

DH : AN DA491617

31 July 2017

Garry Bettiens
President Barcaldine Aged Care Inc.
PO Box 186
BARCALDINE QLD 4725

Dear Garry,

Development Application for:

**Development Permit—
Material Change of Use:** “Residential Activity” – “Multiple Dwellings” (16
Units) and “Community Orientated Activity” –
Beech Street Gardens Community Centre
Street Address: 71 Beech Street Barcaldine
Property Description: Lot 2 on SP197794, Lot 47 on RY181, Lot 48 on
RY181

I refer to your development application as described above. I advise your
development application has been approved.

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

Please contact Mr Brett Walsh of Barcaldine Regional Council (07) 4651 5600
should you have any queries.

Yours faithfully,



D A Howard
Chief Executive Officer

DECISION NOTICE – APPROVAL
(Section 334 of the *Sustainable Planning Act 2009*)

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

(1) DATE OF DECISION

On 31 July 2017, Barcaldine Regional Council, as the assessment manager, decided and approved the development application (Council File Reference: DA491617) seeking:

Development Permit – Material Change of Use for:

“Residential Activity” – “Multiple Dwellings” (16 Units) and
“Community Orientated Activity” – Beech Street Gardens Community Centre

(2) APPLICANT DETAILS

Name: Barcaldine Aged Care Inc.

Postal Address: c/- Garry Bettiens
President Barcaldine Aged Care Inc.
PO Box 186
BARCALDINE QLD 4725

Phone No.: 0428 719 754

Email: garry@capplumbing.com.au

(3) SUBJECT SITE – PROPERTY DESCRIPTION

RPD	Street Address
Lot 2 on SP197794	71 Beech Street, Barcaldine
Lot 47 on RY181	71 Beech Street, Barcaldine
Lot 48 on RY181	71 Beech Street, Barcaldine

(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: "Residential Activity" – "Multiple Dwellings" (16 Units) and "Community Orientated Activity" – Beech Street Gardens Community Centre	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reconfiguring a Lot	<input 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)

APPROVED PLANS AND SUPPORTING DOCUMENTS

Refer to Attachment A for a copy of the approved plans.

APPROVED PLANS		
1.	Reference: Description: Amendments:	BAC1401_SK-020, Issue A "SITE PLAN", Tippett Schrock Architects, dated JUNE 2017 Nil
2.	Reference: Description: Amendments:	BAC1701_SK-021, Issue A "PLAN - TYP. 2 BED DETACHED DWELLING - PLAN - 2 BED DETACHED (NO CARPORT)", Tippett Schrock Architects, dated JUNE 2017 Nil
3.	Reference: Description: Amendments:	BAC1701_SK-022, Issue A "ELEVATIONS - TYP. 2 BED DETACHED DWELLING", Tippett Schrock Architects, dated JUNE 2017 Nil
4.	Reference: Description: Amendments:	BAC1701_SK-023, Issue A "ELEVATIONS - 2 BED DETACHED DWELLING (no carport)", Tippett Schrock Architects, dated JUNE 2017 Nil
5.	Reference: Description: Amendments:	BAC1401_SK-024, Issue A "PLAN - 2 BED DUPLEX", Tippett Schrock Architects, dated JUNE 2017 Nil
6.	Reference: Description: Amendments:	BAC1401_SK-025, Issue A "ELEVATIONS - 2 BED DUPLEX", Tippett Schrock Architects, dated JUNE 2017 Nil
7.	Reference: Description: Amendments:	BAC1401_SK-026, Issue A "PLAN - 1 BED DUPLEX", Tippett Schrock Architects, dated JUNE 2017 Nil
8.	Reference: Description: Amendments:	BAC1401_SK-027, Issue A "ELEVATIONS - 1 BED DUPLEX", Tippett Schrock Architects, dated JUNE 2017 Nil
9.	Reference: Description: Amendments:	BAC1401_SK-028, Issue A "PLAN - CENTRAL FACILITIES", Tippett Schrock Architects, dated JUNE 2017 Nil
10.	Reference: Description: Amendments:	BAC1401_SK-029, Issue A "ELEV'S / SECT. - CENTRAL FACILITIES", Tippett Schrock Architects, dated JUNE 2017 Nil
11.	Reference: Description: Amendments:	BAC1401_SK-030, Issue A "ELEV'S - CENTRAL FACILITIES", Tippett Schrock Architects, dated JUNE 2017 Nil
SUPPORTING DOCUMENTS		
11.	Reference: Description: Amendments:	1187_316 "TOWN PLANNING REPORT", dated June 2017 and supporting material as lodged Nil

ASSESSMENT MANAGER'S CONDITIONS

NO.	CONDITION	TIMING
Approved Use		
1.	Approval is granted for the purpose of Material Change of Use for: "Residential Activity" – "Multiple Dwellings" (16 Units) and "Community Orientated Activity" – Beech Street Gardens Community Centre	At all times while the use continues.
Approved Plans and Document		
2.	The development shall be undertaken generally in accordance with the approved plans, and the supporting documents lodged by the applicant with the development application, as listed in Item 10 (above) of this Decision Notice.	At all times while the use continues.
Amalgamation of Lots		
3.	Lot 2 on SP197794, Lot 47 on RY181 and Lot 48 on RY181 shall be amalgamated.	Prior to commencement of any works on the subject site.
4.	A Plan of Survey of the amalgamation of Lot 2 on SP197794, Lot 47 on RY181 and Lot 48 on RY181 prepared by a licensed surveyor, shall be lodged with the Registrar of Titles for registration and issuing of title in respect of the amalgamated lot. On completion of registration of the survey plan, a copy of the survey plan and title shall be provided to Council.	Prior to commencement of any works on the subject site.
Works During Construction		
5.	Best practice soil erosion control techniques shall be used at the location of all works on the subject site, in accordance with Schedule 1, Division 1: Standards for Construction Activities, Section 1.1 of the Barcaldine Shire Planning Scheme or to other accepted and Council endorsed engineering standards, and <i>State Planning Policy</i> , April 2016, Part H, Appendix 3 – <i>SPP Code: Water Quality</i> , Table A: <i>Construction phase – stormwater management design objectives</i> . Soil erosion controls shall remain in place for the duration of construction.	Prior to the commencement of any works on the subject site and maintained at all times during construction.
6.	Any damage to existing infrastructure (including kerb and channel, footpath, roadway and utility services) that may have occurred during any works carried out in respect of the development shall be repaired at no cost to the local government.	Prior to the commencement of the use.
Stormwater and Drainage		
7.	The subject 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 Barcaldine Shire Planning Scheme or to other accepted and Council endorsed engineering standards.	At all times while the use continues.
8.	A detailed Stormwater Quality Management Plan, prepared by a Registered Professional Engineer Queensland – Civil (RPEQ), shall be submitted to and for the endorsement of Council. The Stormwater Quality Management Plan shall ensure (but is not limited to):	Prior to the commencement of any works on the subject site.

NO.	CONDITION	TIMING
	<ul style="list-style-type: none"> – the subject site has a stormwater drainage system which conveys run-off to a lawful point of discharge – stormwater discharges from the subject site do not cause ponding or damage external to the site – through the installation of appropriate control devices there is no transport of sediment from the site. 	
9.	Stormwater works shall be constructed and operated in accordance with the Stormwater Quality Management Plan endorsed by Council.	Prior to the giving of Inspection Documentation for each dwelling unit or of Certificate of Classification for the Central Facilities Building by the Building Certifier and maintained at all times while the use continues.
Property Access and Driveways		
10.	A single vehicle access crossover (two-way with a width of 6.0 metres) shall be provided from the subject site to Beech Street, as indicated on approved plan: BAC1401_SK-020, Issue A, "SITE PLAN", Tippett Schrock Architects, dated JUNE 2017.	Prior to commencement of any works on the subject site.
11.	Vehicle access to each dwelling unit and to the Central Facilities Building shall be provided by way of internal driveways: the main two-way driveway from the Beech Street access having a width of 6.0 metres and the secondary one-way loop driveway having a width of 5.0 metres, as indicated on approved plan: BAC1401_SK-020, Issue A, "SITE PLAN", Tippett Schrock Architects, dated JUNE 2017.	Prior to the giving of Inspection Documentation for each dwelling unit or of Certificate of Classification for the Central Facilities Building by the Building Certifier and at all times while the use continues.
12.	The access crossover and all internal driveways and areas where vehicles regularly manoeuvre and park shall be sealed and shall be 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 Barcaldine Shire Planning Scheme or to other accepted and Council endorsed engineering standards.	At all times while the use continues.
Landscaping and Fencing		
13.	A landscaping plan shall be prepared by a suitably qualified and experienced person and shall be submitted to and for the endorsement of Council. The landscaping plan shall accord with the approved plans and supporting documents.	Prior to commencement of any works on the subject site.
14.	Landscaping works shall be carried out in accordance with the endorsed landscaping plan at the expense of the applicant and at no cost to the local government.	Prior to the giving of Inspection Documentation for each dwelling unit or of Certificate of Classification for the Central Facilities Building by the Building

