
Attachment A

Approved Document

Development Permit for Material Change of Use for:

**“Residential Activity” – “Accommodation Building”
(7 Units) and Attached Manager’s Unit**

| APPROVED PLANS | |
|---------------------|---|
| Reference: | 2517.2 PAGE No. 1 |
| Description: | “SITE PLAN”, Caloundra Design and Drafting, dated MAY 2017 |
| Amendments: | Nil |
| Reference: | 2517.2 PAGE No. 2 |
| Description: | “FLOOR PLAN”, Caloundra Design and Drafting, dated MAY 2017 |
| Amendments: | Nil |
| Reference: | 2517.2 PAGE No. 3 |
| Description: | “ELEVATIONS”, Caloundra Design and Drafting, dated MAY 2017 |
| Amendments: | Nil |

Development Permit – Material Change of Use for:
"Residential Activity" – "Accommodation Building"
(7 Units) and Attached Manager's Unit

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

Approval Date: **13 November 2017**
Application Number: **DA641617**

NOTES:

ALL CONSTRUCTION TO COMPLY WITH THE AUSTRALIAN BUILDING CODE REQUIREMENTS & RELEVANT AUSTRALIAN STANDARDS.

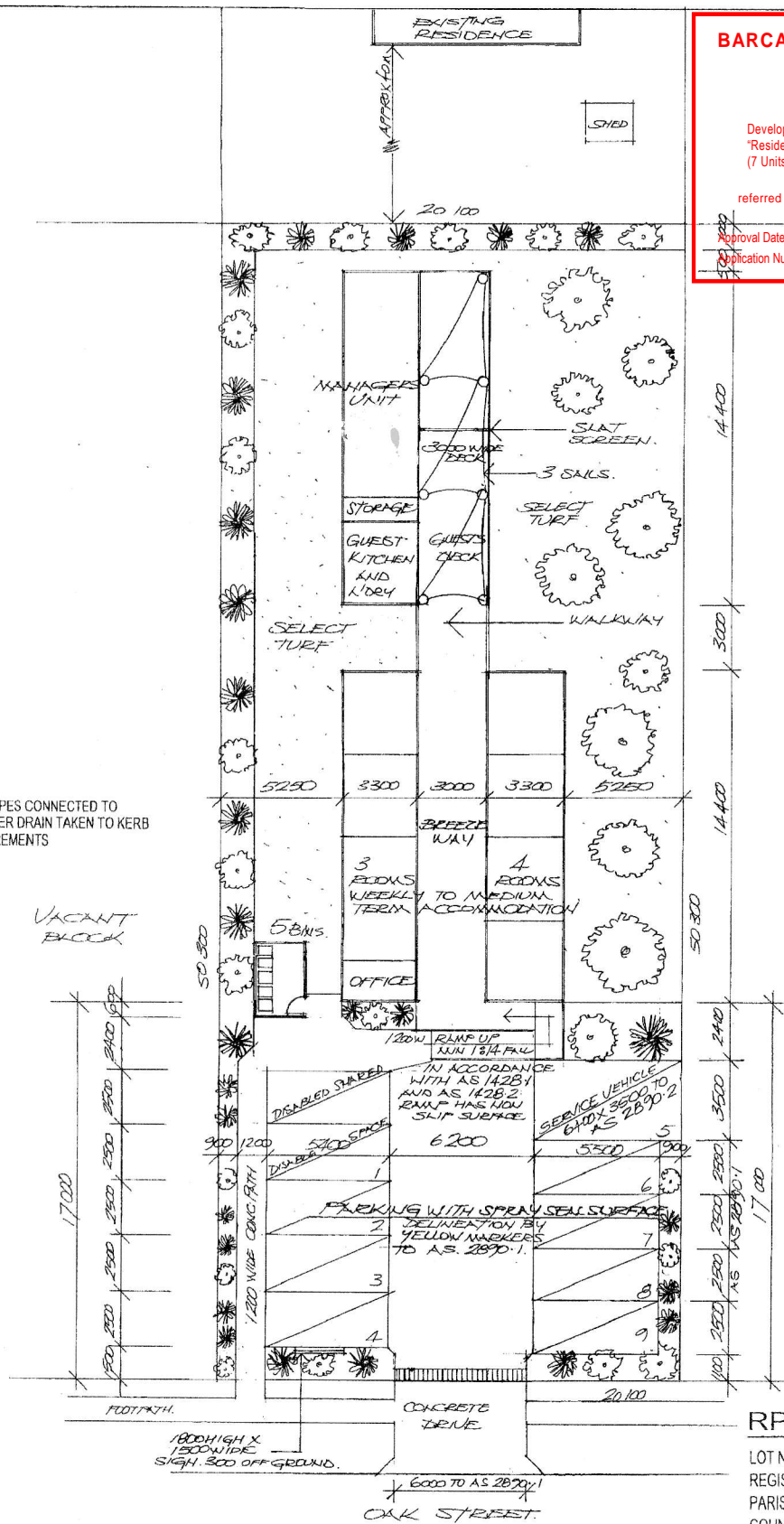
CONTRACTOR TO CONFIRM ALL DIMENSIONS & LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK.

