination	15.02.2022
No.	Revision	Date

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 andrew@wdarchitects.com.au  
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GOORA GAN STEINER SCHOOL 2744 ROUND HILL ROAD, AGNES WATER CLASSROOM BUILDINGS		Scale @ A3
PERSPECTIVES		Date 07.02.22
		Project No. 641
		Drawn by ML
		Checked by AW
A900	2	Revision

Room Schedule		
Number	Name	Area
04	STOREROOM	10 m <sup>2</sup>
05	LIBRARY	103 m <sup>2</sup>
06	VERANDAH	33 m <sup>2</sup>
Grand total: 3		147 m <sup>2</sup>



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 Decision Notice No. DA/28/2022 Date 1/03/2022  
 Per *OM* ASSESSMENT MANAGER

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No.	Revision	Date
1	Issued for approval	01.03.2022

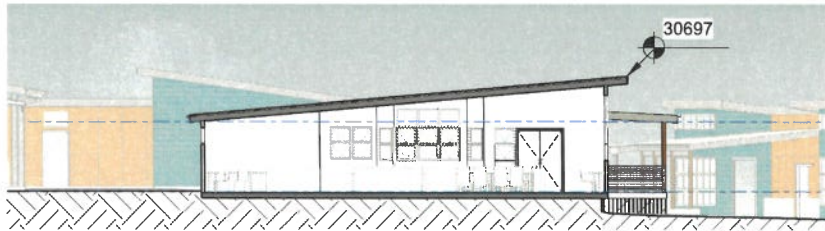
**wd architects**  
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 www.wdarchitects.com.au 0448 870 791

GOORA GAN STEINER SCHOOL  
 2744 ROUND HILL ROAD, AGNES WATER  
 PROPOSED LIBRARY/RESOURCE CENTRE

FLOOR PLAN

Scale @ A3	1:200
Date	07.02.22
Project No.	641
Drawn by	SP
Checked by	AW

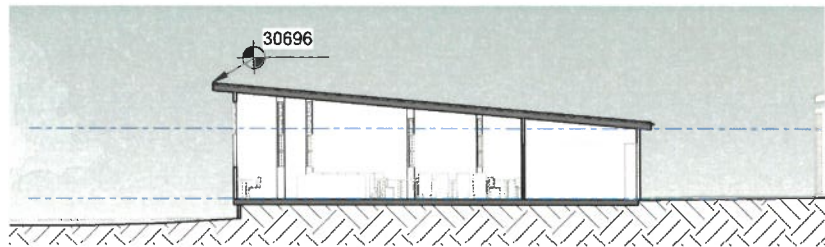
A300	1
	Revision



Pitching Point ▼  
28990  
Floor Level LIB ▼  
26390

**Section 1**

1 : 200



Pitching Point ▼  
28990  
Floor Level LIB ▼  
26390

**Section 2**

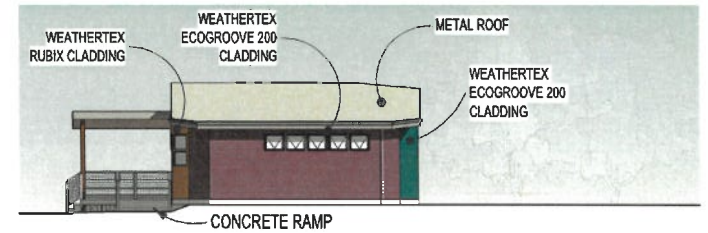
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Pitching Point ▼  
28990  
Floor Level LIB ▼  
26390

