

## Change application form

*Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.*

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

**Note:** All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

### PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) <i>(individual or company full name)</i>	<b>Toowoomba Hospice Association Incorporated C/- Alpha Planning Applications</b>
Contact name <i>(only applicable for companies)</i>	<b>Andrew Hill</b>
Postal address <i>(P.O. Box or street address)</i>	<b>PO Box 764</b>
Suburb	<b>Toowoomba City</b>
State	<b>QLD</b>
Postcode	<b>4350</b>
Country	<b>Australia</b>
Email address <i>(non-mandatory)</i>	<b>andrew@alphaplanning.com.au</b>
Mobile number <i>(non-mandatory)</i>	<b>0439373414</b>
Applicant's reference number(s) <i>(if applicable)</i>	

### 2) Owner's consent - Is written consent of the owner required for this change application?

**Note:** Section 79(1A) of the *Planning Act 2016* states the requirements in relation to owner's consent.

- Yes – the written consent of the owner(s) is attached to this change application**  
 No

### PART 2 – LOCATION DETAILS

#### 3) Location of the premises *(complete 3.1) or 3.2), and 3.3) as applicable)*

##### 3.1) Street address and lot on plan

- Street address **AND** lot on plan *(all lots must be listed)*, **or**  
 **Street address AND lot on plan for an adjoining or adjacent property of the premises** *(appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).*

a)	Unit No.	Street No.	Street Name and Type	Suburb
		<b>57B</b>	<b>O'Quinn Street</b>	<b>Harristown</b>
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)
	<b>4350</b>	<b>104</b>	<b>SP138138</b>	<b>Toowoomba Regional Council</b>
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number <i>(e.g. RP, SP)</i>	Local Government Area(s)



**3.2) Coordinates of premises** (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

**Note:** Place each set of coordinates in a separate row.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

**3.3) Additional premises**

Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application

**Not required**

**PART 3 – RESPONSIBLE ENTITY DETAILS**

**4) Identify the responsible entity that will be assessing this change application**

**Note:** see section 78(3) of the Planning Act 2016

**Toowoomba Regional Council**

**PART 4 – CHANGE DETAILS**

**5) Provide details of the existing development approval subject to this change application**

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> <b>Development permit</b> <input type="checkbox"/> Preliminary approval	<b>C12/99</b>	<b>13 April 1999</b>	<b>Toowoomba Regional Council</b>
<input checked="" type="checkbox"/> <b>Development permit</b> <input type="checkbox"/> Preliminary approval	<b>B46/2571</b>	<b>13 July 2000</b>	<b>Toowoomba Regional Council</b>

**6) Type of change proposed**

**6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):**

**The proposed change will result in 'minor changes' to the approved development, including extensions to ancillary use areas and car parking areas.**

**6.2) What type of change does this application propose?**

**Minor change application – proceed to Part 5**

Other change application – proceed to Part 6

## PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

### 7) Are there any affected entities for this change application

**No – proceed to Part 7**

Yes – list all affected entities below and proceed to Part 7

**Note:** section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.

Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

## PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

**Note:** To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

### 8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?

No

Yes

### 9) Development details

#### 9.1) Is there any change to the type of development, approval type, or level of assessment in this change application?

No

Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.

#### 9.2) Does the change application involve building work?

No

Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

### 10) Referral details – Does the change application require referral for any referral requirements?

**Note:** The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change.

No

Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the [Referral checklist for building work](#) is also completed.

### 11) Information request under Part 3 of the DA Rules

I agree to receive an information request if determined necessary for this change application

I do not agree to accept an information request for this change application

**Note:** By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
  - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
- Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

## 12) Further details

- Part 7 of *DA Form 1 – Development application details* is completed as if the change application was a development application and is provided with this application.