NO.	CONDITION	TIMING
		Certifier and maintained at all times while the use continues.
15.	A 1.8 metre high screen fence shall be erected along all external boundaries of the subject site, other than road frontages boundaries.	Prior to the giving of Inspection Documentation for each dwelling unit or of Certificate of Classification for the Central Facilities Building by the Building Certifier and maintained at all times while the use continues.
Water Supply		
16.	The subject site shall be connected to Council's reticulated water supply system in accordance with Schedule 1, Division 3: Standards for Water Supply, Section 3.1 of the Barcaldine Shire Planning Scheme or to other accepted and Council endorsed engineering standards.	Prior to the commencement of any works on the subject site and at all times while the use continues.
17.	Each dwelling unit and the Central Facilities Building shall be connected internally to the reticulated water supply system in accordance with Schedule 1, Division 3: Standards for Water Supply, Section 3.1 of the Barcaldine Shire Planning Scheme or to other accepted and Council endorsed engineering standards.	Prior to the giving of Inspection Documentation for each dwelling unit or of Certificate of Classification for the Central Facilities Building by the Building Certifier and at all times while the use continues.
Sewerage		
18.	The subject site shall be connected to Council's reticulated sewerage system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.1 of the Barcaldine Shire Planning Scheme or to other accepted and Council endorsed engineering standards.	Prior to the commencement of any works on the subject site and at all times while the use continues.
19.	Each dwelling unit and the Central Facilities Building shall be connected internally to the reticulated sewerage system in accordance with Schedule 1, Division 4: Standards for Sewerage, Section 4.1 of the Barcaldine Shire Planning Scheme or to other accepted and Council endorsed engineering standards.	Prior to the giving of Inspection Documentation for each dwelling unit or of Certificate of Classification for the Central Facilities Building by the Building Certifier and at all times while the use continues.
Electricity and Telecommunication Services		
20.	The subject site shall be connected to the reticulated electricity supply and to telecommunication services in accordance with relevant standards required by the service provider.	Prior to the commencement of any works on the subject site and at all times while the use continues.
21.	Each dwelling unit and the Central Facilities Building shall be connected	Prior to the giving of

NO.	CONDITION	TIMING
	internally to the reticulated electricity supply and to telecommunication services.	Inspection Documentation for each dwelling unit or of Certificate of Classification for the Central Facilities Building by the Building Certifier and at all times while the use continues.
Lighting		
22.	Adequate lighting shall be provided to all internal driveways and public areas in accordance with relevant standards for safety and security.	At all times while the use continues.
23.	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 subject site at any property boundary. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties or the operational safety of Beech Street and Bauhinia Street.	At all times while the use continues.
Carparking and Service Vehicles		
24.	A minimum of ten (10) car parking spaces (including two PWD spaces) shall be provided on-site for visitors to the Central Facilities Building, as indicated on approved plan: BAC1401_SK-020, Issue A, "SITE PLAN", Tippett Schrock Architects, dated JUNE 2017.	Prior to giving of Certificate of Classification by Building Certifier and at all times while the use continues.
25.	One covered car parking space shall be provided at, and for the exclusive use of each dwelling unit.	Prior to giving of Inspection Documentation by Building Certifier for each dwelling unit and at all times while the use continues.
26.	A covered standing area for a mini-bus /small service vehicle shall be provided adjacent to the Central Facilities Building entry.	Prior to giving of Certificate of Classification by Building Certifier and at all times while the use continues.
27.	All carparking spaces and associated driveways and manoeuvring areas shall be designed and constructed in accordance with Australian Standards AS2890 and AS1428.	At all times while the use continues.
Noise		
28.	All external plant and equipment, including air-conditioning units, shall be acoustically screened and treated to ensure compliance with <i>Environmental Protection (Noise) Policy 2008</i> .	At all times while the use continues.
Refuse		
29.	Provision shall be made for the on-site collection of general refuse in covered waste containers with a capacity sufficient for the use. 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.	At all times while the use continues.
Loading and Unloading of Goods		

NO.	CONDITION	TIMING
30.	Loading and unloading of goods shall occur only between the hours of 7:00 am to 6:00 pm, Monday to Friday and 7:00 am to 12:00 (noon) on Saturdays. No loading and unloading of goods shall occur on Sundays or Public Holidays.	At all times while the use continues.
Cost of Works and Services		
31.	The cost of carrying out works and providing services to the subject site, as required by the conditions of approval, shall be at the expense of the applicant and at no cost to the local government.	
Payment of Rates and Charges		
32.	All outstanding rates and charges shall be paid to Council.	Prior to the lodgement of the survey plan for the amalgamation of the subject site with the Registrar of Titles.

ADVISORY NOTES:

The Relevant Period	
1.	Pursuant to section 341 of the <i>Sustainable Planning Act 2009</i> , 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	
2.	This approval in no way authorises the clearing of native vegetation protected under the <i>Vegetation Management Act 1999</i> .
Aboriginal Cultural Heritage	
3.	This approval in no way removes the duty of care responsibility of the applicant under the <i>Aboriginal Cultural Heritage Act 2003</i> . Pursuant to Section 23(1) of the <i>Aboriginal Cultural Heritage Act 2003</i> , 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").

(12) **REFERRAL AGENCY CONDITIONS**

Not Applicable.

(13) **CODES FOR SELF-ASSESSABLE DEVELOPMENT**

Not applicable.

(14) **DETAILS OF ANY COMPLIANCE ASSESSMENT REQUIRED**

Not applicable.

(15) **OTHER DEVELOPMENT PERMITS REQUIRED**

Listed below are other development 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 B for a copy of the relevant extracts of *Sustainable Planning Act 2009* which detail your appeal rights regarding this decision.

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

Not applicable.

(18) **ASSESSMENT MANAGER**

Barcaldine Regional Council

Signature 

Date: 1/8/17

Attachment A – Approved Plans for Material Change of Use for: “Residential Activity” – “Multiple Dwellings” (16 Units) and “Community Orientated Activity” – Beech Street Gardens Community Centre

