

Your Reference:

Our Reference: KM: AD: ak 11-05 (MCU009-10/11, 2177/00000)

Contact: Rentia Robertson

6 May 2011

Gladstone Area Group Apprentices Ltd
C/- Ben Baker – Insite Strategies
PO Box 471
BUNDABERG QLD 4670

Dear Sir or Madam

Decision Notice Approval
Sustainable Planning Act 2009 s.335

I acknowledge receipt of the above application on *5 April 2011* and confirm the following details:

RE: Development application for Material Change of Use – Code Assessable Development for Medium Impact Industry – Industrial & Construction Training (being any other Industry not separately defined) – Gladstone Area Group Apprentices Pty Ltd – Best Centre at Raedon Street, Biloela on Lot 30 SP231274.

I wish to advise that, on 5 May 2011 the above development application was

approved in full with conditions. The conditions of this approval are set out in Attachment 1. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them or

Approval under s331

This application has or has not been deemed to be approved under section 331 of the *Sustainable Planning Act 2009* (SPA).

1. Details of the approval

The following approvals are given:

	Sustainable Planning Regulation 2009, schedule 3 reference	Development Permit	Preliminary Approval
Making a material change of use assessable under the planning scheme		<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Submissions

There were / were no properly made submissions about the application.

3. Referral agencies

The referral agencies for this application are: NIL

4. Approved plans

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

Plan/Document number	Plan/Document name	Date
Revision A	Site Plan	18/01/2010
-	Admin Lower Floor Plan	November 2009
-	Admin Upper Floor Plan	November 2009
-	Administration Building	November 2009
-	Upper Floor Tenancy sk1	-
BG090142	Site Drainage Plan	21 December 2009

5. When approval lapses if development not started (s.341)

To the extent a development approval is for a material change of use of premises, the approval lapses if the first change of use under the approval does not start within the following period (the **relevant period**)—

- (a) 4 years starting the day the approval takes effect;
- (b) if the approval states a different period from when the approval takes effect—the stated period.

6. Appeal rights

Appeals by applicants

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal, or refusal in part of the development application
- any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242 of SPA
- the decision to give a preliminary approval when a development permit was applied for
- the length of a period mentioned in section 341
- a deemed refusal of the development application.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 461(2) of SPA.

Applicants may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Appeals by submitters

A submitter for a development application may appeal to the Planning and Environment Court against:

- the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment
- the part of the approval relating to the assessment manager's decision under section 327.

Details about submitter appeal rights for the Planning and Environment Court are set out in sections 462, 463 and 464 of SPA.

Submitters may also have a right to appeal to the Building and Development Dispute Resolution Committee. For more details, see SPA, chapter 7, part 2.

Attachment 2 is an extract from SPA which details the applicant's appeal rights and the appeal rights of any submitters regarding this decision.

Should you require further assistance in relation to this matter, please do not hesitate to contact Council's Development and Environmental Services Department – Planning Section quoting your application number MCU009-10/11 on (07) 4992 9500.

Yours sincerely



JG Ray Geraghty
CHIEF EXECUTIVE OFFICER



ASSESSMENT MANAGER CONDITIONS

**Development application for Material Change of Use – Code Assessable
Development for Medium Impact Industry – Industrial & Construction Training (being
any other Industry not separately defined) – Gladstone Area Group Apprentices Pty
Ltd – Best Centre at Raedon Street, Biloela on Lot 30 SP231274.**

GENERAL

- 1.0 The development is to be in accordance with the endorsed plans except where amended by the conditions of this permit.
- 2.0 The development as shown on the endorsed plan/s must not be altered without the consent of the Assessment Manager.
- 3.0 A copy of the development approval conditions and plans must be kept in a location readily accessible on site to personnel carrying out the approved activity.

TIME LIMITS

- 4.0 Development consent for the proposed development is granted for a period of four (4) years from the date of determination unless the development is substantially commenced in accordance with the *Sustainable Planning Act 2009*.

DEVELOPER RESPONSIBILITY

- 5.0 The development is to be conducted in a manner that will not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, by causing interference to television to radio reception or otherwise.
- 6.0 The use hereby permitted to occur on the site is limited to Industry, Industrial and Construction Training and associated uses.

CAR PARKING

- 7.0 All vehicle parking bays shall be clearly line marked in accordance with the relevant standards to the satisfaction of the responsible authority.

TELECOMMUNICATIONS/ELECTRICITY

- 8.0 The applicant/developer is to provide Council confirmation that arrangements and agreements have been made for the provisions of telecommunications services to the proposed development.



AGENCY CONDITIONS

**Development application for Material Change of Use – Code Assessable
Development for Medium Impact Industry – Industrial & Construction Training (being
any other Industry not separately defined) – Gladstone Area Group Apprentices Pty
Ltd – Best Centre at Raedon Street, Biloela on Lot 30 SP231274.**

NIL

EXTRACT FROM THE SUSTAINABLE PLANNING ACT 2009

Division 8

Appeals to court relating to development applications and approvals

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.