**Section 3**

1 : 200



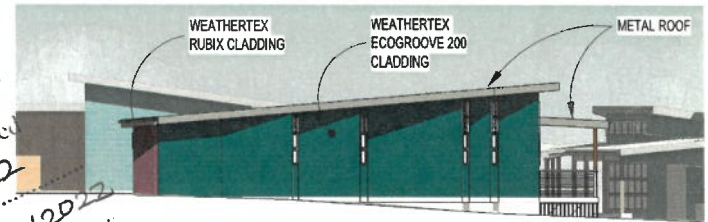
**North Elevation**

1 : 200



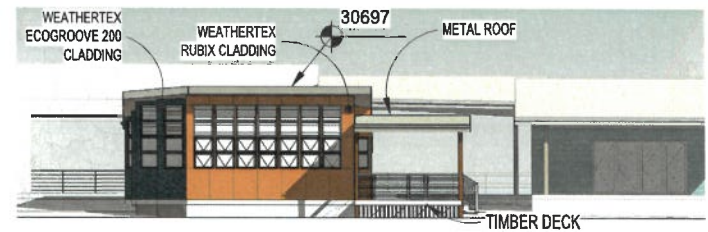
**East Elevation**

1 : 200



**West Elevation**

1 : 200



**South Elevation**

1 : 200

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Per [Signature] ASSESSOR  
Date 1/09/2022  
MANAGER

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No.	Revision	Date
1	Issued for approval	01.03.2022

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**GOORA GAN STEINER SCHOOL**  
2744 ROUND HILL ROAD, AGNES WATER  
PROPOSED LIBRARY/RESOURCE CENTRE  
ELEVATIONS AND SECTIONS

Scale @ A3	1 : 200
Date	07.02.22
Project No.	641
Drawn by	SP
Checked by	AW
<b>A500</b>	<b>1</b>
	Revision



○ South View



○ East View

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 Decision Notice No. *DA/28/2022*  
 Per *[Signature]* Date *1/09/2022*  
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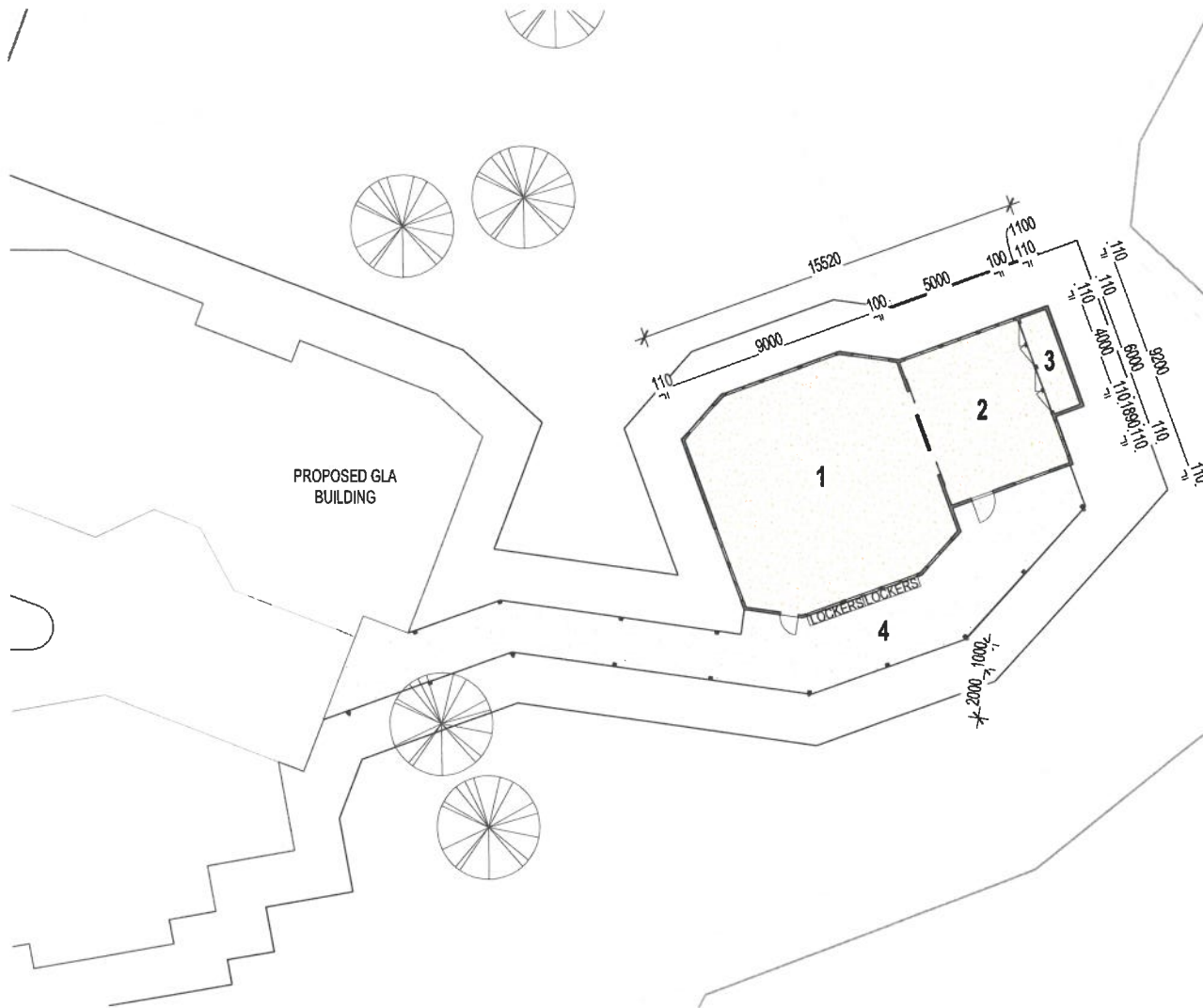
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<b>GOORA GAN STEINER SCHOOL</b> 2744 ROUND HILL ROAD, AGNES WATER PROPOSED LIBRARY/RESOURCE CENTRE		Scale @ A3 Date 07.02.22 Project No. 641 Drawn by SP Checked by AW
<b>PERSPECTIVES</b>		A900   1 Revision



