

Council File Reference: 051617  
Council Contact: Geoff Rintoul  
Council Contact Phone: (07) 4652 9999

31 October 2016

Department of Health  
c/- Building and Asset Services  
GPO Box 2937  
BRISBANE QLD 4001

Attention: Joe Zhou, *Town Planner*

Dear Joe

**Development Application**

**Development Permit – Material Change of Use for “Community Oriented Activity” –  
Primary Health Care Centre**

**Development Permit – Reconfiguring a Lot (Creating 2 Access Easements)**

**Lot 217 on A18414 – McAuliffe Street, Aramac**  
**Lot 7 on SP217660 – Porter Street, Aramac**  
**Lot 6 on RY242 – Porter Street, Aramac**

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We refer to the assessment of the abovementioned development application.

Pursuant to sections 334 and 335 of the *Sustainable Planning Act 2009* (SPA), please find attached the **Decision Notice**.

Please contact Geoff Rintoul at the Aramac Administration Office should you have any queries.

Yours Faithfully



x D A Howard  
**Chief Executive Officer**

**DECISION NOTICE**

(Section 334 of the *Sustainable Planning Act 2009*)

Council File Reference: 051617  
Council Contact: Geoff Rintoul  
Council Contact Phone: (07) 4652 9999

**Development Application**

**Development Permit – Material Change of Use for “Community Oriented Activity” – Primary Health Care Centre**

**Development Permit – Reconfiguring a Lot (Creating 2 Access Easements)**

Lot 217 on A18414 – McAuliffe Street, Aramac  
Lot 6 on RY242 – Porter Street, Aramac  
Lot 7 on SP217660 – Porter Street, Aramac

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**Pursuant to section 335 of the *Sustainable Planning Act 2009* (SPA):**

**(1) DATE OF DECISION**

On 26 October 2016 Barcardine Regional Council decided the development application seeking:

Development Permit – Material Change of Use for “Community Oriented Activity” – Primary Health Care Centre

Development Permit – Reconfiguring a Lot (Creating 2 Access Easements)

**(2) APPLICANT DETAILS**

Name: Department of Health

Postal Address: c/- Building and Asset Services  
GPO Box 2937  
BRISBANE QLD 4001

Attention: Joe Zhou, *Town Planner*

Phone No.: (07) 3008 3344

Email: [joe.zhou@hpw.qld.gov.au](mailto:joe.zhou@hpw.qld.gov.au)

(3) **SUBJECT SITE – PROPERTY DESCRIPTION**

RPD	Street Address	Aspect of Development
Lot 217 on A18414	McAuliffe Street, Aramac	Primary Health Care Centre
Lot 6 on RY242	Porter Street, Aramac	Vehicle Access to the Primary Health Care Centre
Lot 7 on SP217660	Porter Street, Aramac	Vehicle Access to the Primary Health Care Centre

(4) **REFERRAL AGENCIES**

Pursuant to sections 250 and 251 of the *Sustainable Planning Act 2009* (SPA) and *Schedule 7 Referral Agencies and their Jurisdictions of the Sustainable Planning Regulation 2009* (SP Reg), no referral agencies were prescribed for the development application.

(5) **DECISION**

The development application has been assessed and is:

- Approved in Full
- Approved in Part
- Approved in Full, with Conditions
- Approved in Part, with Conditions
- Refused

(6) **APPROVAL UNDER SECTION 331**

Pursuant to section 331 of SPA, the development application has not been deemed to be approved.

(7) **DETAILS OF APPROVAL**

Aspect of Development	Development Permit	Preliminary Approval
Carrying out Building Work	<input type="checkbox"/>	<input type="checkbox"/>
Carry out Operational Work	<input type="checkbox"/>	<input type="checkbox"/>
Making a Material Change of Use for "Community Oriented Activity" – Primary Health Care Centre	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reconfiguring a Lot (Creating 2 Access Easements)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(8) **CONFLICT WITH A RELEVANT INSTRUMENT AND REASONS FOR THE DECISION DESPITE THE CONFLICT**

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

(9) **SUBMISSIONS**

Not applicable.

(10)(a) **APPROVED PLANS**

**PART A: DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR "COMMUNITY ORIENTED ACTIVITY" – PRIMARY HEALTH CARE CENTRE**

The approved plans for this Development Permit for Material Change of Use for "Community Oriented Activity" – Primary Health Care Centre are listed in the table below. Refer to Attachment A for a copy of the approved plans.

<b>Reference:</b>	Project No. 14.0125, Sheet No. DA-0001, Revision 3
<b>Description:</b>	"Site Plan", prepared by Thomson Adsett, dated 05.09.2016
<b>Amendments:</b>	Nil.
<b>Reference:</b>	Project No. 14.0125, Sheet No. DA 0002, Revision 3
<b>Description:</b>	"Proposed Easement Plan", prepared by Thomson Adsett, dated 05.09.2016
<b>Amendments:</b>	Nil.
<b>Reference:</b>	Project No. 16.0079.17, Sheet No. DA-0003, Revision 1
<b>Description:</b>	"Floor, Reflected Ceiling Plan", prepared by Thomson Adsett, dated 03.08.2016
<b>Amendments:</b>	Nil.
<b>Reference:</b>	Project No. 16.0079.17, Sheet No. DA-0004, Revision 1
<b>Description:</b>	"Roof Plan", prepared by Thomson Adsett, dated 03.08.2016
<b>Amendments:</b>	Nil.
<b>Reference:</b>	Project No. 16.0079.17, Sheet No. DA-0005, Revision 1
<b>Description:</b>	"Elevations", prepared by Thomson Adsett, dated 03.08.2016
<b>Amendments:</b>	Nil.
<b>Reference:</b>	Project No. 16.0079.17, Sheet No. DA-0006, Revision 1
<b>Description:</b>	"Sections", prepared by Thomson Adsett, dated 03.08.2016
<b>Amendments:</b>	Nil.
<b>Reference:</b>	Project No. 16.0079.17, Sheet No. DA-0007, Revision 1
<b>Description:</b>	"Perspectives", prepared by Thomson Adsett, dated 03.08.2016
<b>Amendments:</b>	Nil.

(10)(b)

**APPROVED PLANS**

**PART B: DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (CREATING 2 ACCESS EASEMENTS)**

The approved plan for this Development Permit for Reconfiguring a Lot (Creating 2 Access Easements) is listed in the table below. Refer to Attachment B for a copy of the approved plan.

<b>Reference:</b>	Project No. 14.0125, Sheet No. DA 0002, Revision 3
<b>Description:</b>	"Proposed Easement Plan", prepared by Thomson Adsett, dated 05.09.2016
<b>Amendments:</b>	Nil.

(11)(a)

**ASSESSMENT MANAGER'S CONDITIONS**

**PART A: DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR "COMMUNITY ORIENTED ACTIVITY" – PRIMARY HEALTH CARE CENTRE**

**GENERAL**

1. Approval is granted for the purpose of Material Change of Use for "Community Oriented Activity" – Primary Health Care Centre
2. The development shall be undertaken generally in accordance with supporting information supplied by the applicant with the development application and the approved plans listed in Item 10(a) (above) of this Decision Notice.

**AMENITY**

**Operating Hours**

3. Operation of the use shall occur generally between the hours of 7:00am and 6:00pm.
4. Loading and unloading shall occur only between the hours of 7:00am and 6:00pm Monday to Friday, and 7:00am and 12.00 noon Saturday. No loading and unloading shall occur on Sundays or Public Holidays.

**Fencing**

5. A 1.8 metre (minimum height) screen fence shall be erected along the entire length of the southern boundary of Lot 217 on A18414 and the part of the western boundary of Lot 217 on A18414 which adjoins Lot 5 on RP608887, and shall be maintained at all times while the use continues.
6. A 1.8 metre (minimum height) screen fence shall be erected along the entire length of the southern boundary of Lot 6 on RY242, and shall be maintained at all times while the use continues.

**Landscaping**

7. Landscaping shall be provided within the premises as indicated on "Site Plan", Project No. 14.0125, Sheet No. DA-0001, Revision 3, prepared by Thomson Adsett, dated 05.09.2016.
8. A landscaping plan addressing the requirements of Condition 7 shall be prepared by a suitably qualified and experienced person and shall be submitted to and for the endorsement of Council.
9. All landscaping areas shall be planted and maintained at all times while the use continues in accordance with the endorsed landscaping plan required by Condition 8.

### **Refuse**

10. Provision shall be made for the on-site collection of general refuse in covered waste containers with a capacity sufficient for the use. At all times while the use continues, waste containers shall be maintained in a clean and tidy state and shall be emptied and the waste removed from the site on a regular basis.

### **Lighting**

11. Lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.

### **Noise**

12. All external plant and equipment, including air-conditioning units, shall be acoustically screened and treated to ensure compliance with *Environmental Protection (Noise) Policy 2008*.