462 Appeals by submitters—general

(1) A submitter for a development application may appeal to the court only against—

- (a) the part of the approval relating to the assessment manager's decision about any part of the application requiring impact assessment under section 314; or
- (b) the part of the approval relating to the assessment manager's decision under section 327.

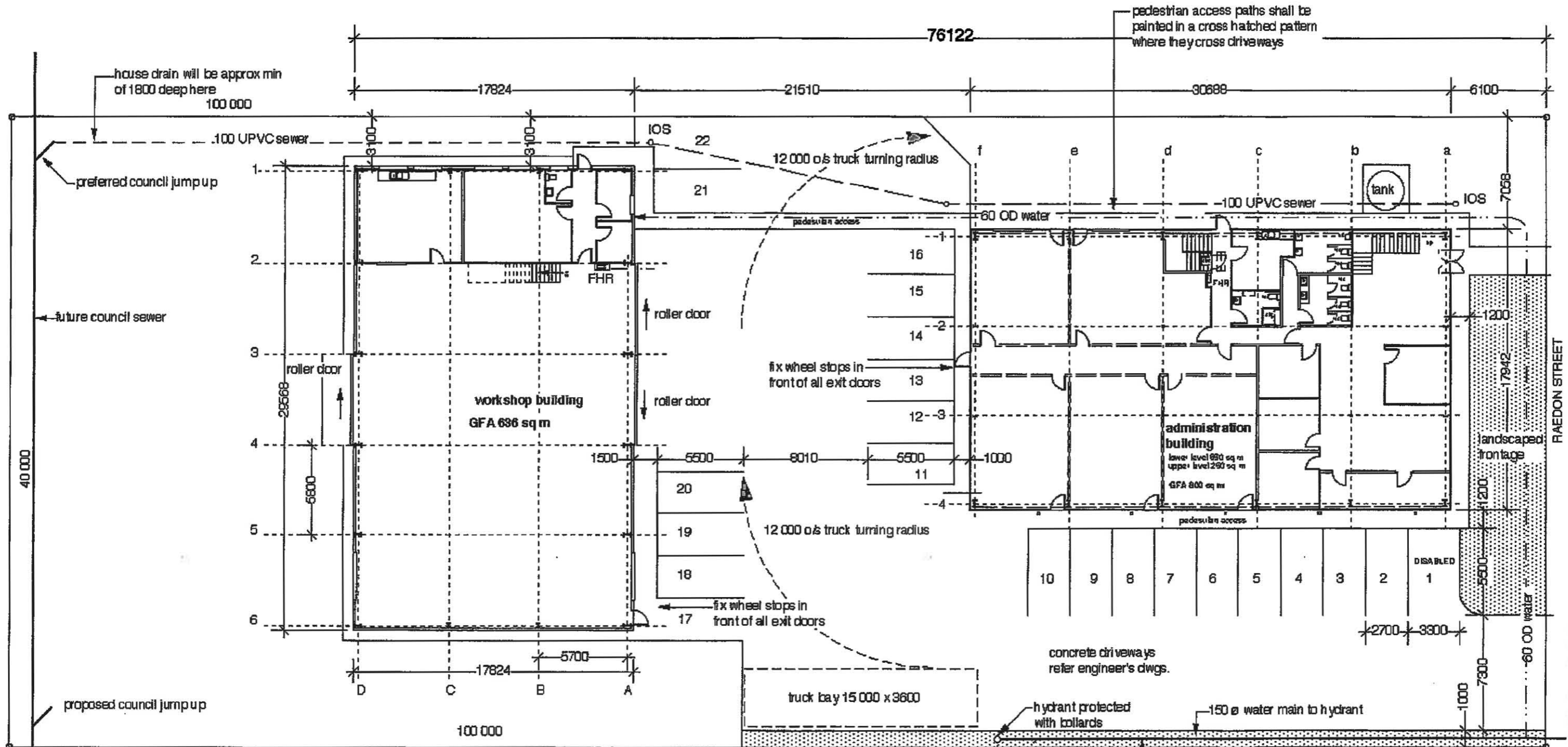
(2) To the extent an appeal may be made under subsection (1), the appeal may be against 1 or more of the following—

- (a) the giving of a development approval;
- (b) any provision of the approval including—
 - (i) a condition of, or lack of condition for, the approval; or
 - (ii) the length of a period mentioned in section 341 for the approval.

(3) However, a submitter may not appeal if the submitter—

- (a) withdraws the submission before the application is decided; or
- (b) has given the assessment manager a notice under section 339(1)(b)(ii).