Room Schedule		
Number	Name	Area
1	SPECIALTY CLASSROOM	78 m <sup>2</sup>
2	WORKSHOP	30 m <sup>2</sup>
3	STORAGE	4 m <sup>2</sup>
4	COVERED AREA	82 m <sup>2</sup>
Grand total: 4		195 m <sup>2</sup>

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 Decision Notice No. **DA/28/2022**  
 Per *[Signature]* Date **11/09/2022**  
 ASSESSMENT MANAGER



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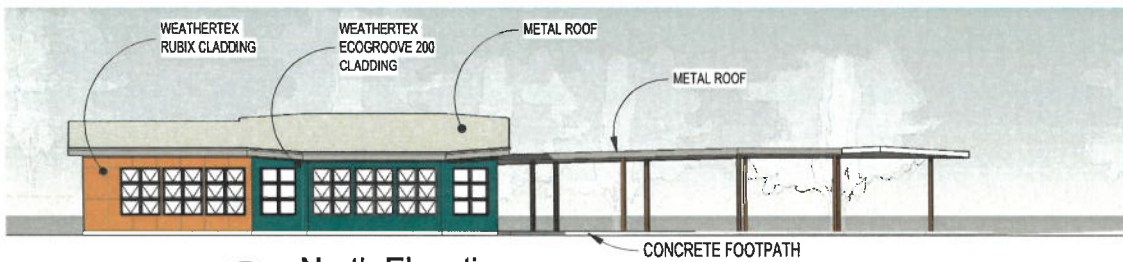
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2	Issued for approval	01.03.2022
1	Issued for coordination	15.02.2022
No.	Revision	Date

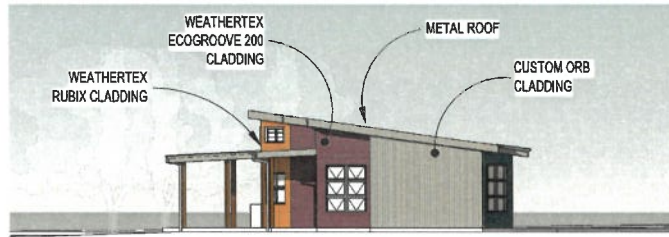
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GOORA GAN STEINER SCHOOL 2744 ROUND HILL ROAD, AGNES WATER SPECIALTY CLASSROOM and WORKSHOP		Scale @ A3 1:200
FLOOR PLAN		Date 07.02.22
A300		Project No. 641
2		Drawn by SP
Revision		Checked by AW