## **ENGINEERING**

### **Vehicle Access and Driveways**

13. Lot 6 on RY242 shall be provided with a sealed vehicle crossover from Porter Street generally as shown on "Site Plan", Project No. 14.0125, Sheet No. DA-0001, Revision 3, prepared by Thomson Adsett, dated 05.09.2016.
14. Lot 7 on SP217660 shall be provided with a sealed vehicle crossover from Porter Street generally as shown on "Site Plan", Project No. 14.0125, Sheet No. DA-0001, Revision 3, prepared by Thomson Adsett, dated 05.09.2016.
15. The vehicle crossovers, as required by Conditions 13 and 14, shall be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1) of the Aramac Shire Planning Scheme or to other accepted and Council endorsed engineering standards.
16. The existing internal driveways within Lot 6 on RY242 and Lot 7 on SP217660 shall be extended, and if necessary upgraded, to Lot 217 on A18414 to allow for vehicle access from Porter Street generally as shown on "Site Plan", Project No. 14.0125, Sheet No. DA-0001, Revision 3, prepared by Thomson Adsett, dated 05.09.2016.
17. The internal driveways, as required by Condition 16, shall be located and constructed within proposed "easement A" and proposed "easement B", generally as shown on "Proposed Easement Plan", Project No. 14.0125, Sheet No. DA 0002, Revision 3, prepared by Thomson Adsett, dated 05.09.2016.
18. At such time as Council undertakes construction of McAuliffe Street to a formed road, vehicle access to Lot 217 on A18414 shall be provided from McAuliffe Street by way of two (2) sealed vehicle crossovers generally as indicated on "Site Plan", Project No. 14.0125, Sheet No. DA-0001, Revision 3, prepared by Thomson Adsett, dated 05.09.2016.
19. The vehicle crossovers, as required by Conditions 18, shall be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3(1) of the Aramac Shire Planning Scheme or to other accepted and Council endorsed engineering standards.
20. Vehicle manoeuvring areas shall be provided so that all vehicles, including heavy vehicles, associated with the use can enter and leave the site in a forward direction.

21. All internal driveways and areas where vehicles regularly manoeuvre and park shall be sealed or constructed of suitable alternative material to facilitate all weather operation, and designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.2(1)(b) of the Aramac Shire Planning Scheme or to other accepted and Council endorsed engineering standards.

22. Adequate loading and unloading areas for the use shall be provided on the site. All loading and unloading shall be carried out only within the boundaries of the site and shall not be undertaken external to the site.

### **Carparking**

23. A minimum of fifteen (15) car parking spaces, including one (1) PWD space, shall be provided on-site, for the purposes of visitor parking, generally as indicated on "Site Plan", Project No. 14.0125, Sheet No. DA-0001, Revision 3, prepared by Thomson Adsett, dated 05.09.2016.

24. All carparking spaces and associated driveways and manoeuvring areas required by Conditions 21 and 23 shall be designed and constructed in accordance with Australian Standard AS2890.

### **Water Supply**

25. Lot 217 on A18414 shall be connected to the reticulated water supply system, in accordance with Schedule 1, Division 3: Standards for Water Supply of the Aramac Shire Planning Scheme or to other accepted and Council endorsed engineering standards.

### **Sewerage**

26. Lot 217 on A18414 shall be connected to the reticulated sewerage system, in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.2 of the Aramac Shire Planning Scheme or to other accepted and Council endorsed engineering and environmental standards.

### **Electricity**

27. Lot 217 on A18414 shall be connected to the reticulated electricity supply in accordance with relevant standards required by the service provider.

### **Stormwater**

28. The site shall be adequately drained and all stormwater shall be disposed of in accordance with Schedule 1, Division 5: Standards for Stormwater Drainage, Section 5.1 of the Aramac Shire Planning Scheme or to other accepted and Council endorsed engineering standards.

### **Utility Easement**

29. An appropriate utility easement, proposed "easement C" generally as shown on "Proposed Easement Plan", Project No. 14.0125, Sheet No. DA 0002, Revision 3, prepared by Thomson Adsett, dated 05.09.2016, shall be provided in favour of Council to contain the infrastructure connections required by Conditions 25, 26 and 27 where such infrastructure passes through Lot 6 on RY242 to connect to Lot 217 on A18414.

30. The easement, as required by Condition 29, shall be of sufficient width to contain the infrastructure elements and shall be a minimum width of three (3) metres to facilitate access for maintenance and construction.

31. The applicant shall submit a detailed Plan of Survey, together with relevant easement documentation, prepared by a licensed surveyor, of the easement required by Conditions 29 and 21, to and for the endorsement of Council.

### Detailed Plans of Infrastructure Connections

32. Prior to undertaking any works required by the conditions of approval, full engineering drawings and specifications to appropriate engineering standards, shall be provided for water supply connection, sewerage connection, reticulation of electricity and stormwater drainage, as required by Conditions 25, 26, 27 and 28, to and for the endorsement of Council.

### General Works

33. All works required by the conditions of approval for the vehicle crossovers, parking and on-site manoeuvring, water supply connection (including internal connections), sewerage connection (including internal connections), electricity supply connection (including internal connections), stormwater drainage, landscaping, fencing, and earthworks shall be completed prior to the commencement of the use, unless such works are bonded to the satisfaction of Council.
34. Best practice soil erosion control techniques shall be used at the location of all works to be completed on the site in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 of the Aramac Shire Planning Scheme or to other accepted and Council endorsed engineering standards, and *State Planning Policy*, April 2016, Part H, Appendix 3 – *SPP Code: Water Quality*, Table A: *Construction phase – stormwater management design objectives*. Soil erosion controls shall remain in place for the duration of construction.
35. No construction shall take place until the appropriate erosion control and silt collection measures are in place as required by Condition 34 (above). Such erosion control and silt collection measures shall remain on-site throughout the construction period.

### RATES AND CHARGES

36. The cost of carrying out works and providing services to the premises, as required by the conditions of approval, shall be at the expense of the applicant.
37. All outstanding rates and charges shall be paid to Council prior to the commencement of the use.

### COMPLIANCE WITH CONDITIONS

38. All conditions of this Approval shall be complied with prior to commencement of the use and shall be maintained at all times while the use continues.

#### Notes:

##### The Relevant Period

Pursuant to section 341 of the *Sustainable Planning Act 2009*, this approval shall lapse if the use under this Approval has not commenced within four (4) years from the day the approval takes effect.

##### Clearing Native Vegetation

This approval in no way authorises the clearing of native vegetation protected under the *Vegetation Management Act 1999*.

##### Aboriginal Cultural Heritage

This approval in no way removes the duty of care responsibility of the applicant under the *Aboriginal Cultural Heritage Act 2003*. Pursuant to Section 23(1) of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care").



(11)(b)

**ASSESSMENT MANAGER'S CONDITIONS**

<b>PART B: DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (CREATING 2 ACCESS EASEMENTS)</b>
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1. Approval is granted for the purpose of Reconfiguring a Lot (Creating 2 Access Easements)
2. The development shall be generally in accordance with supporting information supplied by the applicant with the development application including the plan listed in Item 10(b) (above) of this Decision Notice.
3. The two (2) proposed access easements shall be for the purposes of providing vehicle access from Porter Street to Lot 217 on A18414.
4. A sealed vehicle crossover shall be provided to each of the two (2) proposed access easements from Porter Street.
5. The vehicle crossovers, as required by Conditions 4, shall be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access, Section 2.3 of the Aramac Shire Planning Scheme or to other accepted and Council endorsed engineering standards.
6. A driveway shall be provided within each of the two (2) proposed access easements for the full length of the easement, and shall be designed and constructed in accordance with Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Area and Access, Section 2.1 (1) of the Aramac Shire Planning Scheme or to other accepted and Council endorsed engineering standards.
7. Any filling or excavation necessitated to meet the conditions of this approval shall be undertaken in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 of the Aramac Shire Planning Scheme or to other accepted and Council endorsed engineering standards.
8. Best practice soil erosion control techniques shall be used at the location of all works to be completed on the subject site in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 of the Aramac Shire Planning Scheme or to other accepted and Council endorsed engineering standards and shall remain in place for the duration of construction.
9. No construction shall take place until the appropriate erosion control and silt collection measures are in place as required by Condition 8 (above). Such erosion control and silt collection measures shall remain on-site throughout the construction period.
10. No works shall take place until detailed design plans have been submitted to and for the endorsement of Council.
11. All works necessitated by the conditions of approval for crossovers and internal driveways shall be completed prior to the submission to Council of the Plan of Survey required by Condition 14, unless such works are bonded to the satisfaction of Council.
12. The cost of carrying out works and providing the vehicle access to the proposed easement, as required by conditions of approval, shall be at the expense of the applicant.
13. All outstanding rates and charges shall be paid to Council prior to the submission to Council of the Plan of Survey required by Condition 14.
14. The applicant shall submit a detailed Plan of Survey together with all relevant easement documentation, prepared by a licensed surveyor, for the approval of Council.

(12) REFERRAL AGENCY CONDITIONS

Not Applicable.

(13) CODES FOR SELF-ASSESSABLE DEVELOPMENT

Not applicable.