(4) The appeal must be started within 20 business days (the **submitter's appeal period**) after the decision notice or negotiated decision notice is given to the submitter.



site cover - 1077 sq m

site area - 4000 sq m

GFA - 1436

parking required is 1 space per 100 sq m or 1 space per 2.5 employees
parking provided is 22 plus truck bay

RPD
proposed Lot 30 on Dwg No. 3219-1B which is part
of existing Lot 280 on SP200832

REVISION A 18-1-10
1. Hydrant line increased to 150mm
2. Rainwater tank shifted south

REVISION A
18-1-2010
FROM AJ

for construction

scale 1:250
date November, 2009

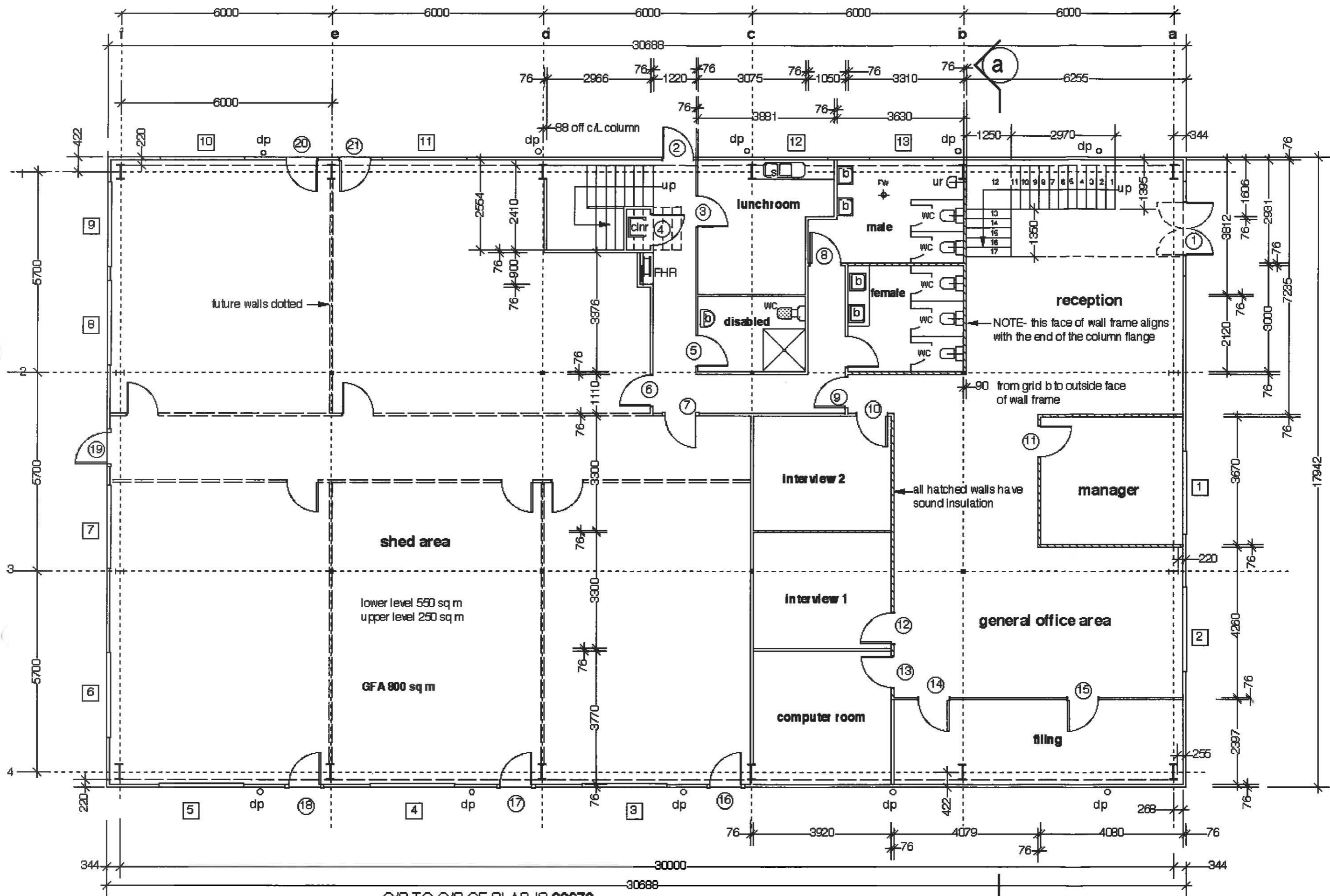
site plan

jeffery design group

© copyright
jeffery design group
37 Toalook Street,
Gadstone, 4830
ph. 40722007



proposed "BEST" centre for GAGAL at Biloela



O/S TO O/S OF SLAB IS 30670

REVISION a- 5-1-10- wall framing altered to 76 and dimensions of all internal partitions altered