## PART 7 – CHECKLIST AND APPLICANT DECLARATION

### 13) Change application checklist

I have identified the:

- responsible entity in 4); and  Yes
- for a minor change, any affected entities; and
- for an other change all relevant referral requirement(s) in 10)

**Note:** See the *Planning Regulation 2017* for referral requirements

- For an other change application, the relevant sections of [DA Form 1 – Development application details](#) have been completed and is attached to this application  Yes  
 Not applicable

- For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application  Yes  
 Not applicable

- Supporting information addressing any applicable assessment benchmarks is attached to this application  Yes
- Note:** This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

- Relevant plans of the development are attached to this development application  Yes
- Note:** Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

### 14) Applicant declaration

- By making this change application, I declare that all information in this change application is true and correct.**
- Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.**

**Note:** It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

**PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY**

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Date received:  Reference number(s):

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date received form sighted by assessment manager			
Name of officer who sighted the form			

Our Reference: 12699906  
Contact: Sharlene Somerset  
Phone: (07) 4688 6902

6 March 2026

The Deputy Chairman/Treasurer  
Toowoomba Hospice Association Incorporated  
PO Box 6463  
CLIFFORD GARDENS QLD 4350

VIA EMAIL: [steveld77@gmail.com](mailto:steveld77@gmail.com)

Dear Steve

**Re: Landowner/Landlord's Consent – Removal of Trees and Construction of New Committee Room and Walkway (Toowoomba Hospice)  
Leased Property: 57B O'Quinn Street, Harristown**

Thank you for your email requesting consent to proceed with the above-described proposed improvements to the Toowoomba Hospice.

Toowoomba Regional Council, as Landowner/Landlord of the above-described property, consents to the removal of four (4) trees and construction of a new committee room and walkway in accordance with the **enclosed** specifications/plans ('Works') being installed subject to and conditional upon Toowoomba Hospice Association Incorporated ('your Organisation') being responsible for the following:-

- a) **Installation/Demolition** – the Works are performed by licensed professionals in a workman like manner and must be undertaken in accordance with Australian Safety Standards. This includes any necessary upgrades or disconnections to services required for the safe operation/use of the Works.  
*(NB. Should upgrades or disconnections to services be essential, a further formal written request for consent in this regard is required to be submitted to Council as Landowner/Landlord prior to the commencement of any Works);*
- b) **Removal** – all materials from the Works (including concrete) must be removed from the site (and disposed of correctly) and the site levelled;
- c) **Insurance** – adequate insurance cover is in place prior to the Works being undertaken;
- d) **Indemnity** – the provisions of Clause 9.1 of the Lease are also applied to the Works;
- e) **Restoration** – restoration of any damage to the above-described property or adjoining property to the standard as at the date of this letter;
- f) **Maintenance/Repair/Replacement** – any maintenance, repairs or replacement in relation to the Works or any other associated machinery, equipment or structures located on the above-described property and the replacement thereof;
- g) **Damage/Theft** – any damage or theft to the Works or any other associated machinery, equipment or structures located on the above-described property;
- h) **Safety** – all workplace health and safety measures are undertaken and adhered to whilst the Works is being undertaken;
- i) **Compliance** – meeting compliance with all other statutory requirements and departments of Council including approval of Council's Planning and Development and Building sections (if applicable);
- j) **Relevant Searches** – a 'Dial Before You Dig' and any other relevant searches are to be undertaken prior to any earthworks commencing;

- k) **Non-Interference** – ensuring that there is no interference with any existing infrastructure/services;
- l) **Limitation of Leased Area** – ensuring that all Works and associated materials are contained within the constraints of the Leased Area; and
- m) **Occurrence** – the consent contained within this letter only relates to the Works identified in this letter, therefore, consent for all future proposed Works must be sought individually and will be assessed on its merits by Council as Landowner/Landlord.

Please note that this letter is not to be construed as financial support. As Council would not have the budget to provide support for any shortfall, please ensure you have sufficient funds to meet all costs of the required Works and installation (including but not limited to removal of trees or upgrades to infrastructure and services).

Please also note that the grant of Council's consent as Landowner/Landlord to the making of any necessary development application is not in any way to be taken as an endorsement of or support for the development proposed by the development application, which would be required to be assessed on its merits by Council as Local Authority. Likewise, Council's approval of plans in a Development Application as Local Authority cannot be construed as consent by Council as Landowner/Landlord.

Also, Council does not provide any guarantee as to the suitability of the land/premises for the proposed development and this should be investigated further by your Organisation.

Further, I would like to bring to your attention, that by proceeding with the Works, your agreement to the above conditions is deemed accepted.

Finally, please note that this letter of consent is only valid for a period of three (3) months from the date hereof.