(14) DETAILS OF ANY COMPLIANCE ASSESSMENT REQUIRED

Pursuant to Chapter 6, Part 10 of SPA and Schedule 19 of the SP Reg, compliance assessment is required for the following documents or works in relation to the development

<b>Documents or works requiring compliance assessment</b>	<b>Matters or things against which the document or work must be assessed</b>	<b>Compliance assessor</b>	<b>When the request for compliance assessment must be made</b>
Subdivision Plan	<p>(a) all of the following—</p> <ul style="list-style-type: none"><li>(i) the conditions of the development permit or compliance permit about the reconfiguration have been complied with;</li><li>(ii) for a reconfiguration requiring operational works—the conditions of the development permit or compliance permit for the operational works have been complied with;</li><li>(iii) there are no outstanding rates or charges levied by the local government or expenses that are a charge over the land under any Act;</li><li>(iv) the plan has been prepared in compliance with the development permit or compliance permit;</li><li>(v) the conditions of a water approval under the SEQ Water Act have been complied with;</li><li>(vi) there are no outstanding charges levied by a distributor-retailer under the Act or the SEQ Water Act; or</li></ul> <p>(b) both of the following—</p> <ul style="list-style-type: none"><li>(i) satisfactory security has been given to the local government to ensure compliance with the requirements of paragraph (a)(i) to (iii);</li><li>(ii) the plan is in accordance with the development permit or compliance permit</li></ul>	Barcaldine Regional Council	While this approval is still in effect, and following compliance with the matters which the document must be assessed against

(15) **OTHER DEVELOPMENT PERMITS OR COMPLIANCE PERMITS REQUIRED**

Listed below are other development permits and/or compliance permits that are necessary to allow the development to be carried out

- Carrying out Building Work
- Carry out Operational Work
- Making a Material Change of Use of premises
- Reconfiguring a Lot

(16) **RIGHTS OF APPEAL FOR APPLICANT**

Refer to Attachment C for a copy of the relevant extracts of SPA which detail your appeal rights regarding this decision.

(17) **RIGHTS OF APPEAL FOR SUBMITTERS**

Not applicable.

(18) **ASSESSMENT MANAGER**

Name: Barcaldine Regional Council      Signature  .....      Date: 31/10/2016

Attachment A – Approved Plans for Development Permit for Material Change of Use for “Community Oriented Activity” – Primary Health Care Centre

Attachment B – Approved Plan for Development Permit for Reconfiguring a Lot (Creating 2 Access Easements)

Attachment C – SPA extract on Appeal Rights

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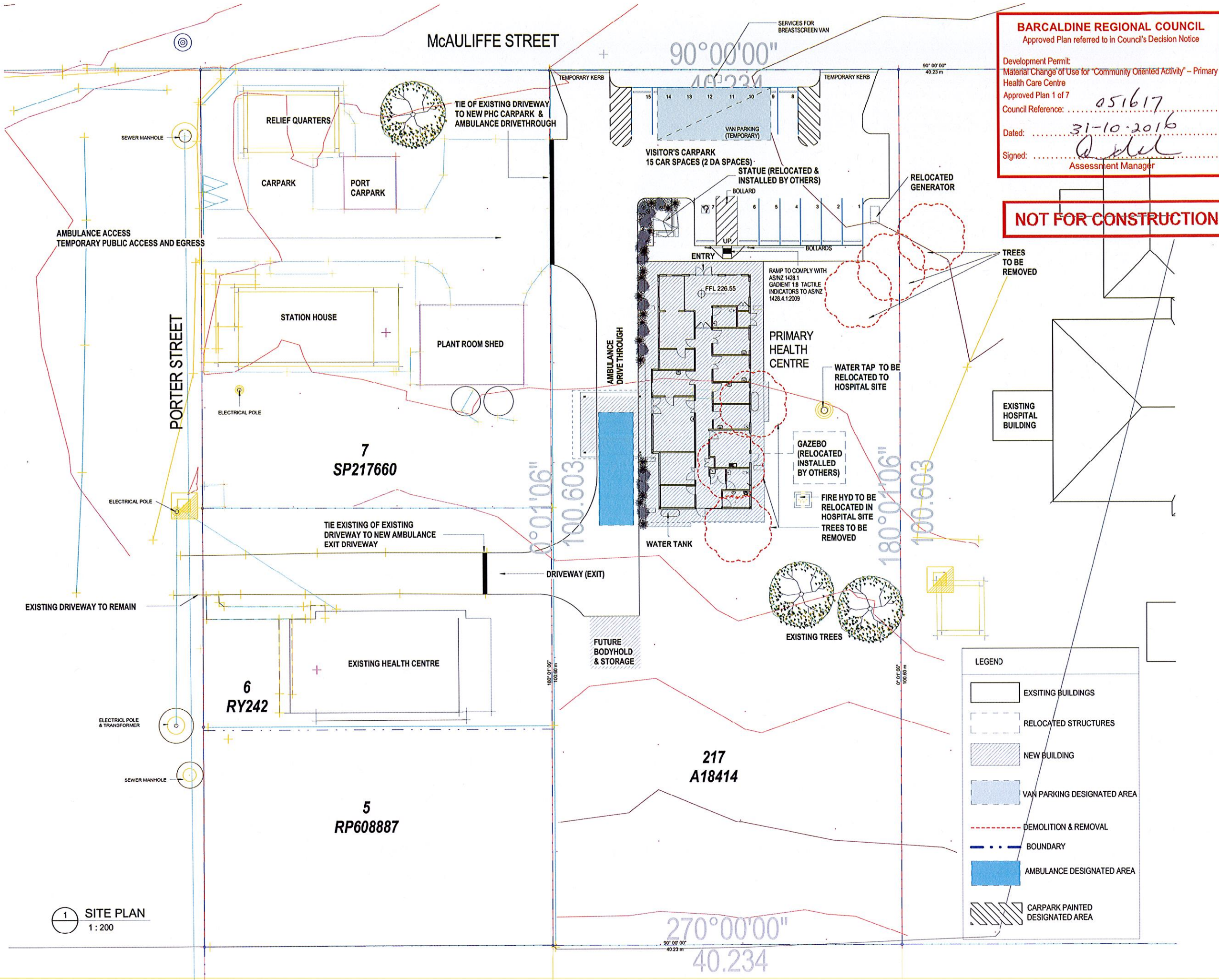
# Attachment A

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## Approved Plans

### Development Permit for Material Change of Use for “Community Oriented Activity” – Primary Health Care Centre

1	Reference: Description: Amendments:	Project No. 14.0125, Sheet No. DA-0001, Revision 3 “Site Plan”, prepared by Thomson Adsett, dated 05.09.2016 Nil
2	Reference: Description: Amendments:	Project No. 14.0125, Sheet No. DA 0002, Revision 3 “Proposed Easement Plan”, prepared by Thomson Adsett, dated 05.09.2016 Nil.
3	Reference: Description: Amendments:	Project No. 16.0079.17, Sheet No. DA-0003, Revision 1 “Floor, Reflected Ceiling Plan”, prepared by Thomson Adsett, dated 03.08.2016 Nil.
4	Reference: Description: Amendments:	Project No. 16.0079.17, Sheet No. DA-0004, Revision 1 “Roof Plan”, prepared by Thomson Adsett, dated 03.08.2016 Nil.
5	Reference: Description: Amendments:	Project No. 16.0079.17, Sheet No. DA-0005, Revision 1 “Elevations”, prepared by Thomson Adsett, dated 03.08.2016 Nil.
6	Reference: Description: Amendments:	Project No. 16.0079.17, Sheet No. DA-0006, Revision 1 “Sections”, prepared by Thomson Adsett, dated 03.08.2016 Nil.
7	Reference: Description: Amendments:	Project No. 16.0079.17, Sheet No. DA-0007, Revision 1 “Perspectives”, prepared by Thomson Adsett, dated 03.08.2016 Nil.



**BARCALDINE REGIONAL COUNCIL**  
 Approved Plan referred to in Council's Decision Notice

Development Permit:  
 Material Change of Use for "Community Oriented Activity" - Primary Health Care Centre  
 Approved Plan 1 of 7  
 Council Reference: 051617  
 Dated: 31-10-2016  
 Signed: [Signature]  
 Assessment Manager

**NOT FOR CONSTRUCTION**

thomson  
adsett

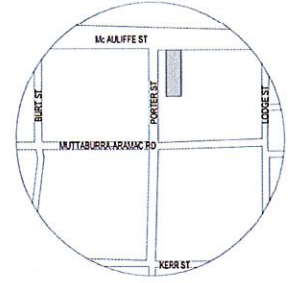
Telephone +61 7 3840 9999  
 bne@thomsonadsett.com  
 128 Robertson Street  
 Fortitude Valley  
 Qld 4006 Australia  
 thomsonadsett.com

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**ARAMAC PRIMARY HEALTH CENTRE AND STAFF ACCOMODATION**  
 MCAULIFFE STREET, ARAMAC

for  
 CENTRAL WEST HOSPITAL AND HEALTH SERVICES

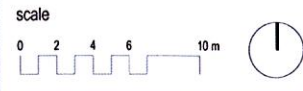
LOTS 217 CP A18414  
 PARISH OF MARATHON  
 COUNTY OF RODNEY



**SITE CONTEXT PLAN**  
 1 : 4000

rev	date	details	int
3	2016.09.05	LOT & PLAN INDICATED	LA
2	2016.06.05	DA-ISSUE	LA
1	2016.08.03	DA-ISSUE	LA

drawn	date
LA	2016.05.11
checked	date
LA	2016.05.11
verified	date



**SITE PLAN**

scale	project no.
As indicated	14.0125
sheet no.	revision
DA-0001	3

**LEGEND**

- [Symbol] EXISTING BUILDINGS
- [Symbol] RELOCATED STRUCTURES
- [Symbol] NEW BUILDING
- [Symbol] VAN PARKING DESIGNATED AREA
- [Symbol] DEMOLITION & REMOVAL
- [Symbol] BOUNDARY
- [Symbol] AMBULANCE DESIGNATED AREA
- [Symbol] CARPARK PAINTED DESIGNATED AREA