Attachment B – *Sustainable Planning Act 2009* extract on Appeal Rights

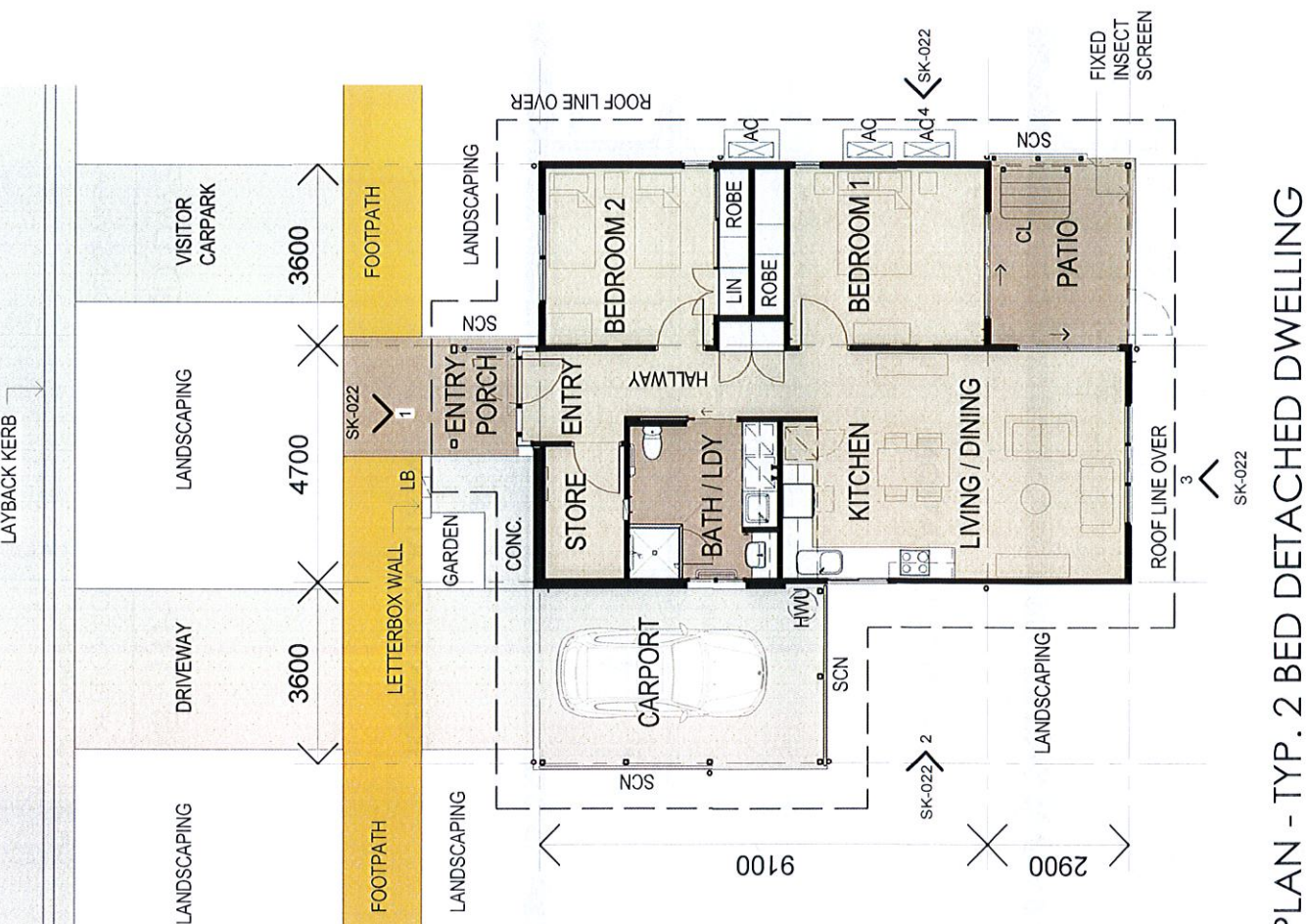
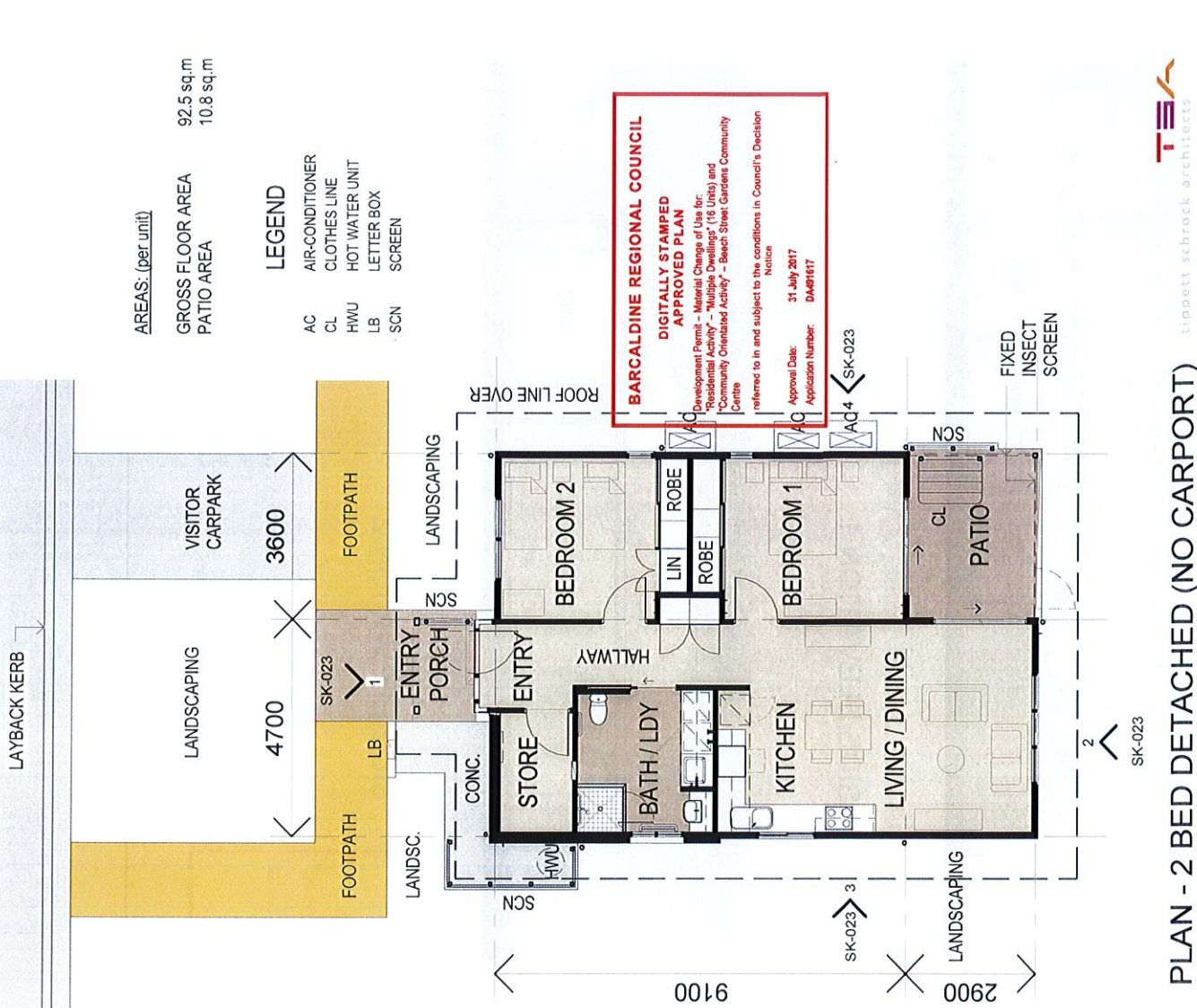
Attachment A

Approved Plans

Development Permit for Material Change of Use for:

**“Residential Activity” – “Multiple Dwellings” (16 Units)
and
“Community Orientated Activity” – Beech Street Gardens
Community Centre**

1.	Reference: Description: Amendments:	BAC1401_SK-020, Issue A “SITE PLAN”, Tippet Schrock Architects, dated JUNE 2017 Nil
2.	Reference: Description: Amendments:	BAC1701_SK-021, Issue A “PLAN - TYP. 2 BED DETACHED DWELLING - PLAN - 2 BED DETACHED (NO CARPORT)”, Tippet Schrock Architects, dated JUNE 2017 Nil
3.	Reference: Description: Amendments:	BAC1701_SK-022, Issue A “ELEVATIONS - TYP. 2 BED DETACHED DWELLING”, Tippet Schrock Architects, dated JUNE 2017 Nil
4.	Reference: Description: Amendments:	BAC1701_SK-023, Issue A “ELEVATIONS - 2 BED DETACHED DWELLING (no carport)”, Tippet Schrock Architects, dated JUNE 2017 Nil
5.	Reference: Description: Amendments:	BAC1401_SK-024, Issue A “PLAN - 2 BED DUPLEX”, Tippet Schrock Architects, dated JUNE 2017 Nil
6.	Reference: Description: Amendments:	BAC1401_SK-025, Issue A “ELEVATIONS - 2 BED DUPLEX”, Tippet Schrock Architects, dated JUNE 2017 Nil
7.	Reference: Description: Amendments:	BAC1401_SK-026, Issue A “PLAN - 1 BED DUPLEX”, Tippet Schrock Architects, dated JUNE 2017 Nil
8.	Reference: Description: Amendments:	BAC1401_SK-027, Issue A “ELEVATIONS - 1 BED DUPLEX”, Tippet Schrock Architects, dated JUNE 2017 Nil
9.	Reference: Description: Amendments:	BAC1401_SK-028, Issue A “PLAN - CENTRAL FACILITIES”, Tippet Schrock Architects, dated JUNE 2017 Nil
10.	Reference: Description: Amendments:	BAC1401_SK-029, Issue A “ELEV'S / SECT. - CENTRAL FACILITIES”, Tippet Schrock Architects, dated JUNE 2017 Nil
11.	Reference: Description: Amendments:	BAC1401_SK-030, Issue A “ELEV'S - CENTRAL FACILITIES”, Tippet Schrock Architects, dated JUNE 2017 Nil



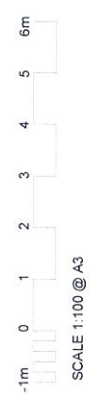
AREAS: (per unit)

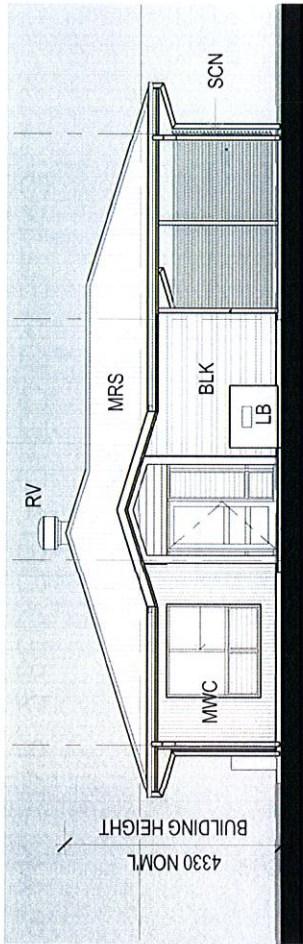
GROSS FLOOR AREA 92.5 sq.m
 PATIO AREA 10.8 sq.m