BUILDER MUST CHECK ALL BOUNDARY LINES & PEGS BEFORE COMMENCEMENT OF ANY BUILDING WORK.

LEVELS AND CONTOURS TAKEN FROM EXISTING DRAWINGS WITH OWNERS APPROVAL.

SHOULD SITE CONDITIONS DIFFER FROM THOSE INDICATED SEEK INSTRUCTIONS FROM DESIGNER.

DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE OFF DRAWING



90mmØ PVC DOWNPIPES CONNECTED TO 100mmØ STORMWATER DRAIN TAKEN TO KERB TO COUNCIL REQUIREMENTS

VACANT BLOCK

PARK

RP DETAILS

LOT NUMBER: 23 N°213
REGISTERED PLAN NUMBER: R4183
PARISH: BARCALDINE
COUNTY:
AREA: 1025 SQ. METRES

SITE PLAN

PROPOSED ECO TOURISM ACCOMMODATION. PARKSIDE ON OAK AT LOT 23 N°213 OAK STREET BARCALDINE FOR J. & K. BONMAN.

CONTRACTOR TO CONFIRM ALL DIMENSIONS & LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK

| |
|-----------------|
| DATE: MAY 2017 |
| SCALE: 1:200 A3 |
| DESIGNED: |
| DRAWN: B.C. |
| DWG No. 2511.2 |
| PAGE No. 1. |