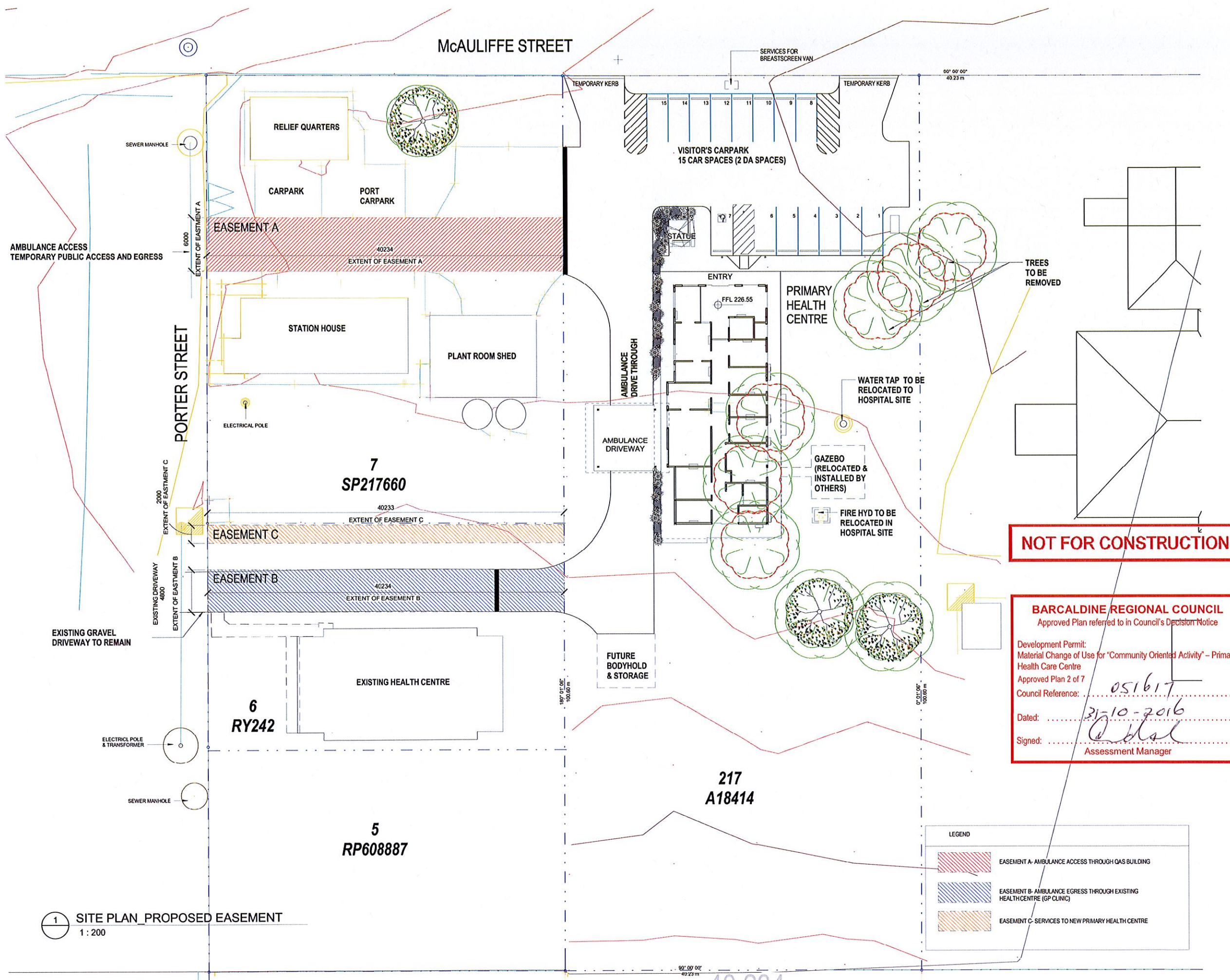
**1 SITE PLAN**  
 1 : 200

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**ARAMAC PRIMARY HEALTH CENTRE AND STAFF ACCOMODATION**  
MCAULIFFE STREET, ARAMAC

for  
CENTRAL WEST HOSPITAL AND HEALTH SERVICES



**NOT FOR CONSTRUCTION**

**BARCALDINE REGIONAL COUNCIL**  
Approved Plan referred to in Council's Decision Notice

Development Permit:  
Material Change of Use for "Community Oriented Activity" - Primary Health Care Centre  
Approved Plan 2 of 7  
Council Reference: 051617

Dated: 31-10-2016

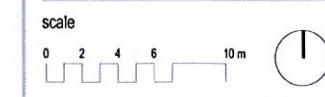
Signed: [Signature]  
Assessment Manager

LEGEND

[Red hatched box]	EASEMENT A- AMBULANCE ACCESS THROUGH GAS BUILDING
[Blue hatched box]	EASEMENT B- AMBULANCE EGRESS THROUGH EXISTING HEALTH CENTRE (GP CLINIC)
[Orange hatched box]	EASEMENT C- SERVICES TO NEW PRIMARY HEALTH CENTRE

REV	DATE	DETAILS	BY
3	2016.08.05	LOT & PLAN INDICATED	LA
2	2016.08.05	DA-ISSUE	LA
1	2016.08.03	DA-ISSUE	LA

drawn	date
LA	02.08.2016
checked	date
LA	02.08.2016
verified	date



**PROPOSED EASEMENT PLAN**

scale	project no.
1 : 200	14.0125
sheet no.	revision
DA 0002	3

1 SITE PLAN PROPOSED EASEMENT  
1 : 200

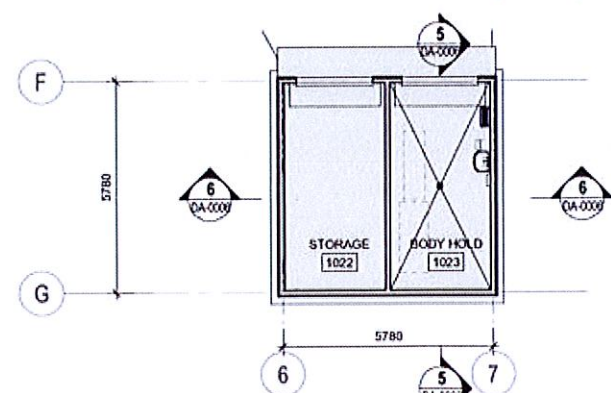
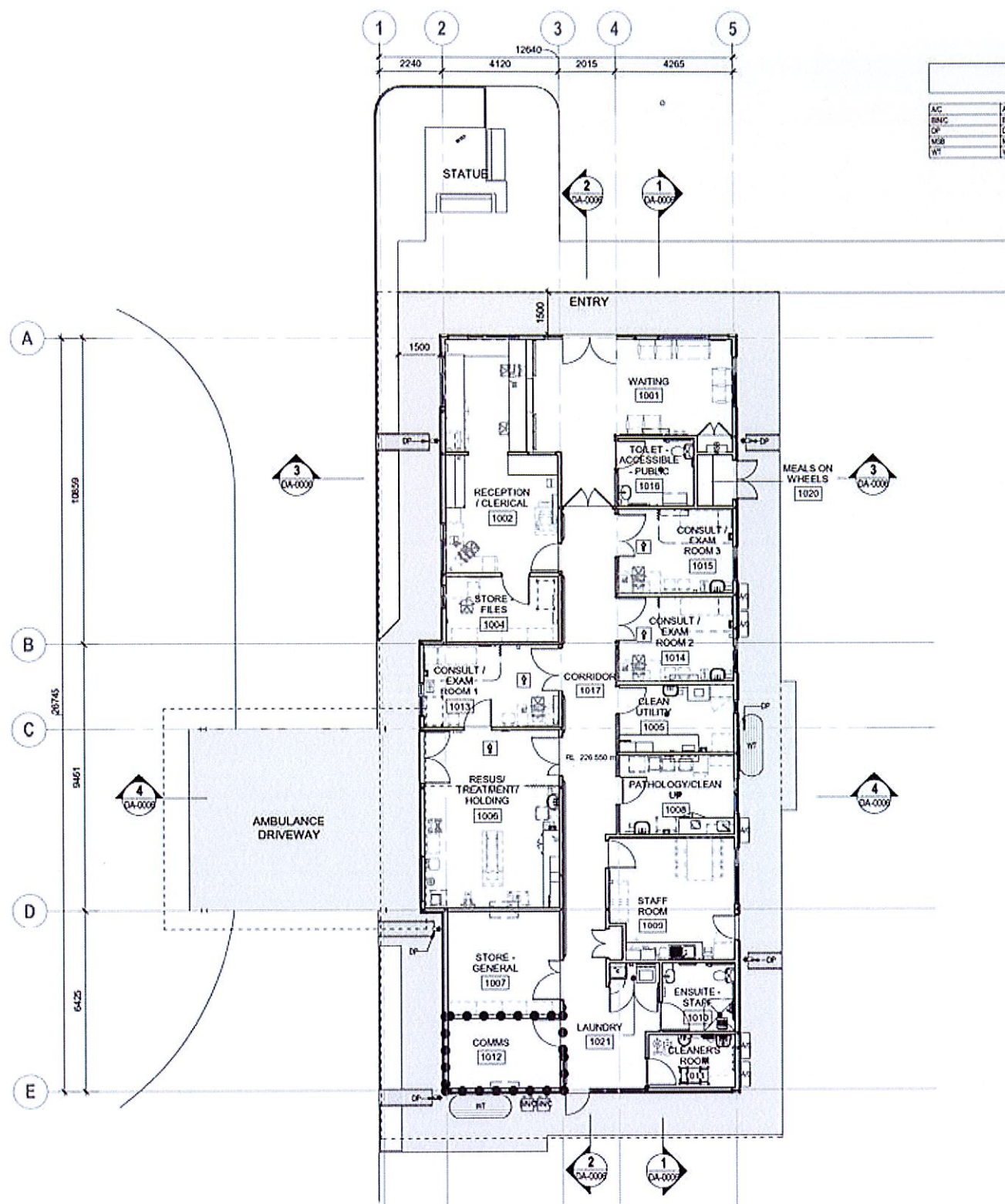
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**ARAMAC PRIMARY HEALTH CENTRE**