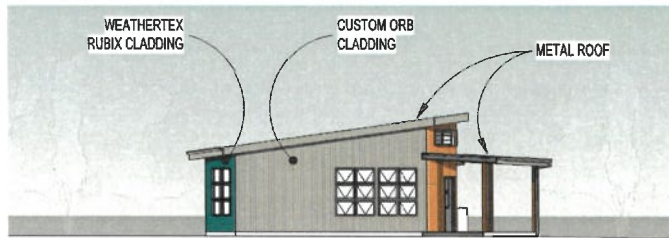




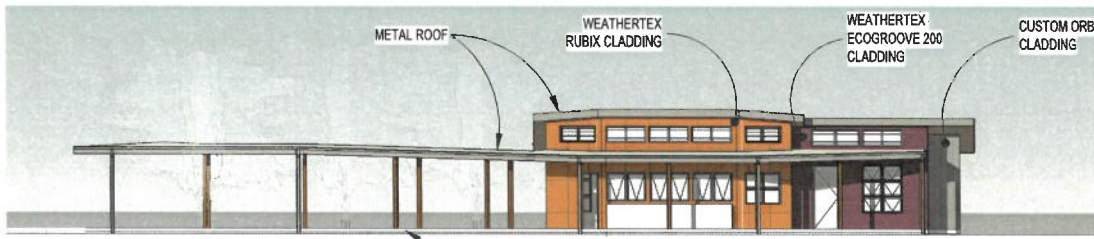
North Elevation  
1 : 200



East Elevation  
1 : 200



West Elevation  
1 : 200

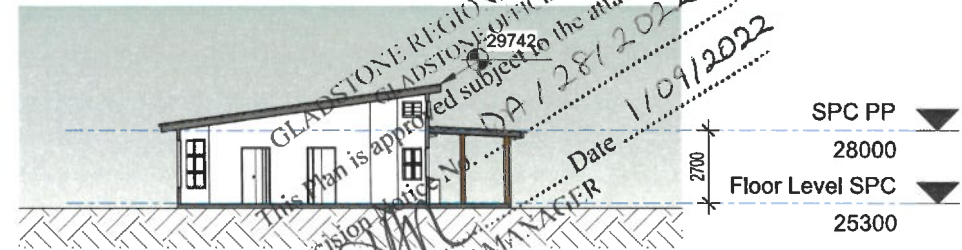


South Elevation  
1 : 200

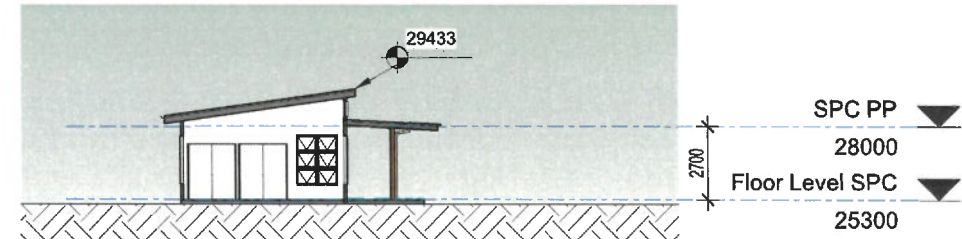
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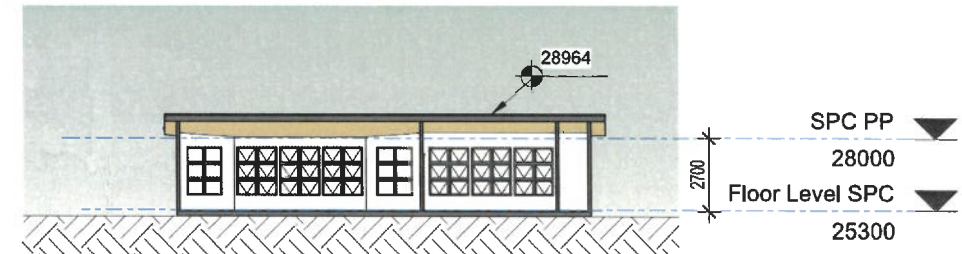
2	Issued for approval	01.03.2022
1	Issued for coordination	15.02.2022
No.	Revision	Date