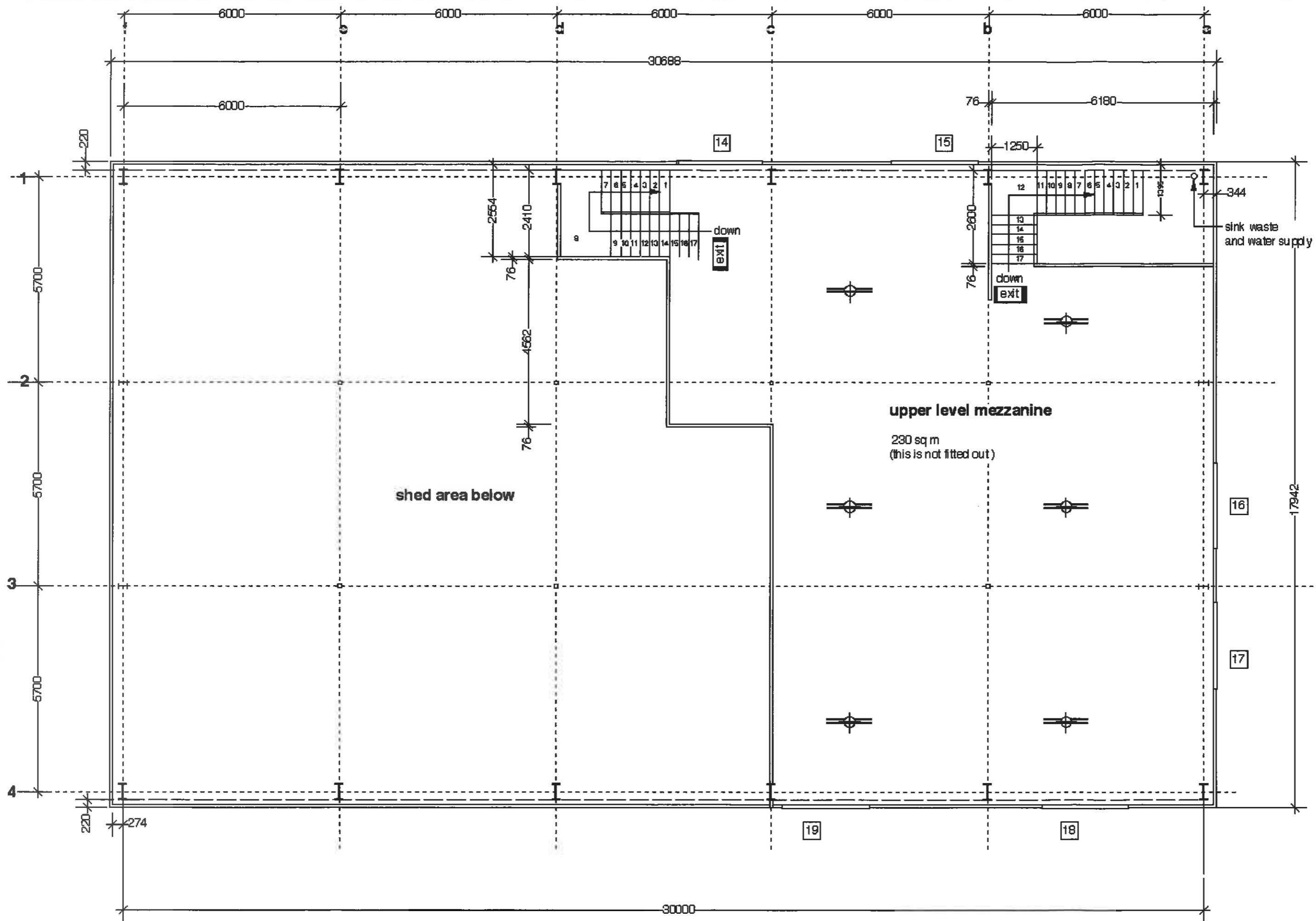
for construction
admin lower floor plan

proposed "BEST" centre for GAGAL at Biloela

scale 1: 100
date November, 2009

jeffery design group





REVISION a- 5-1-10- wall framing altered to 76 and dimensions of all internal partitions altered