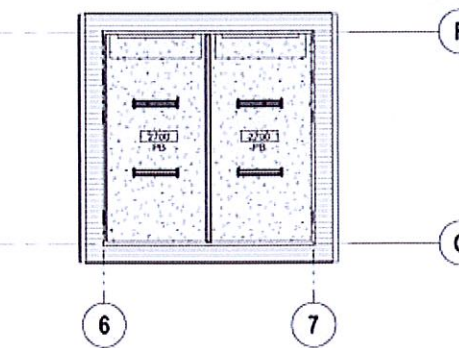
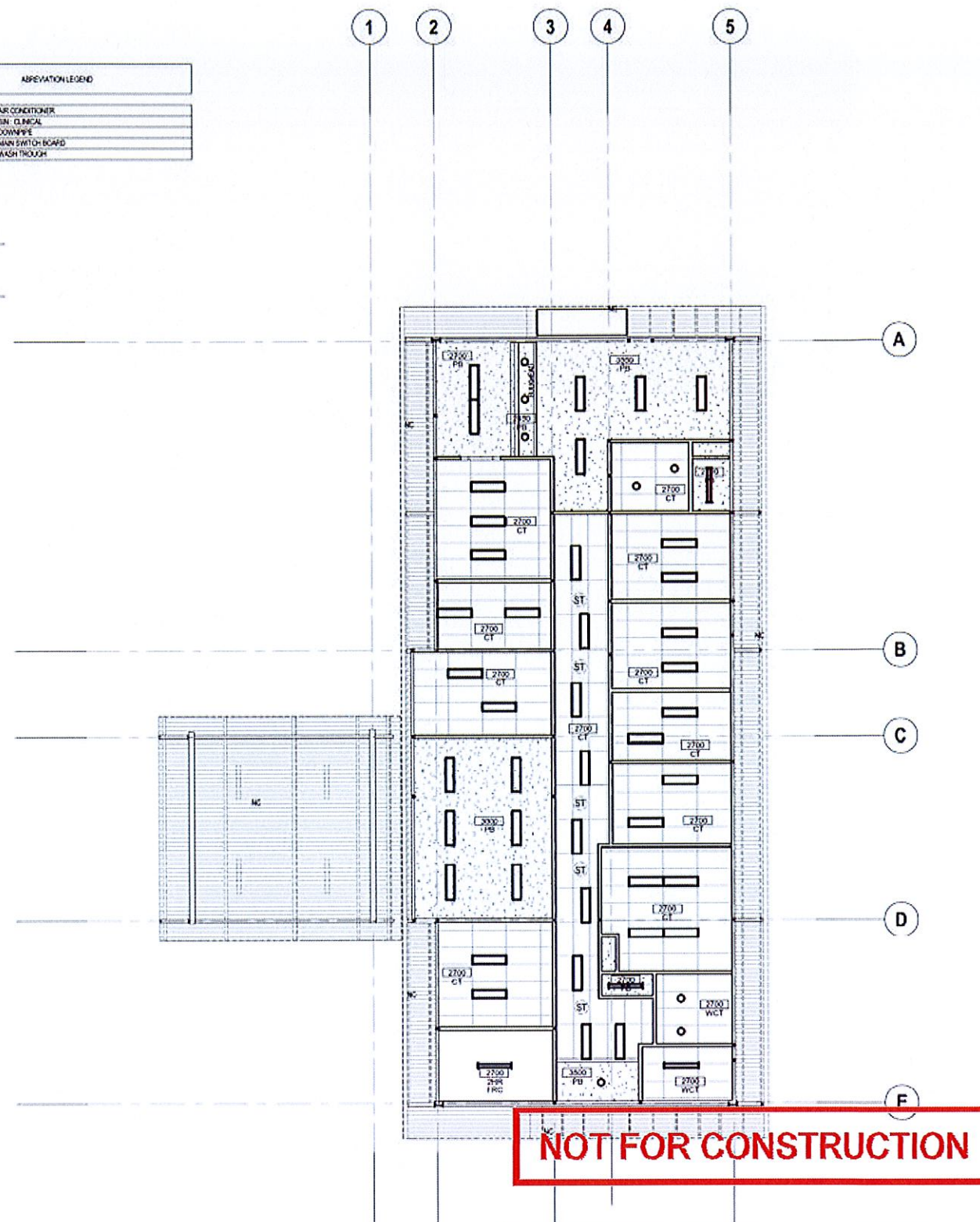
MCAULIFFE STREET, ARAMAC

for  
CENTRAL WEST HOSPITAL AND HEALTH SERVICES

ABBREVIATION LEGEND	
AC	AIR CONDITIONER
BMFC	BATH FUNCTIONAL
CP	DOWNPIPE
MSB	MAIN SWITCH BOARD
WT	WASH TROUGH



1 FLOOR PLAN.



2 REFLECTED CEILING PLAN.

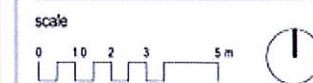
**NOT FOR CONSTRUCTION**

**BARCALDINE REGIONAL COUNCIL**  
Approved Plan referred to in Council's Decision Notice

Development Permit:  
Material Change of Use for "Community Oriented Activity" - Primary Health Care Centre  
Approved Plan 3 of 7  
Council Reference: .....  
Dated: .....  
Signed: .....  
Assessment Manager

1 2016.08.03 DA ISSUE LA

drawn LA date 2016.08.02  
checked DM date 2016.08.02  
verified date



**FLOOR, REFLECTED CEILING PLAN**

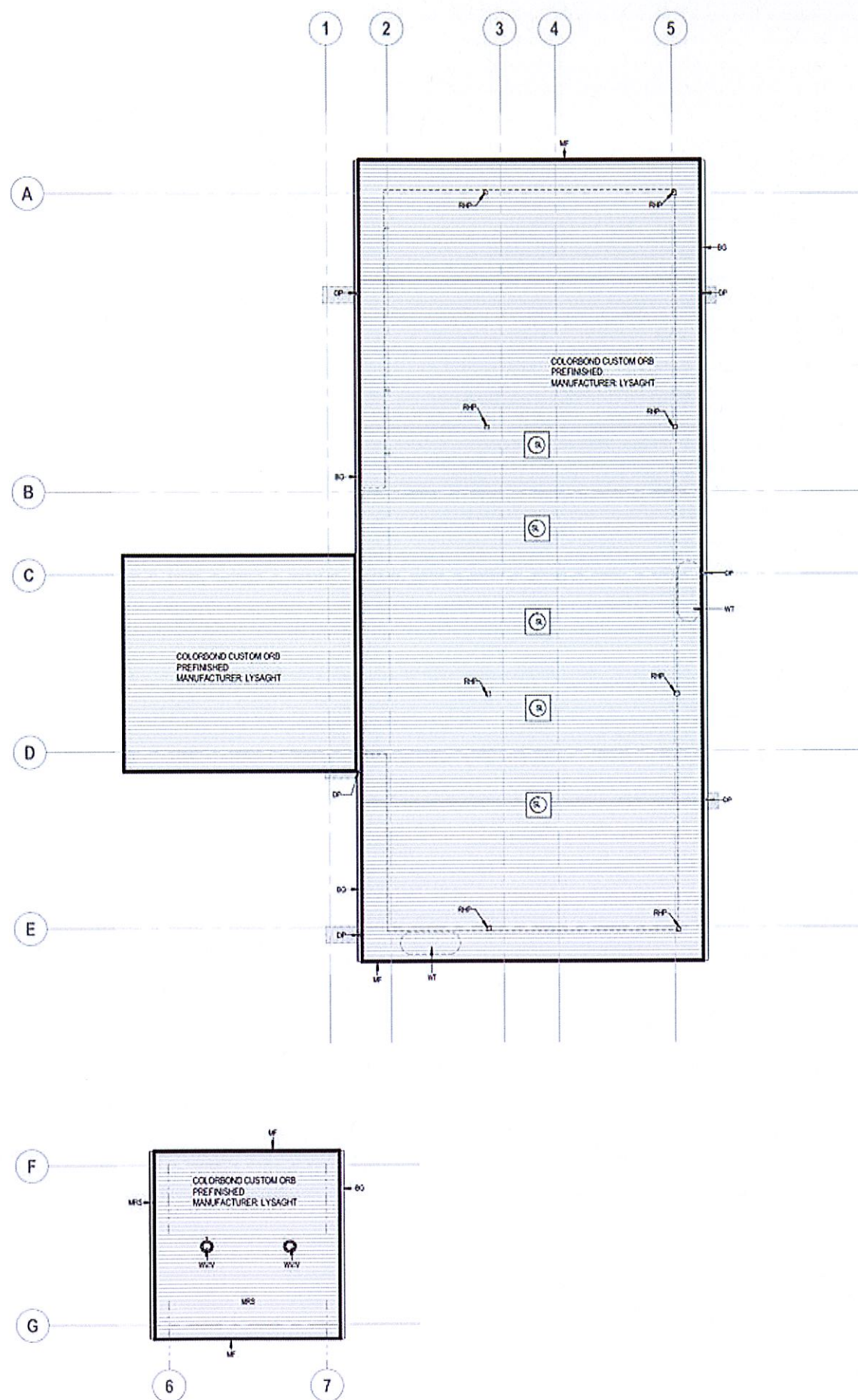
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**ARAMAC PRIMARY  
HEALTH CENTRE**