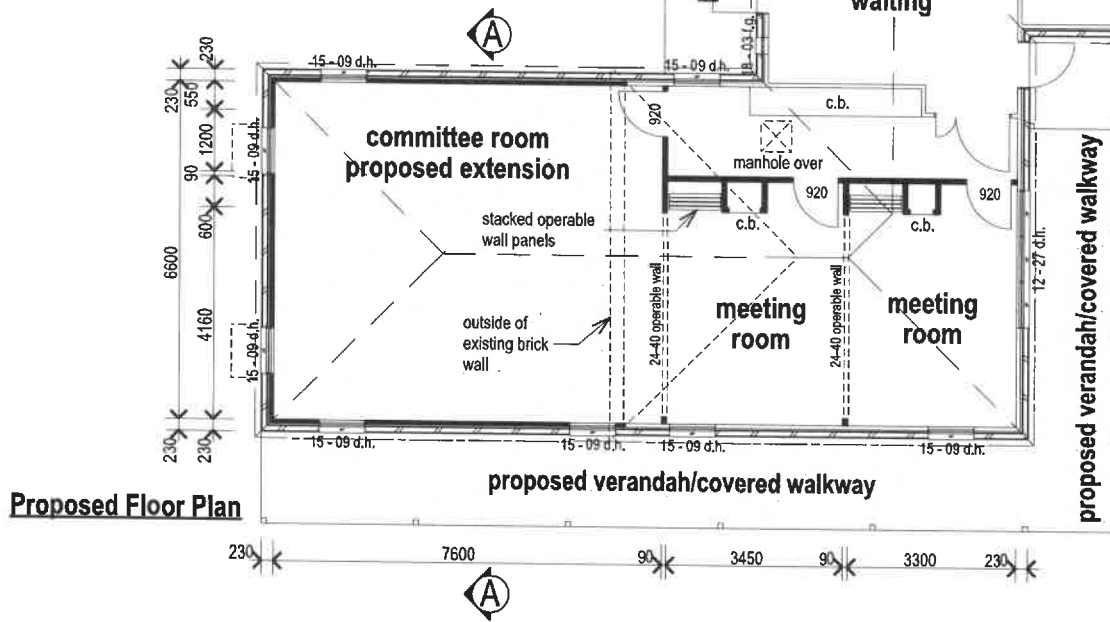
Yours faithfully



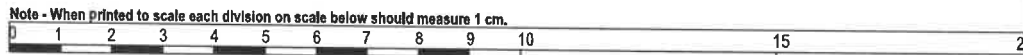
Chris Theodosis  
**Principal Property Officer - Acquisitions and Leasing**

Encl Copy of Specifications/Plans of Works

**Floor Areas in sq.m.**  
**Existing**  
 Enclosed area - 740.3  
 Verandahs, porch & covered vehicle access - 93.3  
 Gross - 833.6  
**Proposed extension**  
 Enclosed area - 48.9  
 Verandah/covered walkway - 41.2  
 Total - 90.1  
 (Increase in enclosed area - 6.6%)