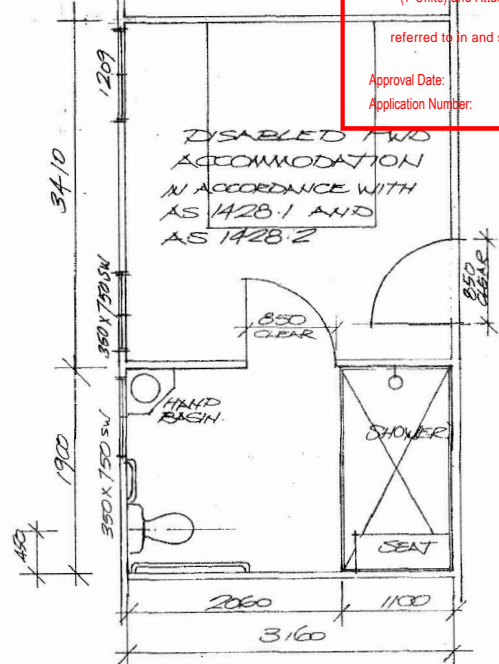
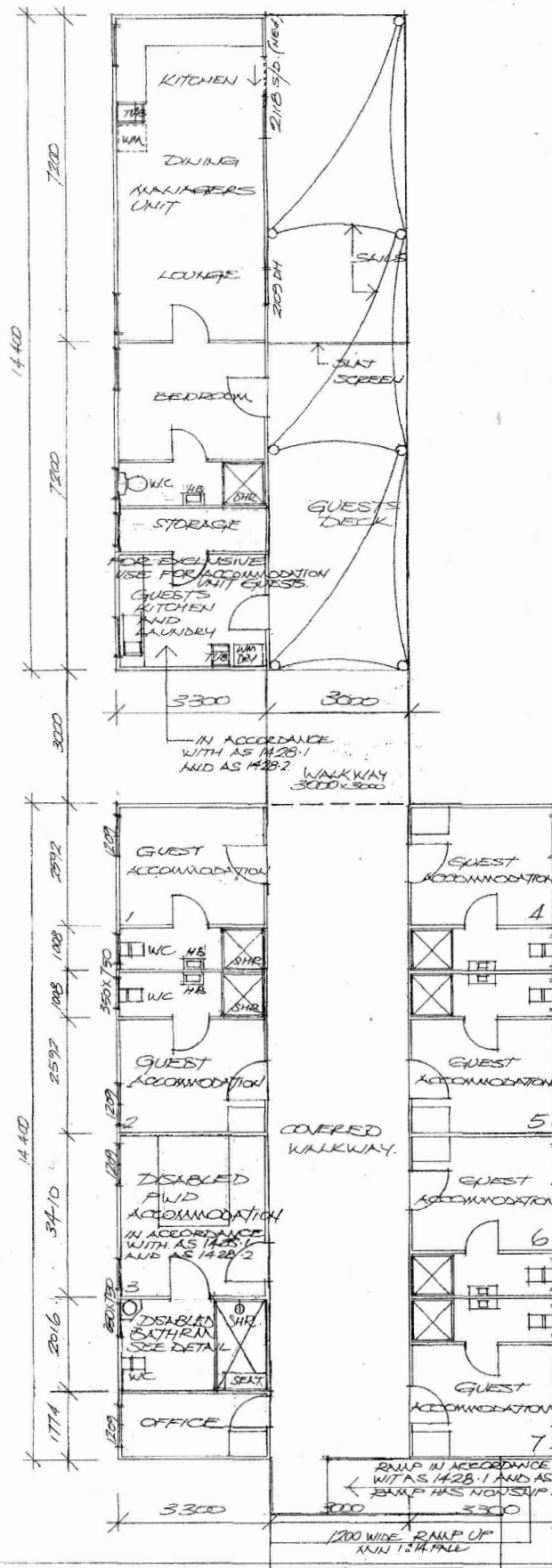


3/93 Bulcock St Caloundra 4551 Lic. No. 640598
Ph/Fax: 07 54912393 Email: cdd79@bigpond.net.au

Development Permit - Material Change of Use for:
"Residential Activity" - "Accommodation Building"
(7 Units) and Attached Manager's Unit

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DISABLED BATHROOM DESIGN. 1:50.

NOTE:

AREA OF MANAGERS UNIT - STORAGE, LAUNDRY AND GUESTS KITCHEN: 47.5 m²

AREA OF MANAGERS UNIT - DECK AND GUESTS DECK: 43.2 m²

WALKWAY: 9 m²

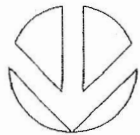
AREA OF 7 GUESTS ACCOMMODATION UNITS: 89 m²
OFFICE: 5.9 m² TOTAL: 95 m²

AREA OF GUEST ACCOMMODATION COVERED WALKWAY: 43.2 m²
TOTAL AREA: 228.9 m²

AREA OF SPRAY SEAL CARPARK: 205 m²

NOTE:

OFFICE HOURS:
7AM TO 6PM
MONDAY TO SUNDAY.



FLOOR PLAN

PROPOSED ECO TOURISM ACCOMMODATION. PARKSIDE ON OAK AT LOT 23 N°2130AK STREET BARCALDINE FOR J.&K. BOYMAN.