MCAULIFFE STREET, ARAMAC

for  
CENTRAL WEST HOSPITAL AND  
HEALTH SERVICES



**NOT FOR CONSTRUCTION**

**BARCALDINE REGIONAL COUNCIL**  
Approved Plan referred to in Council's Decision Notice

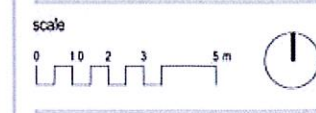
Development Permit:  
Material Change of Use for "Community Oriented Activity" – Primary Health Care Centre  
Approved Plan 4 of 7  
Council Reference: ..... 051617 .....

Dated: ..... 31-10-2016 .....

Signed: ..... *[Signature]* .....  
Assessment Manager

1 2016.08.03 DA ISSUE LA

drawn	date
LA	2016.08.02
checked	date
DM	2016.08.02
verified	date



**ROOF PLAN**

scale	project no.
1 : 100	16.0079.17
sheet no.	revision
DA-0004	1



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**ARAMAC PRIMARY HEALTH CENTRE**

MCauliffe Street, Aramac

for CENTRAL WEST HOSPITAL AND HEALTH SERVICES

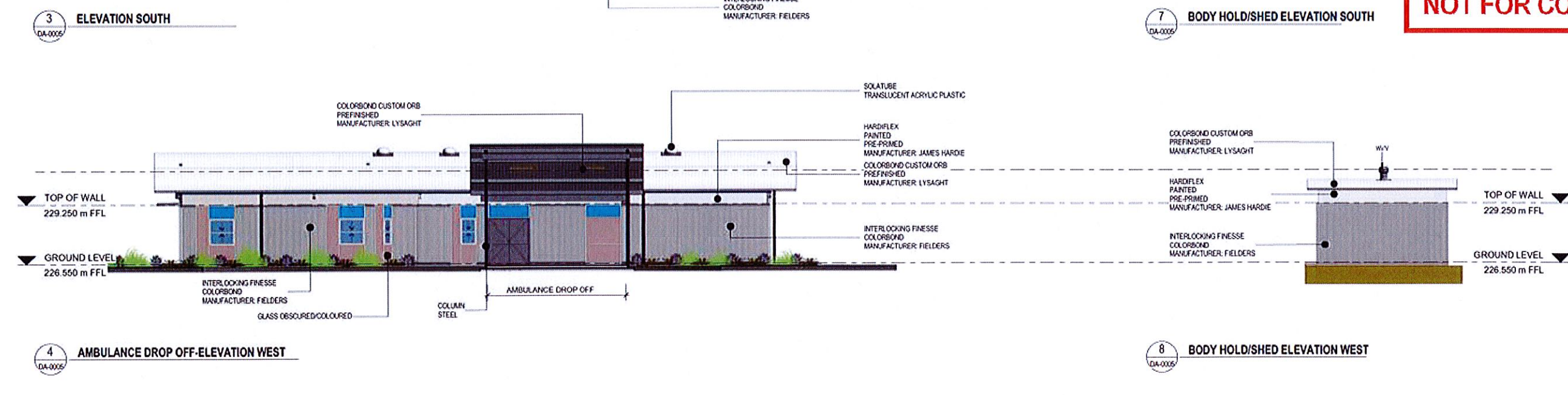
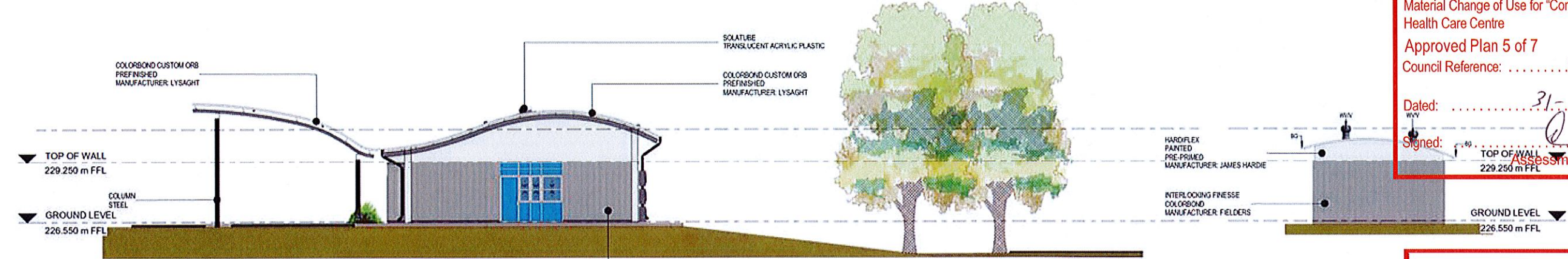
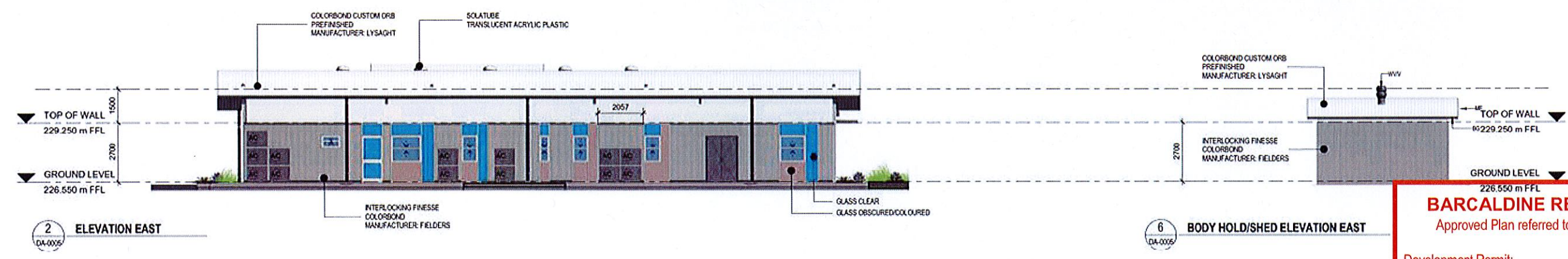
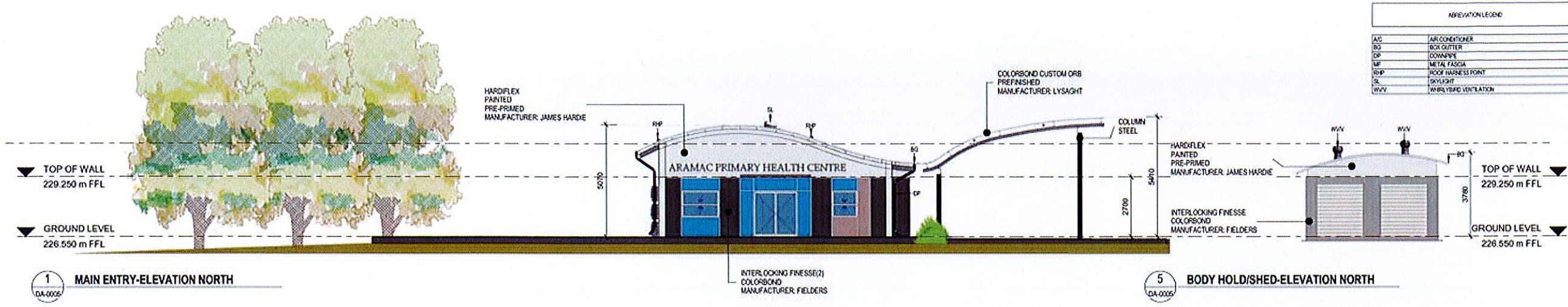
**BARCALDINE REGIONAL COUNCIL**  
 Approved Plan referred to in Council's Decision Notice