LEGEND

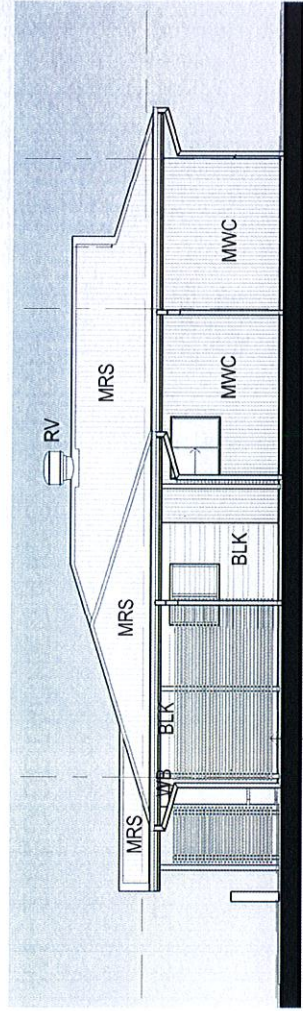
- AC AIR-CONDITIONER
- CL CLOTHES LINE
- HWU HOT WATER UNIT
- LB LETTER BOX
- SCN SCREEN

BARCALDINE REGIONAL COUNCIL
 DIGITALLY STAMPED
 APPROVED PLAN
 Development Permit - Material Change of Use for
 "Residential Activity - Multiple Dwellings" (18 Units) and
 "Community Orientated Activity - Beech Street Gardens Community
 Centre"
 referred to in and subject to the conditions in Council's Decision
 Notice
 Approval Date: 31 July 2017
 Application Number: DA491617

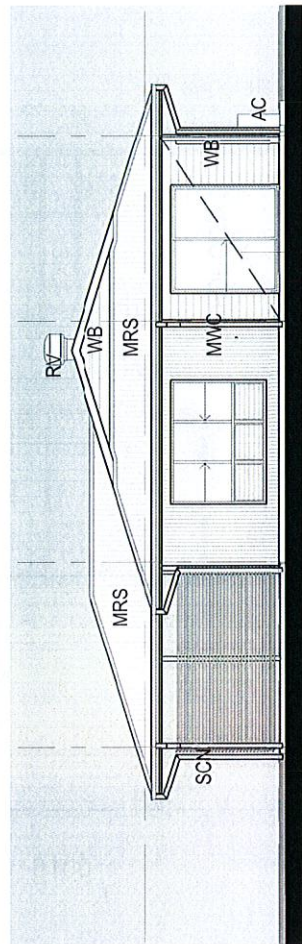




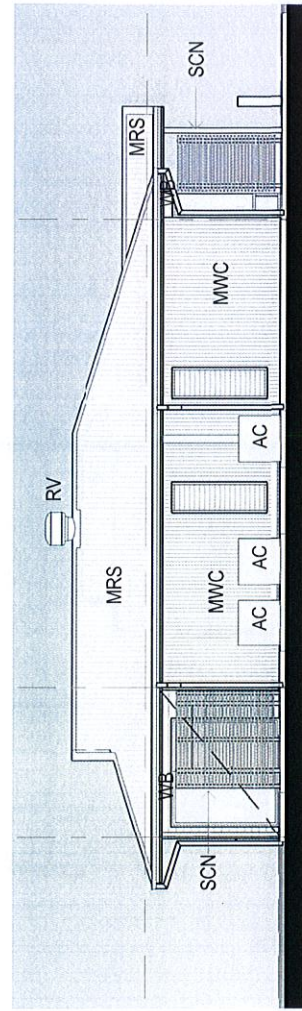
FRONT ELEVATION



SIDE ELEVATION 1



REAR ELEVATION



SIDE ELEVATION 2

BARCALDINE REGIONAL COUNCIL
DIGITALLY STAMPED
APPROVED PLAN
 Development Permit - Material Change of Use for:
 "Residential Activity" - "Multiple Dwellings" (16 Units) and
 "Community Orientated Activity" - Beech Street Gardens Community
 Centre
 referred to in and subject to the conditions in Council's Decision
 Notice
 Approval Date: 31 July 2017
 Application Number: DA491617

- | | | | | |
|---------------|-----|---------------------|-----|-----------------------|
| LEGEND | AC | AIR-CONDITIONER | MWC | METAL WALL CLADDING |
| | BLK | COLOURED BLOCKWORK | RV | ROOF VENTILATOR |
| | LB | LETTER BOX | SCN | SCREEN |
| | MRS | METAL ROOF SHEETING | WB | WEATHERBOARD CLADDING |

ELEVATIONS - TYP. 2 BED DETACHED DWELLING
 DEVELOPMENT APPLICATION - BEECH STREET GARDENS VILLAGE
 for BARCALDINE AGED CARE INC.

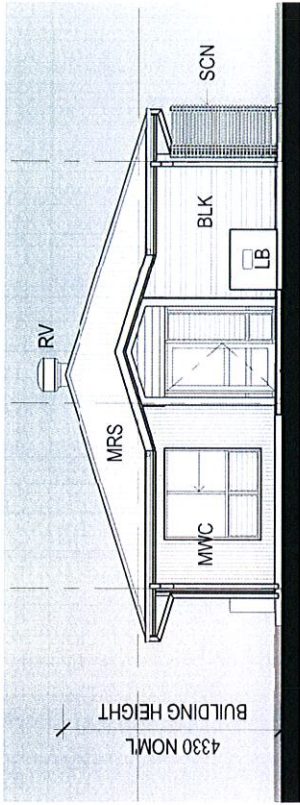
-1m 0 1 2 3 4 5 6m

SCALE 1:100 @ A3

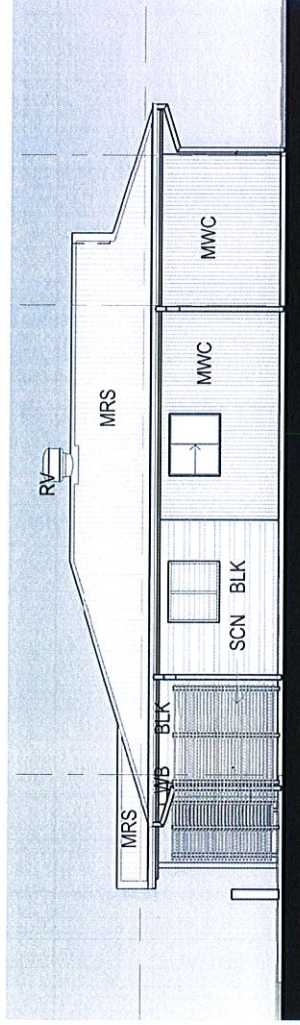
BAC1701_SK-022
 JUNE 2017

A

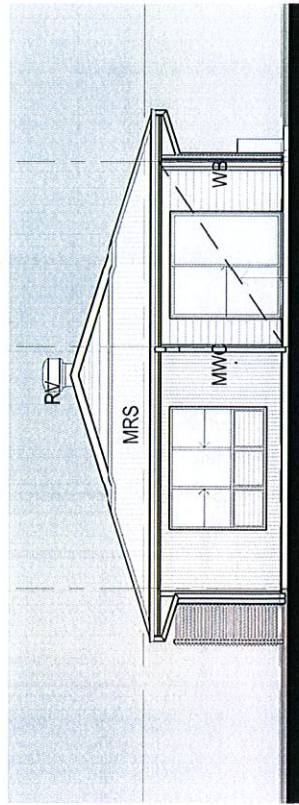




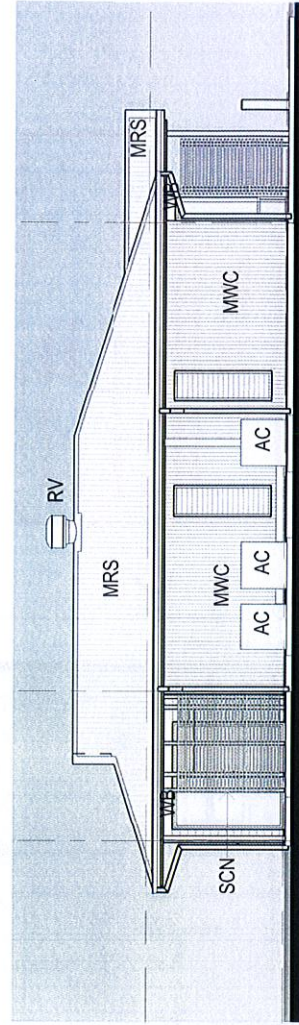
FRONT ELEVATION



SIDE ELEVATION 1



REAR ELEVATION



SIDE ELEVATION 2

BARCALDINE REGIONAL COUNCIL
DIGITALLY STAMPED
APPROVED PLAN
 Development Permit - Material Change of Use for:
 "Residential Activity" - "Multiple Dwellings" (16 Units) and
 "Community Orientated Activity" - Beech Street Gardens Community
 Centre
 referred to in and subject to the conditions in Council's Decision
 Notice
 Approval Date: 31 July 2017
 Application Number: DA491617

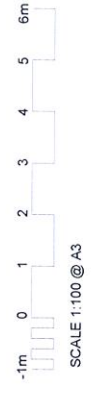
- LEGEND**
- AC AIR-CONDITIONER
 - BLK COLOURED BLOCKWORK
 - LB LETTER BOX
 - MRS METAL ROOF SHEETING
 - MWC METAL WALL CLADDING
 - RV ROOF VENTILATOR
 - SCN SCREEN
 - WB WEATHERBOARD CLADDING

ELEVATIONS - 2 BED DETACHED DWELLING (no carport)

DEVELOPMENT APPLICATION - BEECH STREET GARDENS VILLAGE
 for BARCALDINE AGED CARE INC.