CONTRACTOR TO CONFIRM ALL DIMENSIONS & LEVELS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK

| |
|-----------------|
| DATE: MAY 2017 |
| SCALE: 1:100 AS |
| DESIGNED: |
| DRAWN: B.C. |
| DWG No 2517-2 |
| PAGE No 2. |



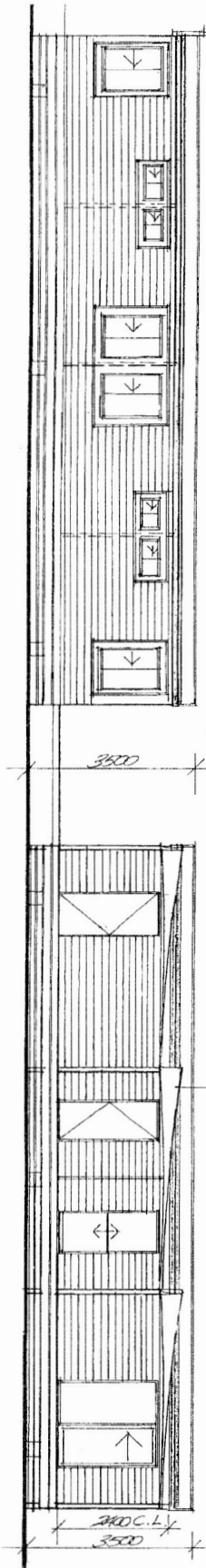
393 Bulcock St Caloundra 4551 Lic. No. 640596
Ph/Fax: 07 54912393 Email: cddi79@bigpond.net.au

Development Permit - Material Change of Use for:
"Residential Activity" - "Accommodation Building"
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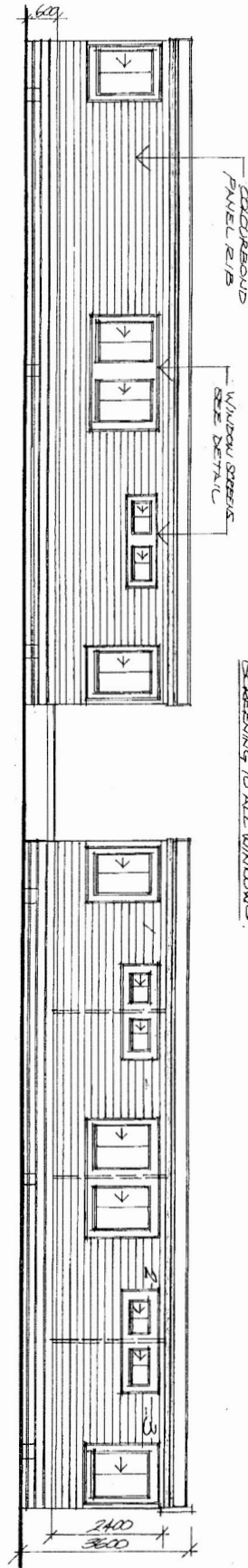
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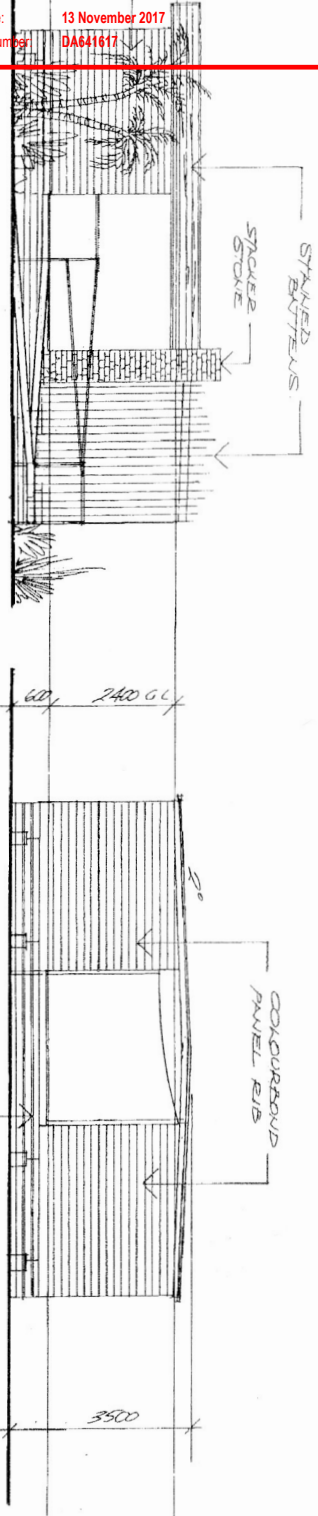
WEST ELEVATION OF GUEST ACCOMMODATION 5,6,7,8 AND GUEST DECK.