Development Permit:  
 Material Change of Use for "Community Oriented Activity" - Primary Health Care Centre  
 Approved Plan 5 of 7  
 Council Reference: ..... 051617 .....  
 Dated: ..... 31-10-2016 .....  
 Signed: ..... [Signature] .....  
 Assessment Manager

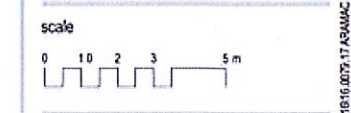
**NOT FOR CONSTRUCTION**

ABBREVIATION LEGEND

AC	AIR CONDITIONER
BO	BOX CUTTER
CP	COWPIPE
MF	METAL FACIA
RFP	ROOF FLASHING POINT
SL	SKYLIGHT
WV	WINDLIFT VENTILATION



REV	DATE	BY	CHKD	DATE
1	2016 08 03	DA	LA	



**ELEVATIONS**

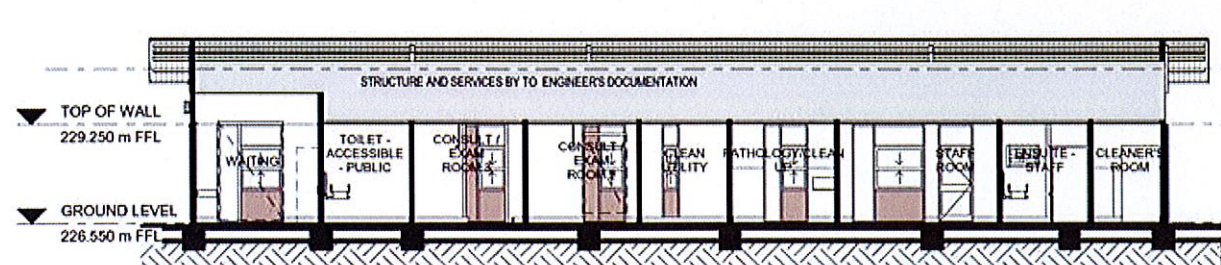
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sheet no.	DA-0005	revision	1

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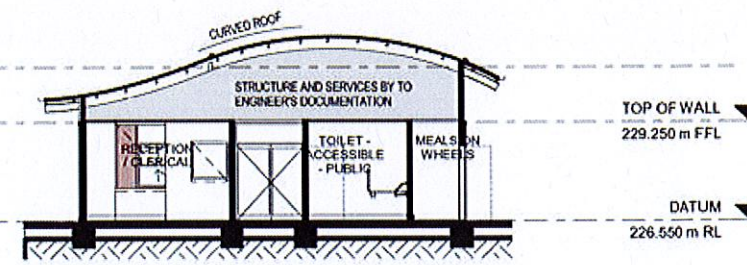
**ARAMAC PRIMARY  
HEALTH CENTRE**

MCAULIFFE STREET, ARAMAC

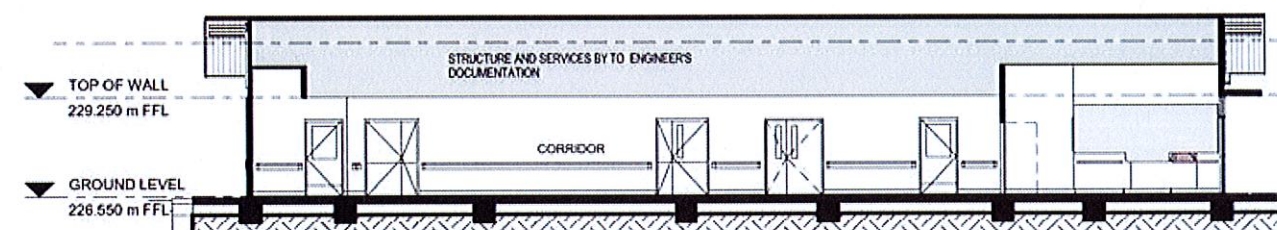
for  
CENTRAL WEST HOSPITAL AND  
HEALTH SERVICES



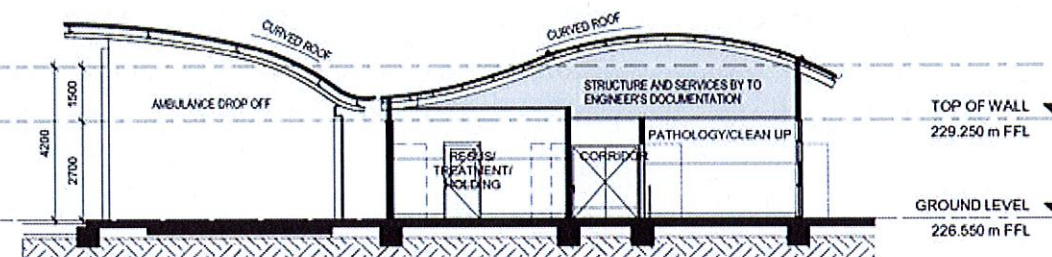
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3 SECTION A.



2 SECTION 2.



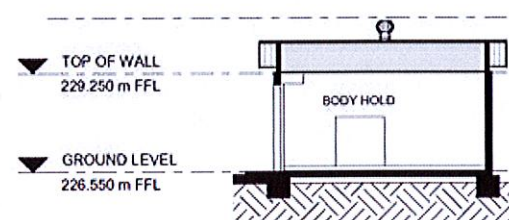
4 SECTION B.

**NOT FOR CONSTRUCTION**

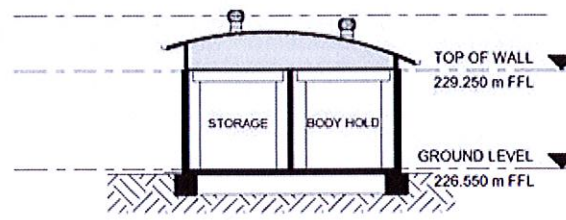
**BARCALDINE REGIONAL COUNCIL**  
Approved Plan referred to in Council's Decision Notice

Development Permit:  
Material Change of Use for "Community Oriented Activity" – Primary Health Care Centre  
Approved Plan 6 of 7  
Council Reference: 051617

Dated: 31-10-2016  
Signed: [Signature] Assessment Manager



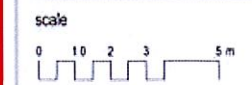
5 SECTION 3-BODY HOLD/SHED



6 SECTION C-BODY HOLD/SHED

1	2016.08.03	DA ISSUE	LA
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drawn	date
LA	2016.08.02
checked	date
LA	2016.08.02
verified	date



**SECTIONS**

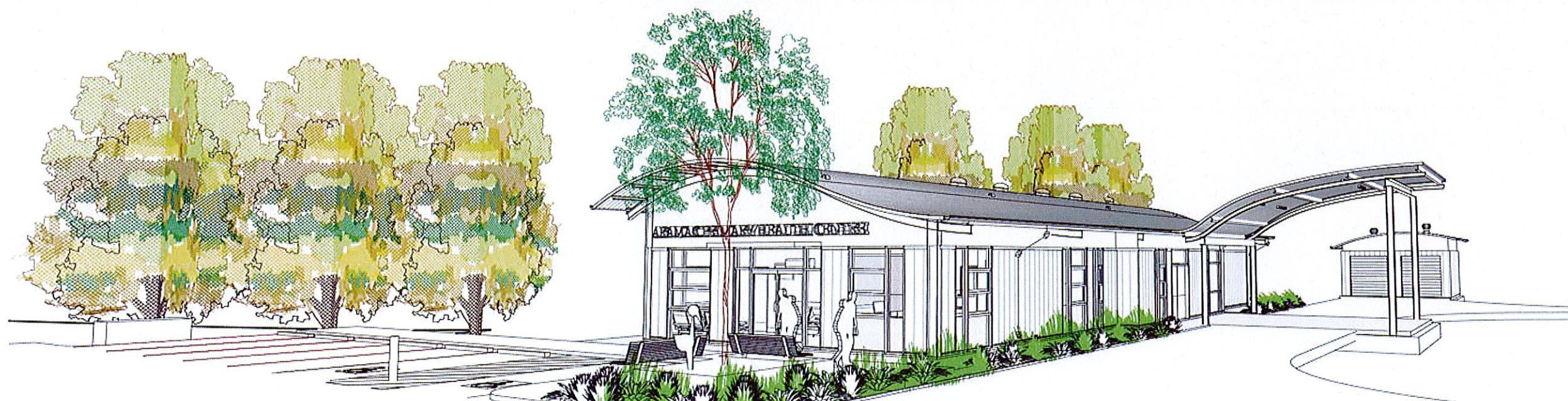
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sheet no.	revision
DA-0006	1

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**ARAMAC PRIMARY HEALTH CENTRE**