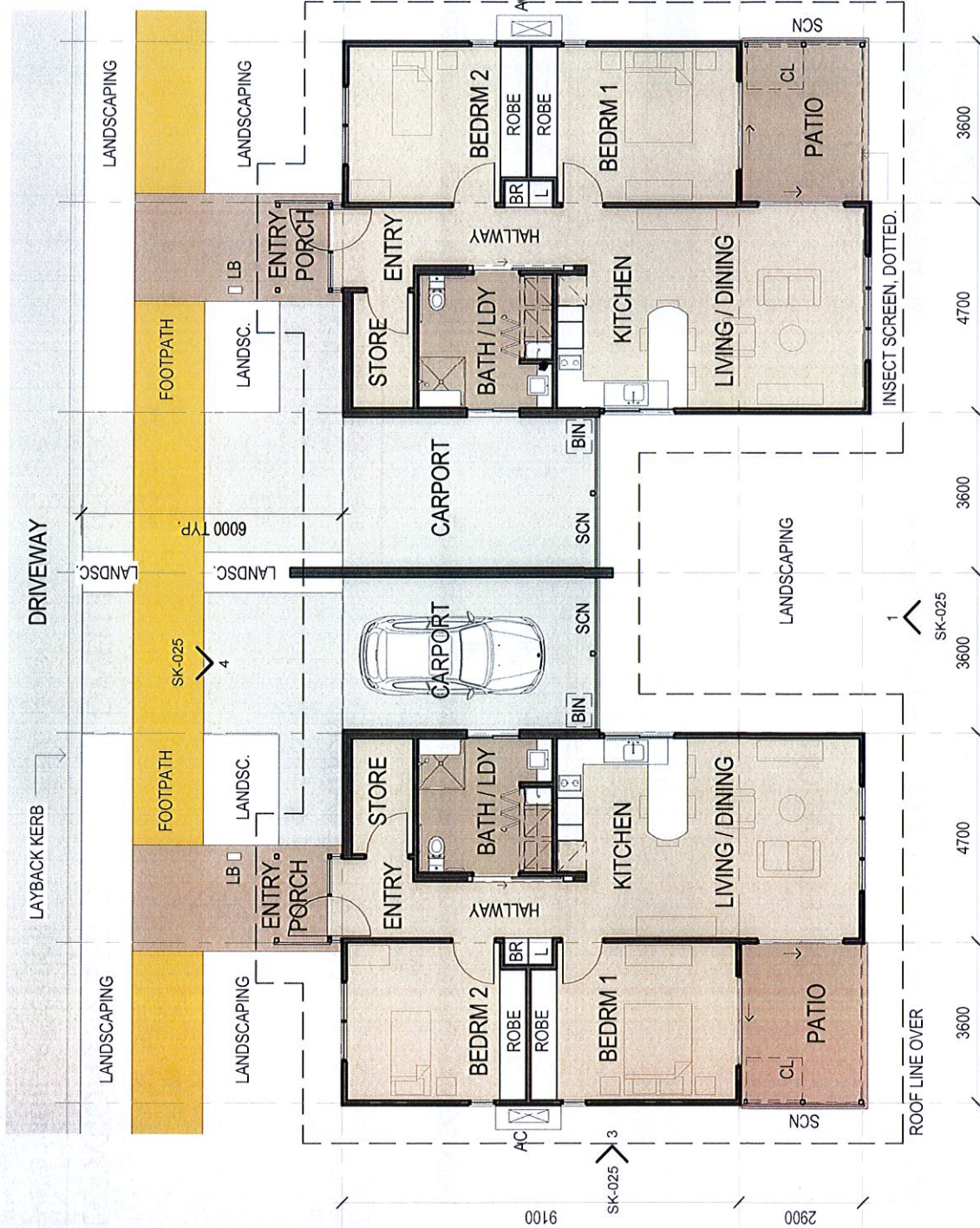


BAC1701_SK-023
 JUNE 2017



AREAS: (per unit)

GROSS FLOOR AREA
92.5 sq.m
PATIO AREA
10.8 sq.m



BARCALDINE REGIONAL COUNCIL
DIGITALLY STAMPED
APPROVED PLAN
 Development Permit - Material Change of Use for:
 "Residential Activity" - Multiple Dwellings (16 Units) and
 "Community Orientated Activity" - Beech Street Gardens Community
 Centre
 referred to in and subject to the conditions in Council's Decision
 Notice
 Approval Date: 31 July 2017
 Application Number: DA81617

LEGEND

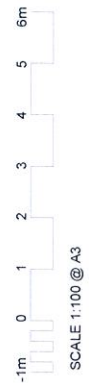
AC	AIR-CONDITIONER
BR	BROOM CUP'D
CL	CLOTHES LINE
L	LINEN CUP'D
LB	LETTER BOX
SCN	SCREEN



PLAN - 2 BED DUPLEX

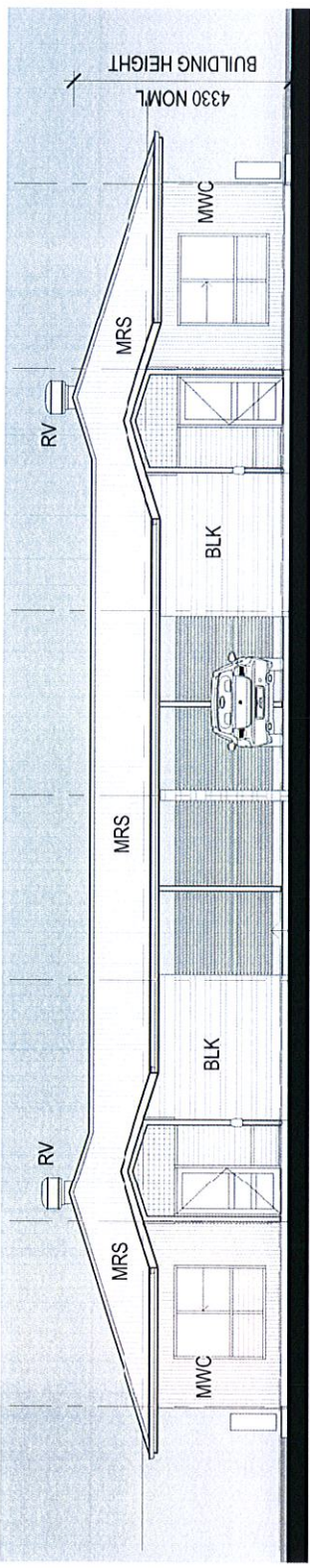
DEVELOPMENT APPLICATION - BEECH STREET GARDENS VILLAGE
 for BARCALDINE AGED CARE INC.

BAC1401_SK-024
 JUNE 2017

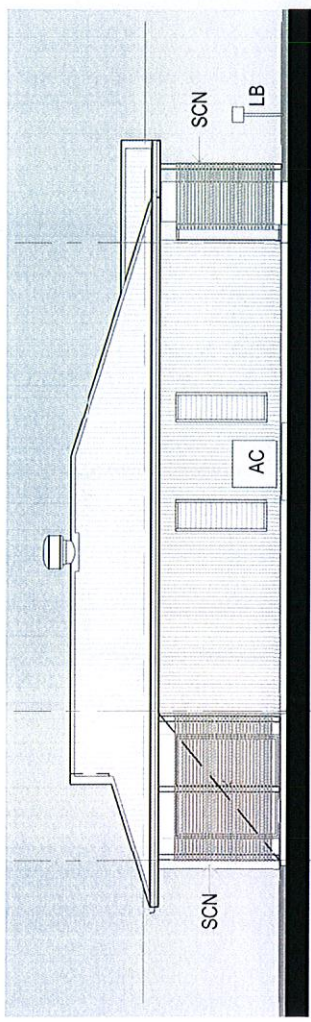


A

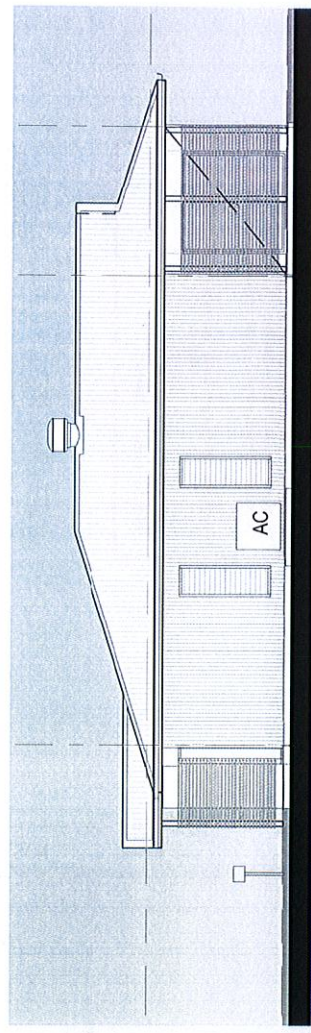
BARCALDINE REGIONAL COUNCIL
DIGITALLY STAMPED
APPROVED PLAN
 Development Permit - Material Change of Use for:
 "Residential Activity" - "Multiple Dwellings" (16 Units) and
 "Community Orientated Activity" - Beech Street Gardens Community
 Centre
 referred to in and subject to the conditions in Council's Decision
 Notice
 Approval Date: 31 July 2017
 Application Number: D4491617