for construction

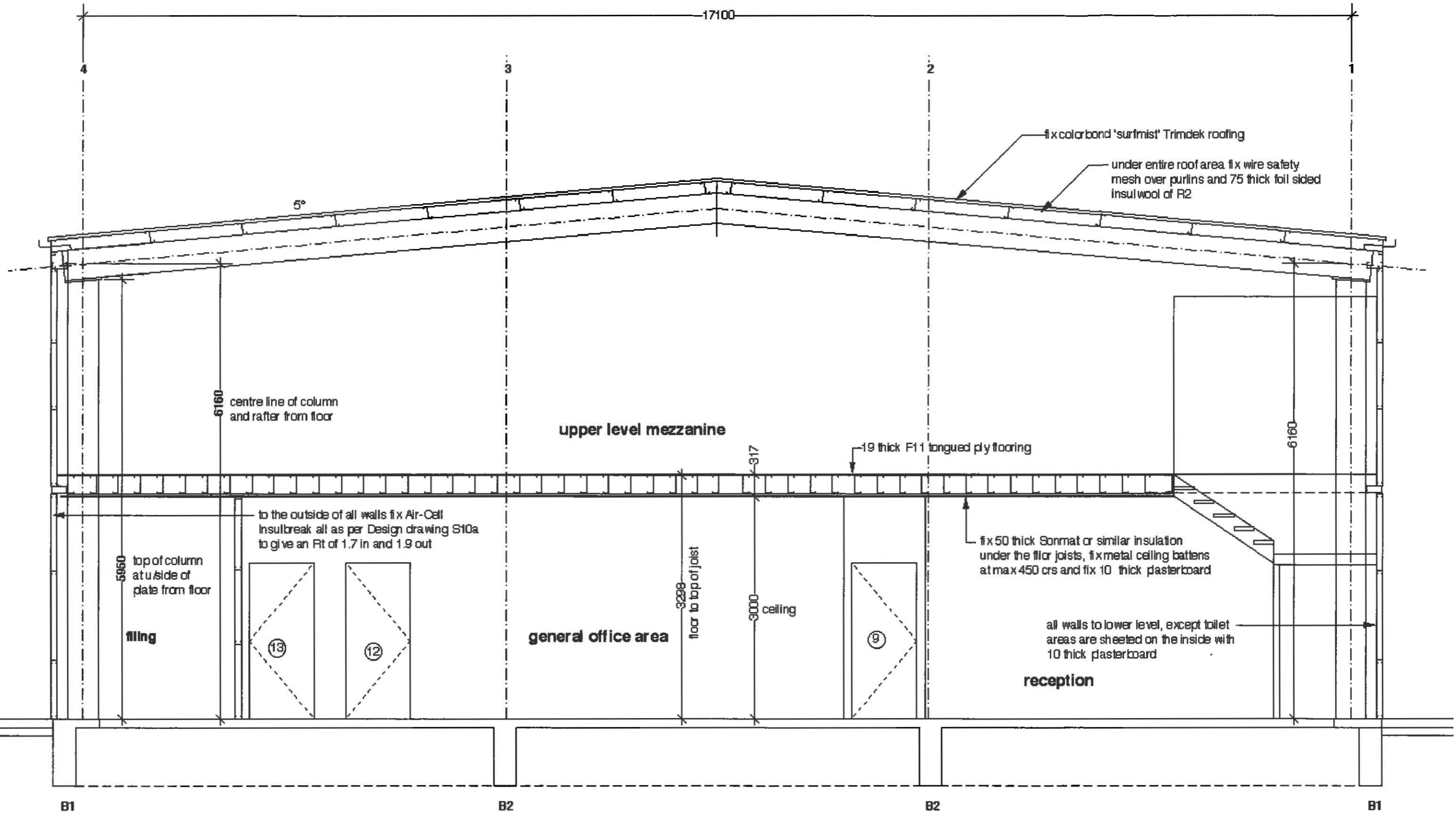
admin upper floor plan

proposed "BEST" centre for GAGAL at Biloela

scale 1:100
date November, 2009

jeffery design group





section aa

REVISION a- 5-1-10- wall details noted and wind beam dropped to bottom of floor joists