MCALUIFFE STREET, ARAMAC

for  
CENTRAL WEST HOSPITAL AND HEALTH SERVICES



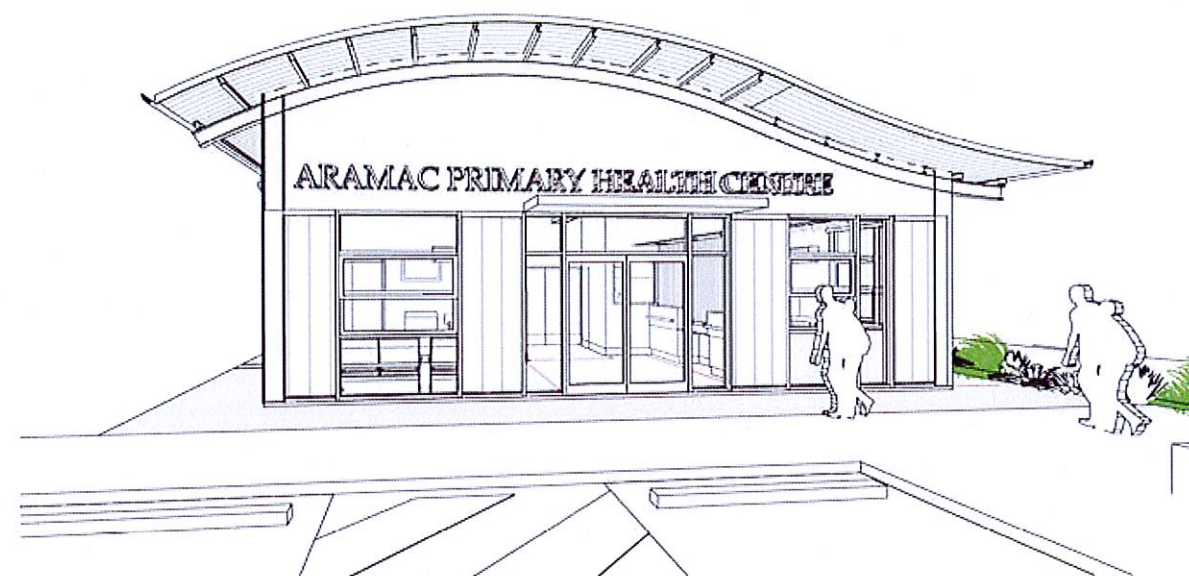
1 PERSPECTIVE VIEW 1  
DA-0007

**NOT FOR CONSTRUCTION**

**BARCADDINE REGIONAL COUNCIL**

Approved Plan referred to in Council's Decision Notice

Development Permit:  
Material Change of Use for "Community Oriented Activity" – Primary Health Care Centre  
Approved Plan 7 of 7  
Council Reference: ..... 051617 .....  
Dated: ..... 31-10-2016 .....  
Signed: ..... *[Signature]* .....  
Assessment Manager



3 PERSPECTIVE VIEW 2  
DA-0007

1	2016.08.03	DA ISSUE	LA
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drawn	date
LA	2016.08.02
checked	date
DM	2016.08.02
verified	date

**PERSPECTIVES**

scale	project no.
	16.0079.17
sheet no.	revision
DA-0007	1

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# Attachment B

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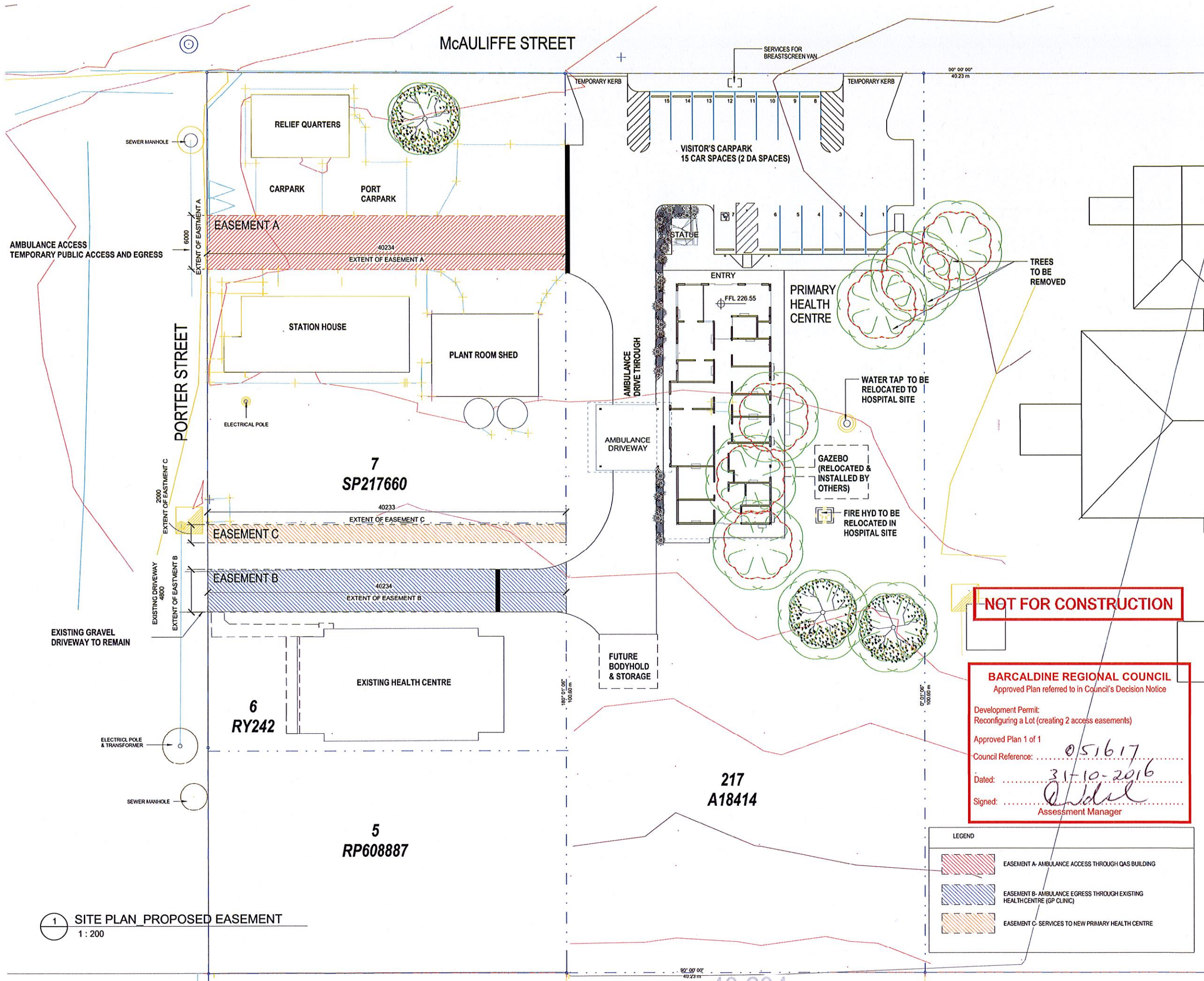
## Approved Plan

### Approved Plan for Development Permit for Reconfiguring a Lot (Creating 2 Access Easements)

1	Reference:	Project No. 14.0125, Sheet No. DA 0002, Revision 3
	Description:	"Proposed Easement Plan", prepared by Thomson Adsett, dated 05.09.2016
	Amendments:	Nil.

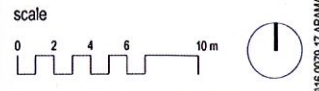
**ARAMAC PRIMARY HEALTH CENTRE AND STAFF ACCOMODATION**  
MCAULIFFE STREET, ARAMAC

for  
CENTRAL WEST HOSPITAL AND HEALTH SERVICES



rev	date	details	by
3	2016.09.05	LOT & PLAN INDICATED	LA
2	2016.08.05	DA-ISSUE	LA
1	2016.08.03	DA-ISSUE	LA

drawn	date
LA	02.08.2016
checked	date
LA	02.08.2016
verified	date



**PROPOSED EASEMENT PLAN**

scale	project no.
1 : 200	14.0125
sheet no.	revision
DA 0002	3

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## Attachment C

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### Extracts from the *Sustainable Planning Act 2009* Relating to Appeal Rights

Part 1	Appeals to Court Relating to Development Applications and Approvals	Chapter 7, Part 1, Division 8 (Part of)
Part 2	Making an Appeal to Court	Chapter 7, Part 1, Division 11 (Part of)

**PART 1 – APPEALS TO COURT RELATING TO DEVELOPMENT  
APPLICATIONS AND APPROVALS**  
Chapter 7, Part 1, Division 8 (Part of)

**461 Appeals by applicants**

- (1) *An applicant for a development application may appeal to the court against any of the following—*
  - (a) *the refusal, or the refusal in part, of the development application;*
  - (b) *any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;*
  - (c) *the decision to give a preliminary approval when a development permit was applied for;*
  - (d) *the length of a period mentioned in section 341;*
  - (e) *a deemed refusal of the development application.*
- (2) *An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the applicant's appeal period) after—*
  - (a) *if a decision notice or negotiated decision notice is given—the day the decision notice or negotiated decision notice is given to the applicant; or*
  - (b) *otherwise—the day a decision notice was required to be given to the applicant.*
- (3) *An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.*

**PART 2 – MAKING AN APPEAL TO COURT**  
Chapter 7, Part 1, Division 11 (Part of)

**481 How appeals to the court are started**

- (1) *An appeal is started by lodging written notice of appeal with the registrar of the court.*
- (2) *The notice of appeal must state the grounds of the appeal.*
- (3) *The person starting the appeal must also comply with the rules of the court applying to the appeal.*
- (4) *However, the court may hear and decide an appeal even if the person has not complied with subsection (3).*