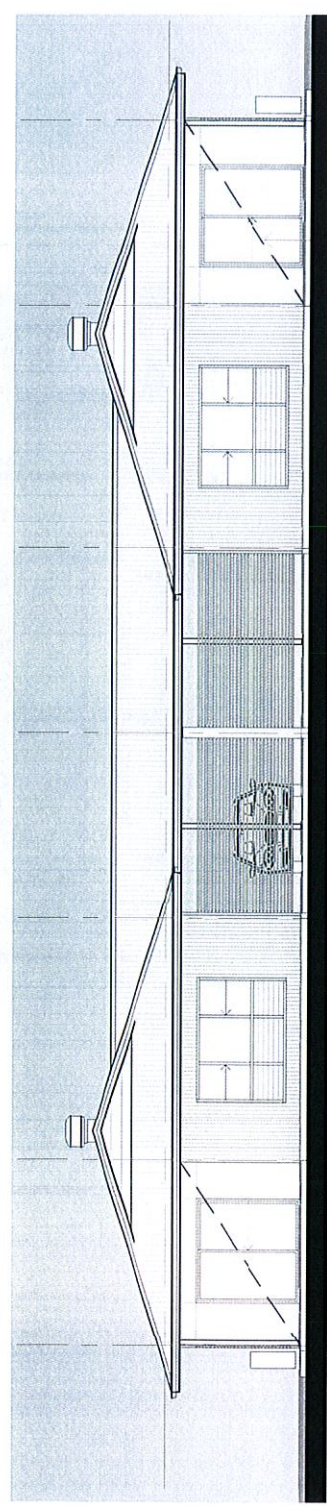
FRONT ELEVATION



SIDE ELEVATION 1

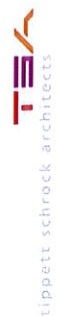


SIDE ELEVATION 2



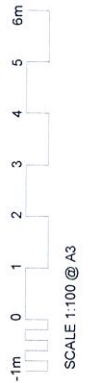
REAR ELEVATION
ELEVATIONS - 2 BED DUPLEX

- LEGEND**
- AC AIR-CONDITIONER
 - BLK COLOURED BLOCKWORK
 - LB LETTER BOX
 - MRS METAL ROOF SHEETING
 - MWC METAL WALL CLADDING
 - RV ROOF VENTILATOR
 - SCN SCREEN



tippetts architects

DEVELOPMENT APPLICATION - BEECH STREET GARDENS VILLAGE
 for BARCALDINE AGED CARE INC.

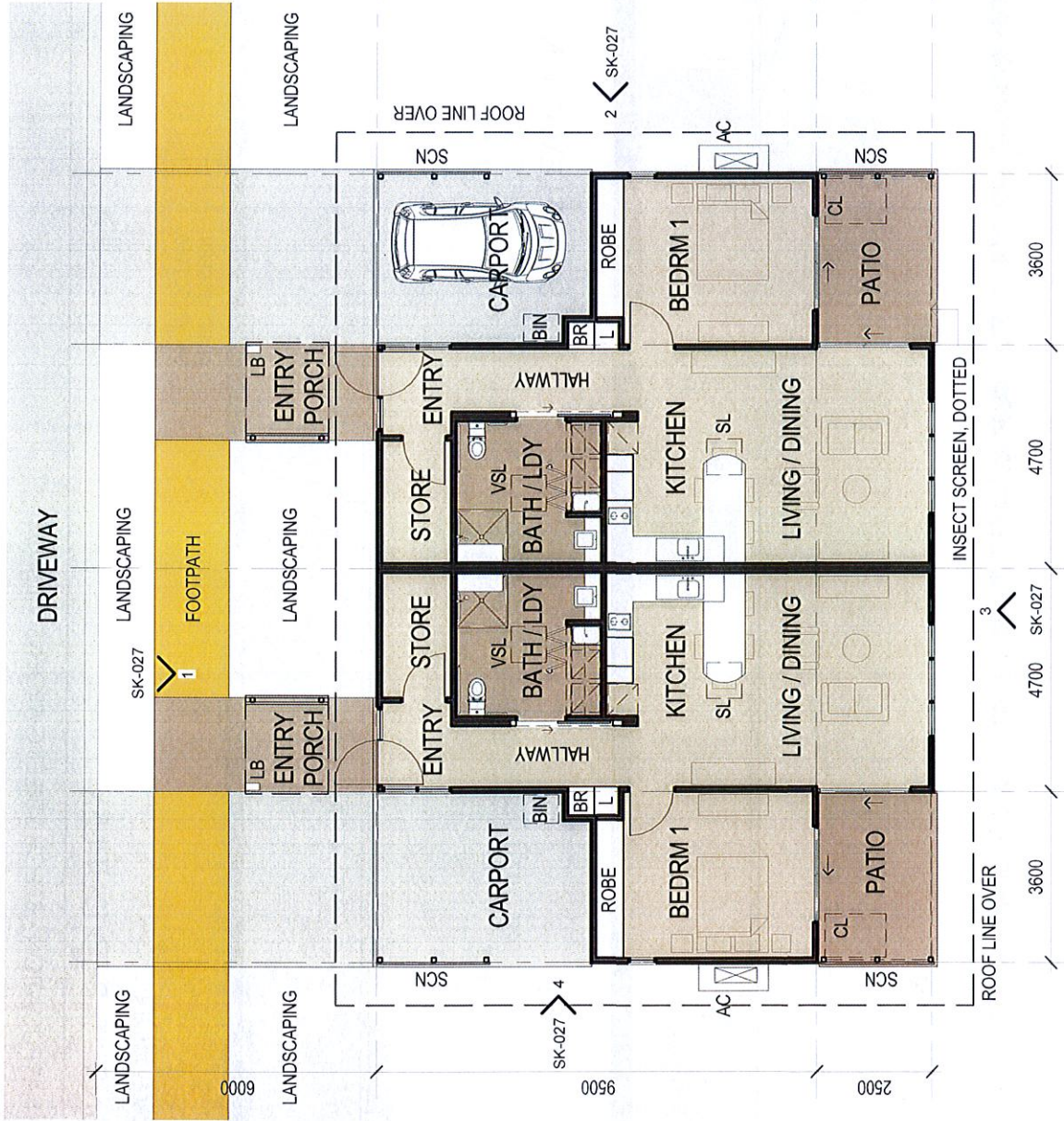


BAC1401_SK-025
 JUNE 2017

A

AREAS: (per unit)

GROSS FLOOR AREA 75.7 sq.m
PATIO AREA 9.4 sq.m



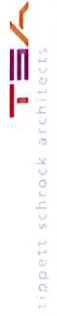
BARCALDINE REGIONAL COUNCIL
DIGITALLY STAMPED APPROVED PLAN
 Development Permit - Material Change of Use for:
 "Residential Activity" - "Multiple Dwellings" (16 Units) and
 "Community Orientated Activity" - Beech Street Gardens Community Centre
 referred to in and subject to the conditions in Council's Decision Notice
 Approval Date: 31 July 2017
 Application Number: DA491617

LEGEND

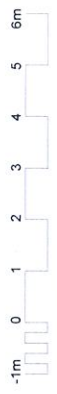
- AC AIR-CONDITIONER
- BR BROOM CUP'D
- CL CLOTHES LINE
- L LINEN CUP'D
- LB LETTER BOX
- SCN SCREEN
- SL SKYLIGHT
- VSL VENTILATED SKYLIGHT

PLAN - 1 BED DUPLEX

DEVELOPMENT APPLICATION - BEECH STREET GARDENS VILLAGE
for BARCALDINE AGED CARE INC.