EAST ELEVATION OF MANAGERS UNIT. OFFICE. GUEST KIT. ELDERY GUEST ACCOMMODATION 1,2,3,4.

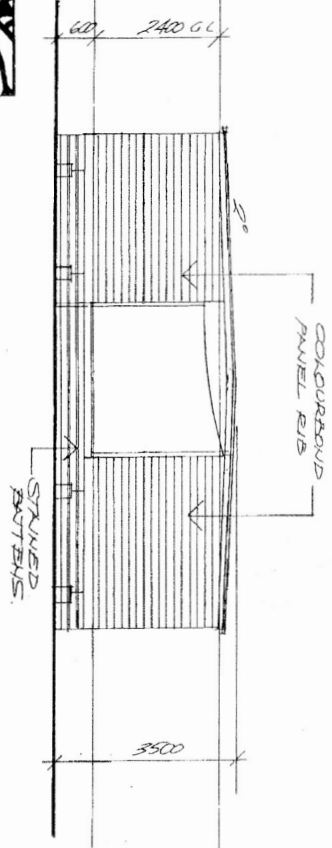


NORTH ELEVATION (FRONT)



SCREENING TO ALL WINDOWS.

SOUTH ELEVATION (REAR)



PROPOSED ECO TOURISM
ACCOMMODATION. PARKSIDE ON
ONK AT LOT 23 N°213 ONK STREET
BARCALDINE FOR J. & K. BOUMAN.

CONTRACTOR TO CONFIRM ALL DIMENSIONS & LEVELS
ON SITE PRIOR TO COMMENCEMENT OF ANY WORK

| | |
|-----------|----------|
| DATE: | MAY 2017 |
| SCALE: | 1:100 A3 |
| DESIGNED: | |
| DRAWN: | B.C. |
| DWG No. | 2517-2 |
| PAGE No. | 3 |



3/83 Bulcock St Caloundra 4551 Ltc. No 640598
Ph/Fax 07 54912393 Email cck179@bigpond.net.au

Attachment B

Referral Agency Response

| Referral Agency | Date of Response |
|---|------------------|
| Department of Infrastructure, Local Government and Planning | 7 September 2017 |



Department of Infrastructure,
Local Government and Planning

Our reference: SDA-0717-041179
Your reference: DA641617

7 September 2017

Chief Executive Officer
Barcaldine Regional Council
PO Box 191
BARCALDINE QLD 4725
council@barc.qld.gov.au

Attention: Mr Brett Walsh

Dear Mr Walsh

Concurrence agency response - no requirements

211 Oak Street, Barcaldine, QLD 4725; Lot 23 on RY183
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 28 July 2017.

Applicant details

Applicant name: Jeffrey Mark & Kerry-Ann Bowman
Applicant contact details: 77 Pierce Avenue
Little Mountain QLD 4551

Site details

Street address: 211 Oak Street, Barcaldine, QLD 4725
Real property description: Lot 23 on RY183
Local government area: Barcaldine Regional Council

Application details

Proposed development: Development Permit for Material Change of Use –
“Residential Activity” – “Accommodation Building” (8 Units)
and Attached Managers Unit

Referral triggers

The development application was referred to the department under the following provisions of the Sustainable Planning Regulation 2009:

Referral trigger Schedule 7, Table 3, Item 1—State-controlled road

No requirements

The department advises the assessment manager, under section 287(2)(a) of the *Sustainable Planning Act 2009*, that it has no requirements relating to the application.

A copy of this response has been sent to the applicant for their information.

If you require any further information, please contact Vickie Wood, Senior Planner, on (07) 4898 6825, or via email MIWSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Odette Langham
A/Manager (Planning) – Mackay, Isaac, Whitsunday Regional Office

cc: Jeffrey Mark & Kerry-Ann Bowman, abby@bigpond.net.au

Attachment C

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).*