Section 1  
1 : 200



Section 2  
1 : 200

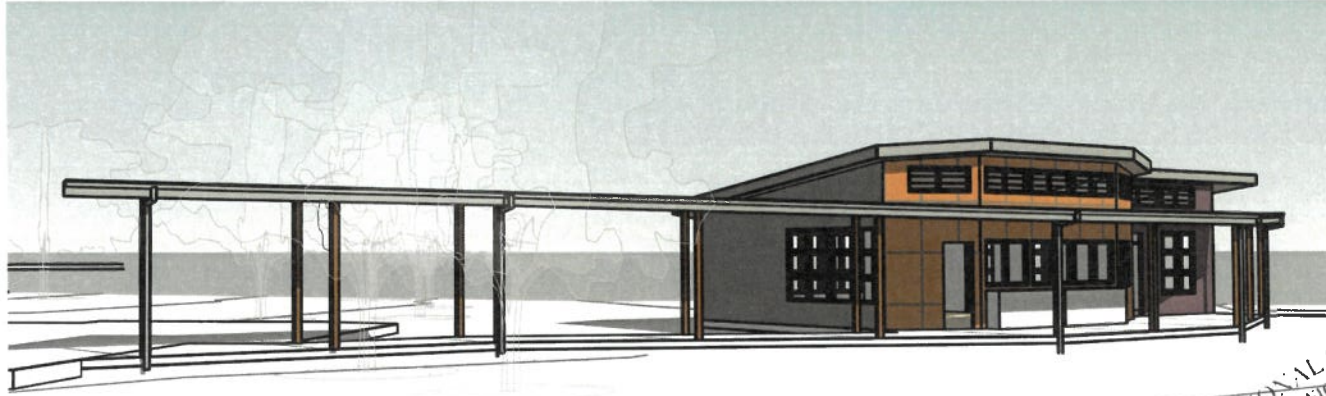


Section 3  
1 : 200

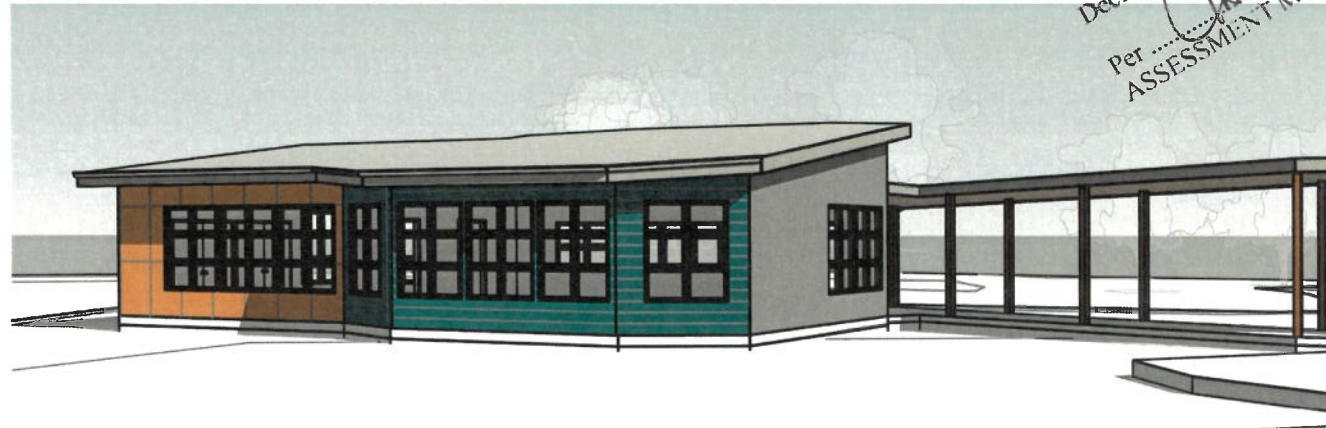
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<b>GOORA GAN STEINER SCHOOL</b>		Scale @ A3	1 : 200
2744 ROUND HILL ROAD, AGNES WATER		Date	07.02.22
SPECIALTY CLASSROOM and WORKSHOP		Project No.	641
ELEVATIONS and SECTIONS		Drawn by	SP
		Checked by	AW
		A500	2
		Revision	