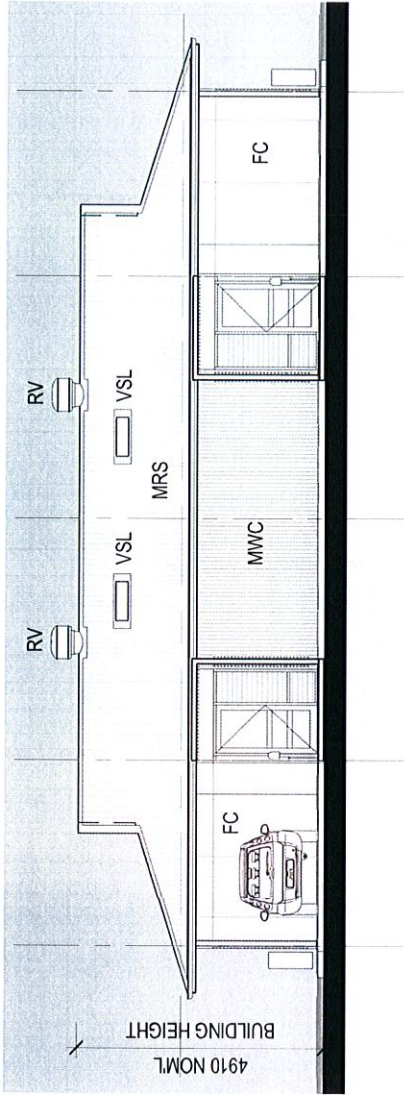


BAC1401_SK-026
JUNE 2017

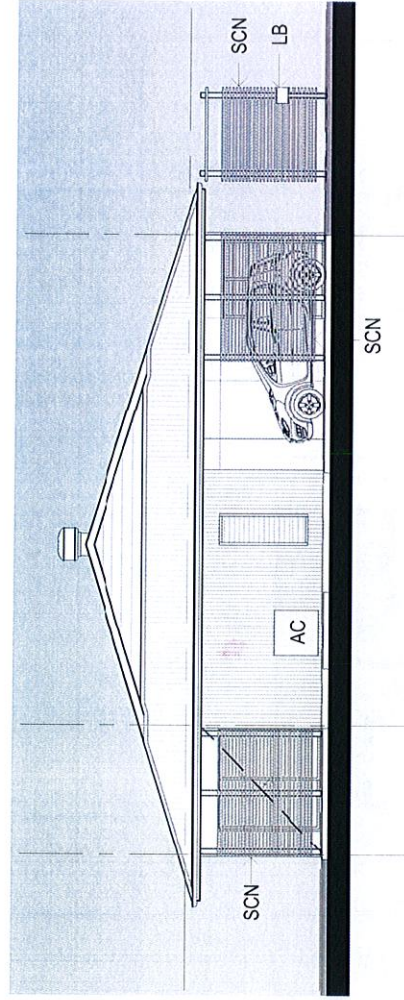


SCALE 1:100 @ A3

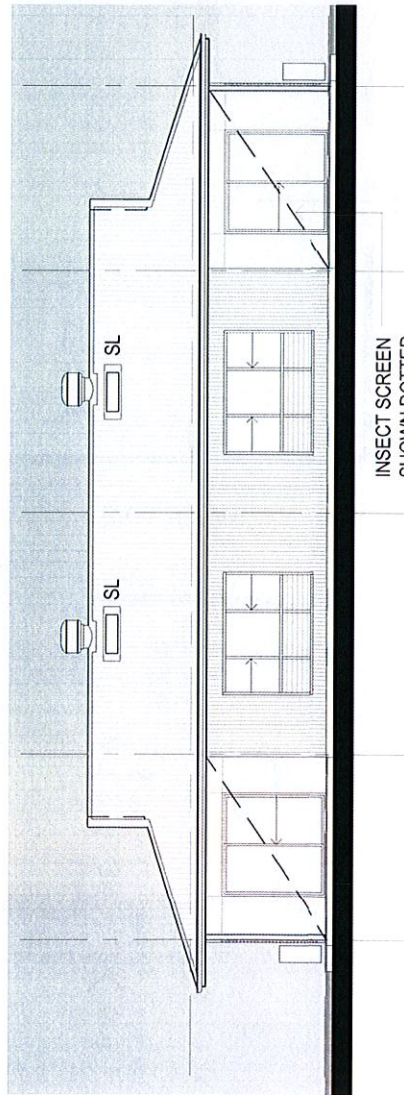
A



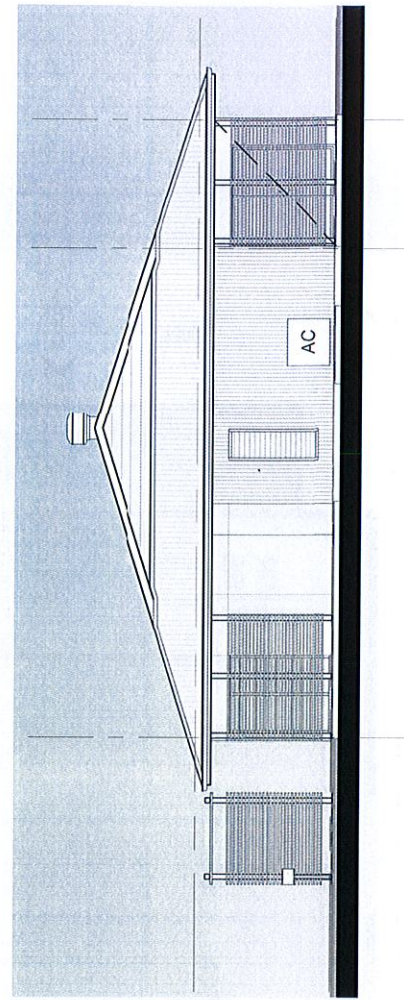
FRONT ELEVATION



SIDE ELEVATION 1



REAR ELEVATION



SIDE ELEVATION 2

BARCALDINE REGIONAL COUNCIL
DIGITALLY STAMPED
APPROVED PLAN
 Development Permit – Material Change of Use for:
 “Residential Activity” – Multiple Dwellings (16 Units) and
 “Community Orientated Activity” – Beech Street Gardens Community
 Centre
 referred to in and subject to the conditions in Council’s Decision
 Notice
 Approval Date: 31 July 2017
 Application Number: DA4091817

LEGEND

- | | | | |
|-----|---------------------|-----|---------------------|
| AC | AIR-CONDITIONER | RV | ROOF VENTILATOR |
| FC | FIBRE CEMENT SHEET | SCN | SCREEN |
| LB | LETTER BOX | SL | SKYLIGHT |
| MRS | METAL ROOF SHEETING | VSL | VENTILATED SKYLIGHT |
| MWC | METAL WALL CLADDING | | |



ELEVATIONS - 1 BED DUPLEX

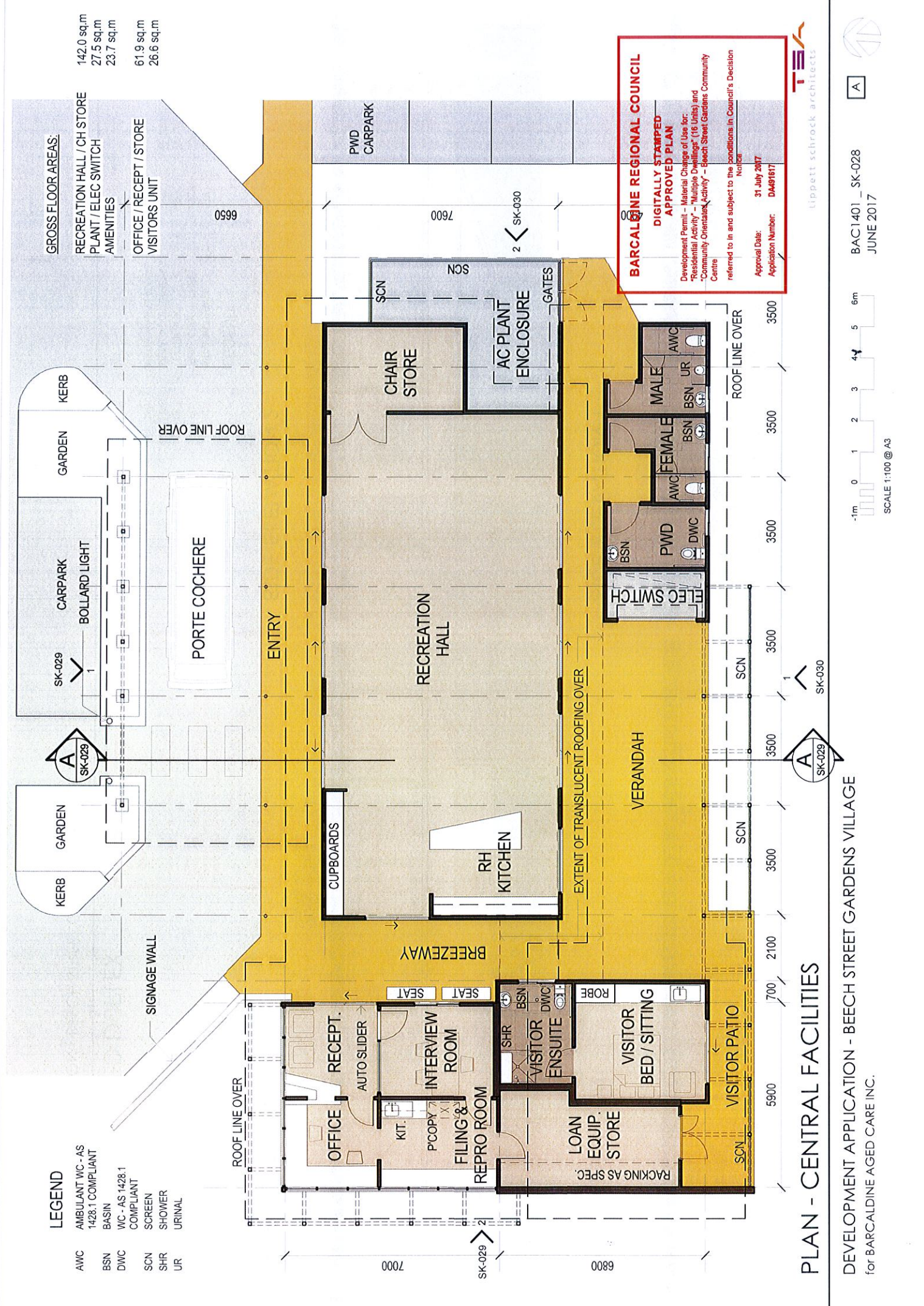
DEVELOPMENT APPLICATION - BEECH STREET GARDENS VILLAGE
 for BARCALDINE AGED CARE INC.