for construction

administration building

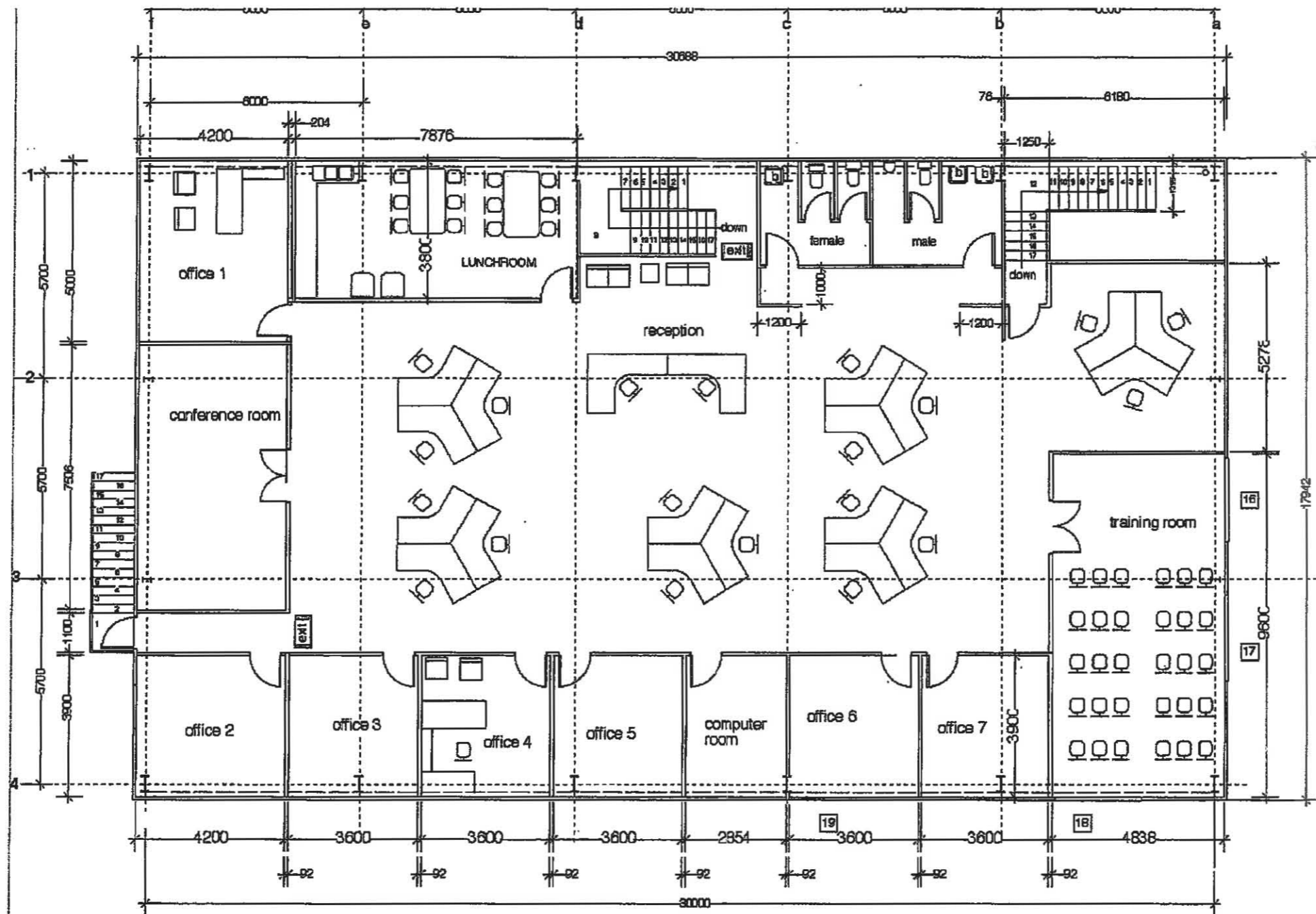
© copyright
 jeffery design group
 87 Toolooa Street,
 Gladstone, 4830
 ph. 40723907