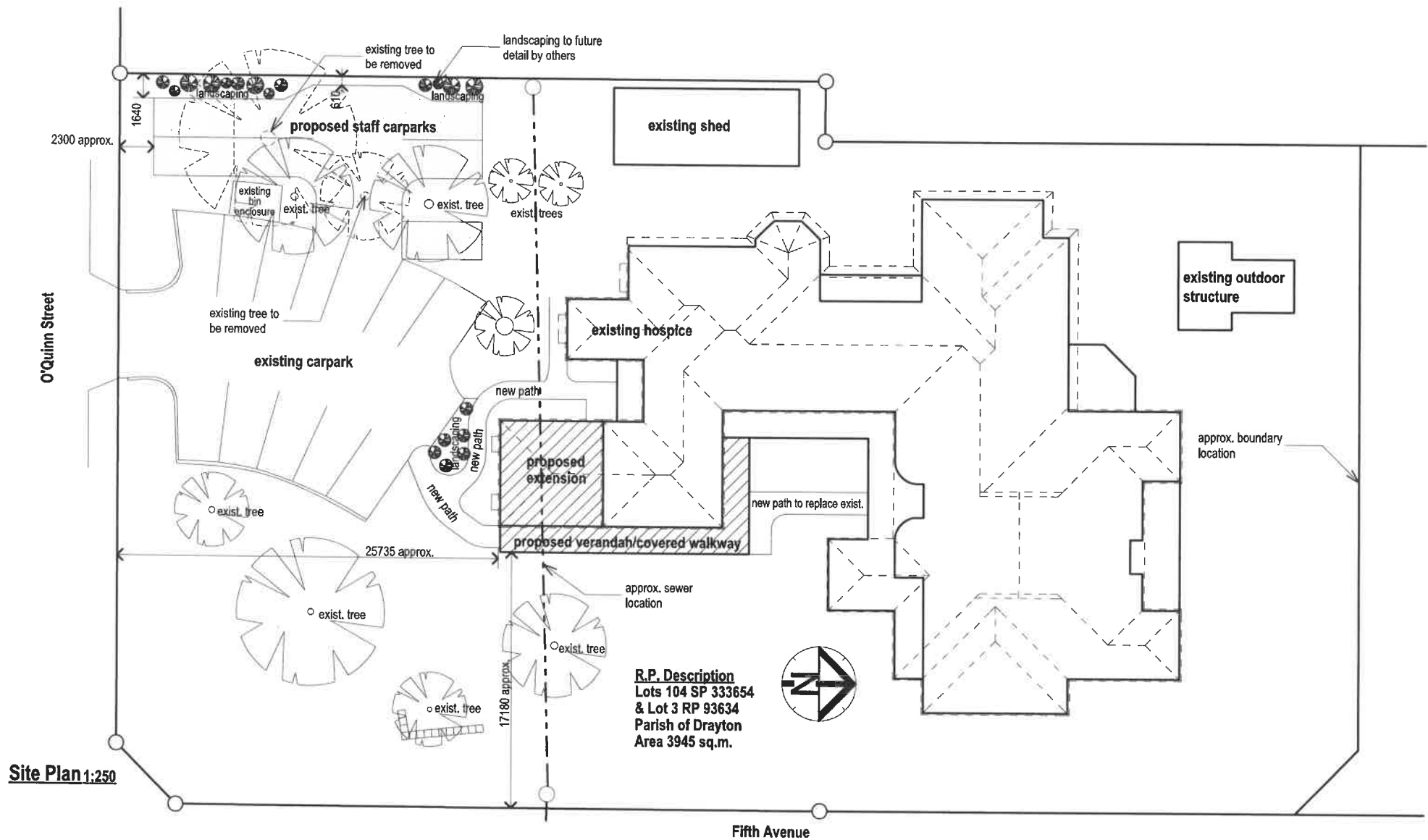


**Proposed Floor Plan**



**PROPOSED FLOOR PLAN**

ECO BLUEPRINTS 1st. Floor 249 Margaret Street Toowoomba 4350 Phone 07 46320439	JOB No. <b>2025-08</b>	DRAWING No <b>5</b>	ISSUE P7 SHEET 5 OF 8
	CLIENT <b>TOOWOOMBA HOSPICE</b>	SCALE 1:100 U.O.N.	



ISSUE	DATE	STATUS / AMENDMENT
P1	6/8/2025	PRELIMINARY
P2	12/8/2025	PRELIMINARY
P3	7/1/2026	PRELIMINARY
P4	14/1/2026	PRELIMINARY
P5	4/2/2026	PRELIMINARY
P6	10/2/2026	PRELIMINARY
P7	19/2/2026	PRELIMINARY



LICENSED UNDER THE QBCC ACT  
 BUILDING DESIGN MEDIUM RISE.  
 LICENCE NO. 63295

ROSS CAMPBELL (Principal)  
 5 Goodwood Street  
 Newtown, 4350  
 email ross@ecoblueprints.com.au  
 Phone : 0431 404 608