BAC1401_SK-027
 JUNE 2017

LEGEND

- AWC AMBULANT WC - AS 1428.1 COMPLIANT
- BSN BASIN
- DWC WC - AS 1428.1 COMPLIANT
- SCN SCREEN
- SHR SHOWER
- UR URINAL

- GROSS FLOOR AREAS:**
- RECREATION HALL / CH STORE 142.0 sq.m
 - PLANT / ELEC SWITCH 27.5 sq.m
 - AMENITIES 23.7 sq.m
 - OFFICE / RECEPT / STORE 61.9 sq.m
 - VISITORS UNIT 26.6 sq.m



BARCALDINE REGIONAL COUNCIL

DIGITALLY STAMPED APPROVED PLAN

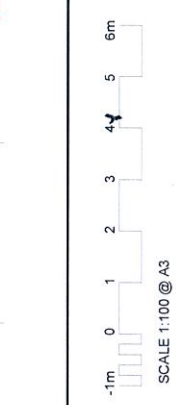
Development Permit - Material Change of Use for:
 "Residential Activity" - "Multiple Dwellings" (16 Units) and
 "Community Orientated Activity" - Beech Street Gardens Community Centre

referred to in and subject to the conditions in Council's Decision Notice

Approval Date: 31 July 2017
 Application Number: DM491817

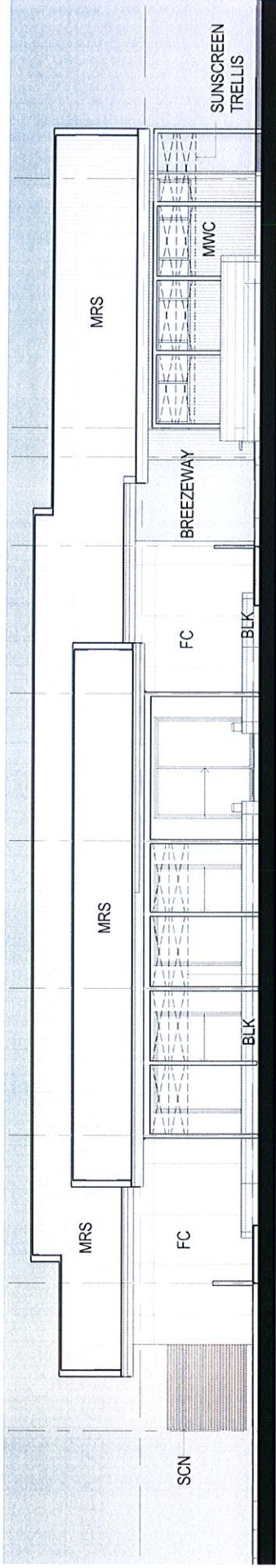
lippett schrock architects

BAC1401_SK-028
 JUNE 2017

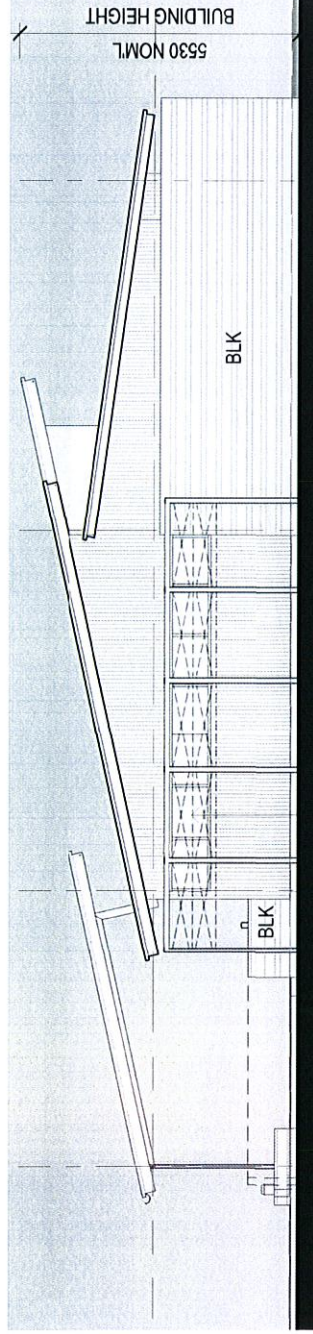


PLAN - CENTRAL FACILITIES

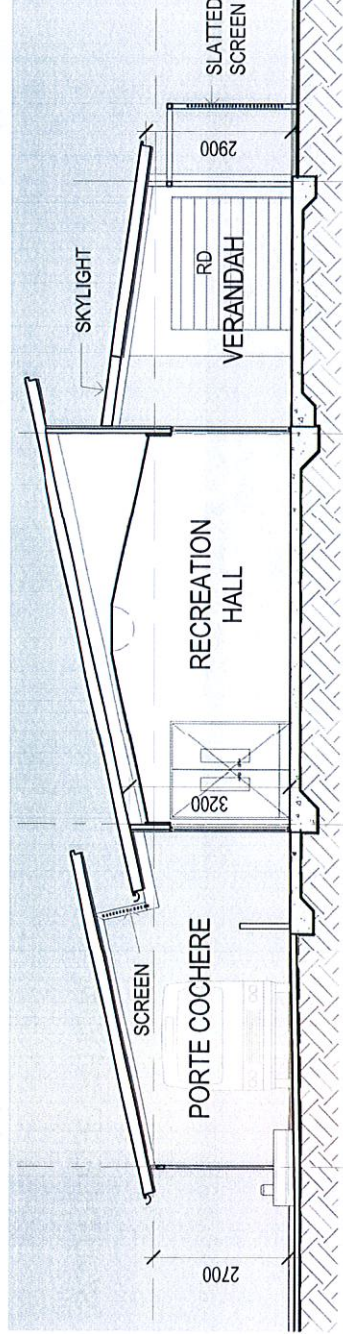
DEVELOPMENT APPLICATION - BEECH STREET GARDENS VILLAGE
 for BARCALDINE AGED CARE INC.



NORTH ELEVATION



WEST ELEVATION



SECTION A

ELEV'S / SECT. - CENTRAL FACILITIES

DEVELOPMENT APPLICATION - BEECH STREET GARDENS VILLAGE
for BARCALDINE AGED CARE INC.

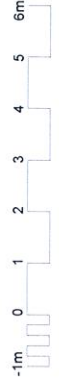
BARCALDINE REGIONAL COUNCIL
DIGITALLY STAMPED
APPROVED PLAN
Development Permit - Material Change of Use for:
"Residential Activity" - "Multiple Dwellings" (16 Units) and
"Community Orientated Activity" - Beech Street Gardens Community
Centre
referred to in and subject to the conditions in Council's Decision
Notice
Approval Date: 31 July 2017
Application Number: D4491617

LEGEND

- BLK COLOURED BLOCKWORK
- FC FIBRE CEMENT SHEET
- MRS METAL ROOF SHEETING
- MWC METAL WALL CLADDING
- RD ROLLER DOOR
- SCN SCREEN



tippet schrock architects



SCALE 1:100 @ A3

BAC1401_SK-029
JUNE 2017

A

Attachment B

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).