proposed "BEST" centre for GAGAL at Biloela

scale 1:50
 date November, 2009

jeffery design group

4a



upper floor tenancy sk1

GAGAL "BEST" centre at Biloela

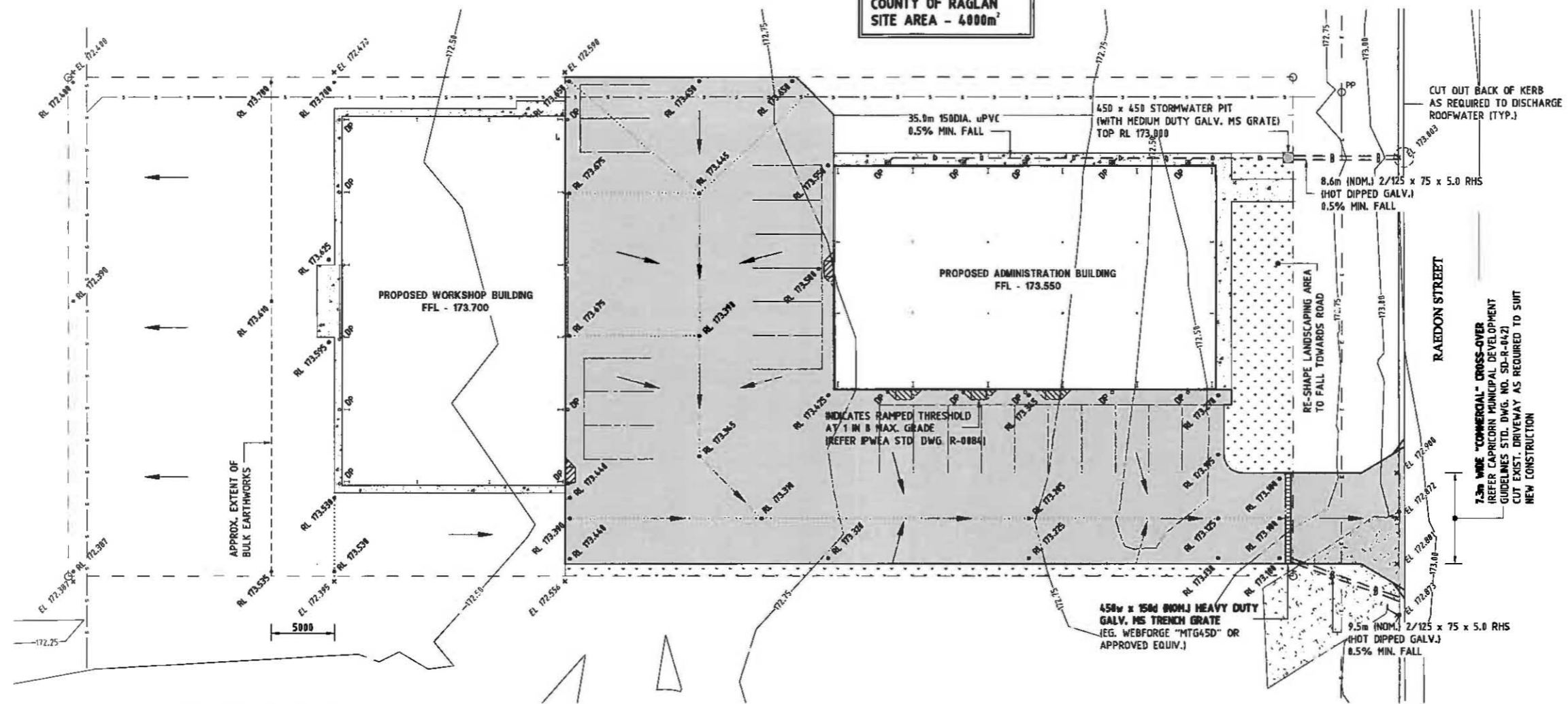
scale 1:100

iefferv design group





PROPERTY DESCRIPTION
 LOT 30 ON SP200832
 PARISH OF PRAIRE
 COUNTY OF RAGLAN
 SITE AREA - 4000m²



SITE DRAINAGE PLAN

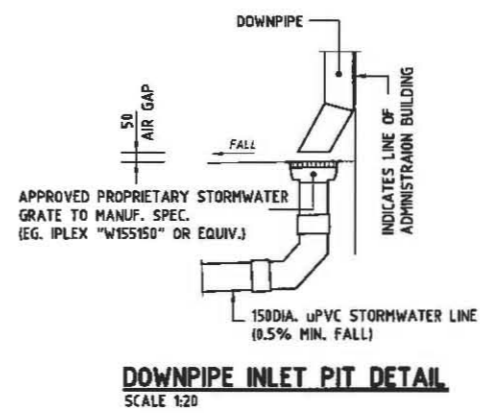
SCALE 1:200

NOTE:
 REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING SET-OUT DIMENSIONS, DISABLED ACCESS REQUIREMENTS IN ACCORDANCE WITH AS1428.1-4 AND LANDSCAPING REQUIREMENTS.
 CONTRACTOR IS RESPONSIBLE FOR ALL PEGGING AND SETOUT.
 ALL SURVEY HAS BEEN SUPPLIED BY BANAMA SHIRE COUNCIL.

IMPORTANT
 THE LOCATION OF EXISTING TELSTRA, ELECTRICITY, SEWERAGE & WATER ARE SHOWN SCHEMATICALLY ON THE DRAWINGS. PRIOR TO AND DURING CONSTRUCTION OBTAIN THE PRECISE LOCATION OF ALL SERVICES (UNDERGROUND & OVERHEAD) FROM THE RELEVANT AUTHORITY RESPONSIBLE FOR THE SERVICE SHOWN.

LEGEND

- RL 0.000 FINISHED SURFACE LEVEL
- × EL 8.000 EXISTING SURFACE LEVEL (CONFIRM ON SITE)
- ⊘ DOWNPIPE (DISCHARGE TO GROUND)
- ⊘^{PP} DOWNPIPE (DISCHARGE OVER INLET PIT - REFER DETAIL)
- 150 — STORMWATER PIPE
- DIRECTION OF SURFACE FALL
- S — FUTURE SEWER MAIN (LOCATION SHOWN INDICATIVE ONLY)
- - - EXIST. ELECTRICAL LINE
- - - PROPERTY BOUNDARY
- ⊙ PP EXIST. POWER POLE
- ▒ EXTERNAL REINFORCED CONCRETE PAVEMENT (REFER DWG. NO. BG090142/01.02)
- ▒ EXTERNAL REINFORCED CONCRETE PATHWAY (REFER DWG. NO. BG090142/01.02)
- ▒ LANDSCAPING / "GRASSED" AREAS



CIVIL WORKS NOTES:

1. PROVISION FOR SEDIMENT CONTROL SHALL BE MADE AS NECESSARY AND AS DIRECTED BY THE SUPERINTENDENT ON SITE. (REFER IPWEA STD. DWG. No. 0-0040 FOR DETAILS OF FENCING)
2. ALL SILT MANAGEMENT, ENVIRONMENTAL MANAGEMENT AND PROTECTION MEASURES ARE TO BE IN PLACE PRIOR TO COMMENCEMENT EARTHWORKS OPERATIONS, IN ACCORDANCE WITH BANAMA SHIRE COUNCIL BY-LAWS AND POLICIES AND TO THE SATISFACTION OF THE SUPERINTENDENT.
3. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PROTECT NEARBY PROPERTY OWNERS FROM DUST AND NOISE POLLUTION DURING CONSTRUCTION.
4. EARTHWORK AREAS SHALL BE WATERED WHERE NECESSARY TO ALLEVIATE ANY DUST PROBLEMS.
5. THE SITE SHALL BE STRIPPED AND GRUBBED CLEAR OF ALL VEGETATION PRIOR TO COMMENCEMENT OF ANY FILLING OR EXCAVATION WORKS.
6. ALL EARTHWORKS OPERATIONS ARE TO BE CARRIED OUT WITHIN THE SITE BOUNDARIES. ACCESS TO ADJACENT PROPERTIES WITHOUT WRITTEN APPROVAL FROM THE PROPERTY OWNER IS PROHIBITED.
7. ALL WORKS SHALL COMPLY WITH BANAMA SHIRE COUNCIL BY-LAWS AND POLICIES.
8. ALL CONSTRUCTION WORK TO JOIN NEATLY TO EXISTING.
9. ALL FILL SHALL BE ON APPROVED GRANULAR MATERIAL (100mm MAX. PARTICLE SIZE; MIN. SOAKED CBR-15) PLACED IN LAYERS NOT EXCEEDING 200mm AND COMPACTED TO ACHIEVE NOT LESS THAN 98% MAXIMUM RELATIVE DRY DENSITY (STANDARD) OR 78% DRY DENSITY INDEX IN ACCORDANCE WITH AS1289. WHERE TOTAL DEPTH OF FILL EXCEEDS 400mm (800mm SAND) CONFIRMATORY TESTING SHALL BE UNDERTAKEN AS DIRECTED.

ISSUED FOR CONSTRUCTION

<p>CONSTRUCTION ISSUE 21.12.09 DRL</p>		<p>REVISED PRELIMINARY ISSUE 18.12.09 DRL</p>		<p>PRELIMINARY ISSUE 11.12.09 DRL</p>	
No.	AMENDMENT	DATE	BY	No.	AMENDMENT
<p>CONTRACTOR THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF BARLOWGREGG VDM PTY LTD. IT MUST NOT BE REPRODUCED, COPIED OR USED WITHOUT THE AUTHORITY OF BARLOWGREGG VDM PTY LTD. DISCLAIMER THIS DRAWING AND ITS CONTENTS ARE ELECTRONICALLY GENERATED, ARE CONFIDENTIAL AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH THEY WERE INTENDED. BARLOWGREGG VDM PTY LTD WILL NOT ACCEPT RESPONSIBILITY FOR ANY CONSEQUENCES ARISING FROM THE USE OF THE DRAWING FOR OTHER THAN ITS INTENDED PURPOSE OR WHEN THE DRAWING HAS BEEN ALTERED, AMENDED OR CHANGED EITHER MANUALLY OR ELECTRONICALLY BY ANY THIRD PARTY. NOTE THIS IS AN UNCONTROLLED DOCUMENT ISSUED FOR INFORMATION PURPOSES ONLY. UNLESS THE CIRCLED SECTIONS ARE SIGNED OR COMPLETED, FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALES. DO NOT SCALE REDUCED SIZE DRAWINGS. VERIFY DIMENSIONS PRIOR TO COMMENCING ANY WORKS OR FABRICATION. IF IN DOUBT - ASK.</p>		<p>VDM CONSULTING BARLOWGREGG VDM PTY. LTD. AEN: 77 114 957 363 ACN: 114 957 363 www.vdmgroup.com.au</p>		<p>Gladstone 3/124 Goondoon Street PO Box 541 Gladstone QLD 4680 T: +61 7 4972 9522 F: +61 7 4972 9577 E: barlowgregg@vdmgroup.com.au</p>	
<p>TITLE: SITE DRAINAGE PLAN</p>		<p>PROJECT: "BEST" TRAINING CENTRE LOT 30 RAEDON STREET, BILOELA</p>		<p>DATE: 21 DECEMBER 2009 SCALE: AS SHOWN SIZE: A1</p>	
<p>DESIGNED: DRL</p>		<p>APPROVED: <i>[Signature]</i></p>		<p>DRAWN: MHN</p>	
<p>CHECKED: DRL</p>		<p>R.P.E.G. 5561</p>		<p>PROJECT SET SHEET REVISION</p>	
<p>for GLADSTONE AREA GROUP APPRENTICES LTD.</p>		<p>BG090142 02.01 A</p>			