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Decision Notice No. DA/28/2022 Date 11/09/2022  
Per [Signature] ASSESSMENT MANAGER



○ South West View



○ North West View

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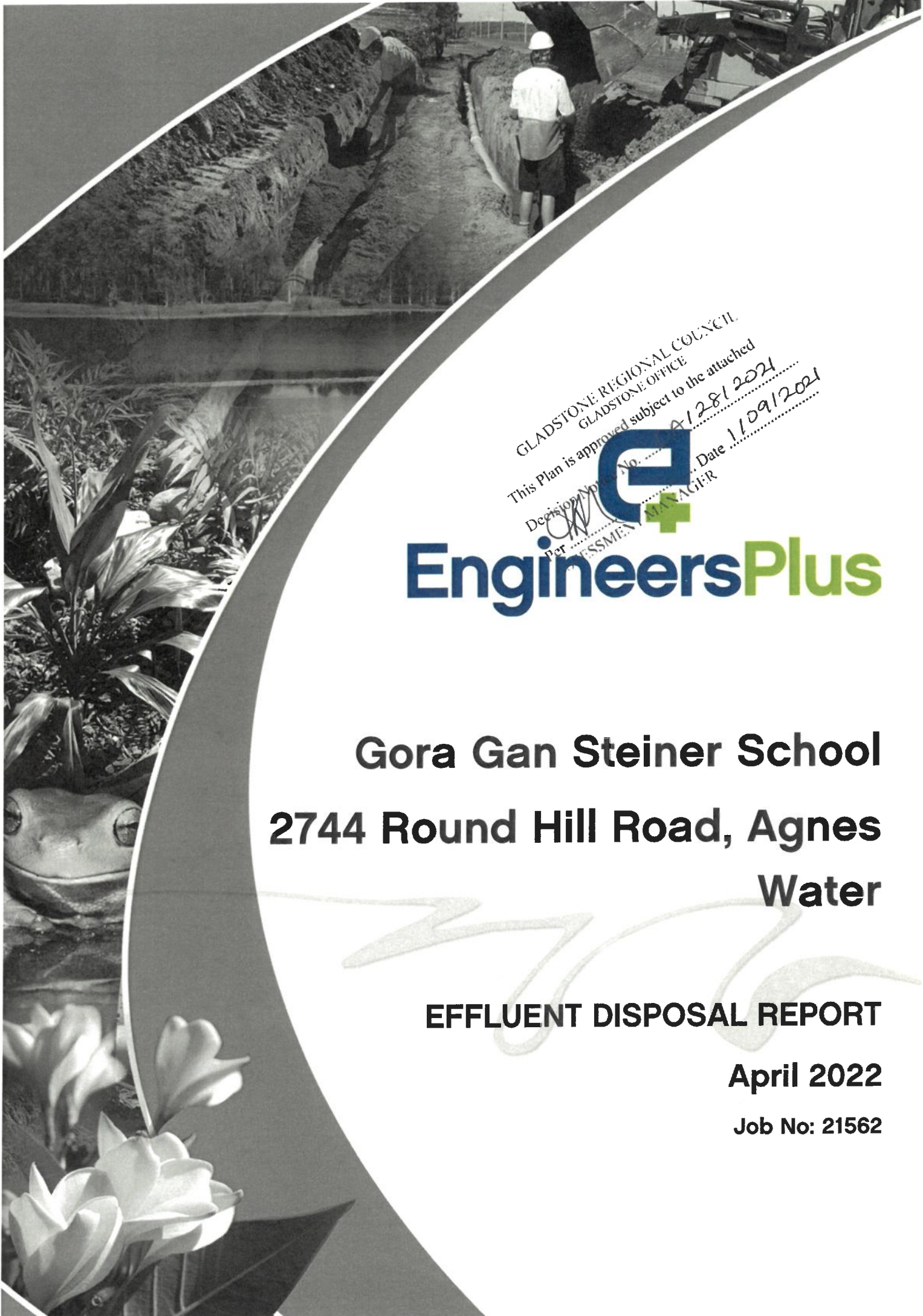
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**GOORA GAN STEINER SCHOOL**  
 2744 ROUND HILL ROAD, AGNES WATER  
 SPECIALTY CLASSROOM and WORKSHOP  
 PERSPECTIVES

Scale @ A3	
Date	07.02.22
Project No.	641
Drawn by	SP
Checked by	AW
A900	2
	Revision



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Decision No. ... 128/2021  
Date 1/09/2021  
Per ... MANAGER

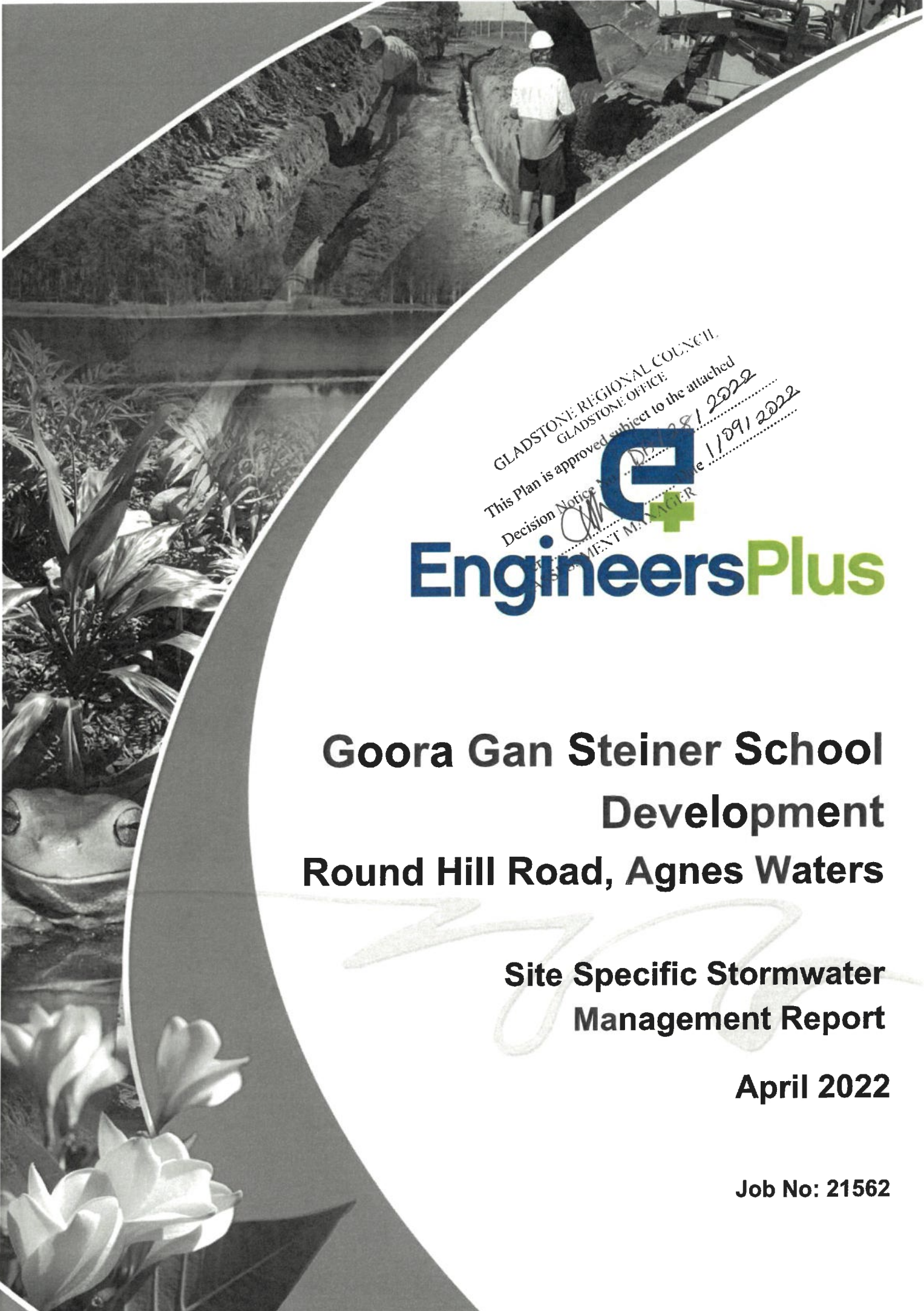


**Gora Gan Steiner School**  
**2744 Round Hill Road, Agnes**  
**Water**

**EFFLUENT DISPOSAL REPORT**

**April 2022**

**Job No: 21562**



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Decision Notice No. DB/281/2022  
*[Signature]* 1/29/2022  
ASST. MANAGER



# Goora Gan Steiner School Development Round Hill Road, Agnes Waters

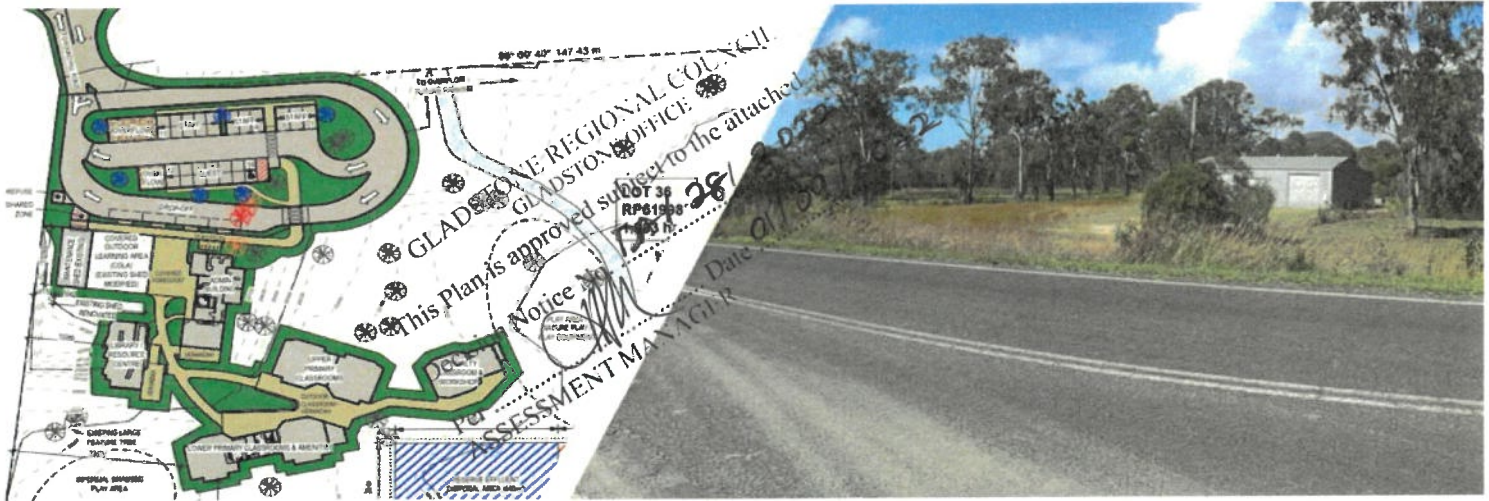
## Site Specific Stormwater Management Report

April 2022

Job No: 21562



ACCESS TRAFFIC  
CONSULTING



Goora Gan Steiner School  
2744 Round Hill Road, Agnes Water  
Traffic Impact Assessment  
March 2022

Prepared for Engineers Plus Pty Ltd



**GOORA GAN STEINER SCHOOL**  
**2744 ROUND HILL ROAD, AGNES WATER**  
**NOISE IMPACT ASSESSMENT**

GLADSTONE REGIONAL COUNCIL  
GLADSTONE OFFICE  
This Plan is approved subject to the attached  
Decision Notice No. DA/28/2022 Date 21/09/2022  
Per [Signature]  
ASSESSMENT MANAGER

**Prepared for:**

Melissa Thomson

**Goora Gan Steiner School**

1 Surf Club Avenue

Agnes Water QLD 4677

21 April 2022

**Job Number: 21110**

**Document ID: 21110-01-R01A-Noise Impact Assessment**