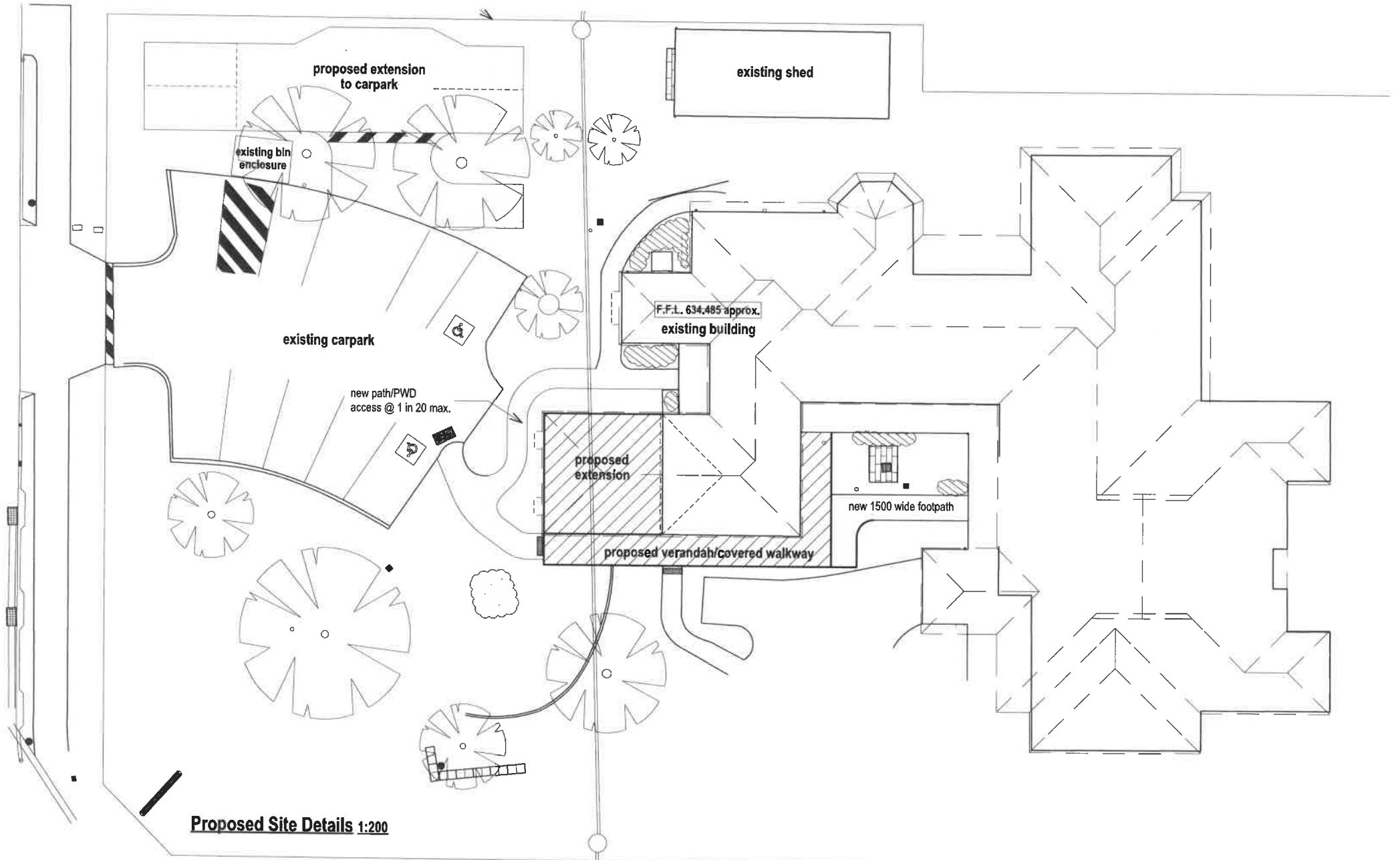
PROJECT **PROPOSED EXTENSIONS TO HOSPICE  
& CARPARK EXTENSION**

CLIENT **TOOWOOMBA HOSPICE**

ADDRESS OF PROJECT  
**57b O'QUINN STREET,  
 HARRISTOWN**

SCALE	AS SHOWN	DRAWN	R.C.
LOCAL AUTHORITY	TOOWOOMBA REGION	CHECKED	R.C.
DATE	FEBRUARY 2026	SHEET 1 OF 8	
JOB No.	<b>2025-08</b>	DRAWING No	<b>1</b>
		P1	P2
		P3	P4
		P5	P6
		P7	P8

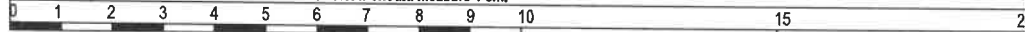
O'Quinn Street



**Proposed Site Details 1:200**

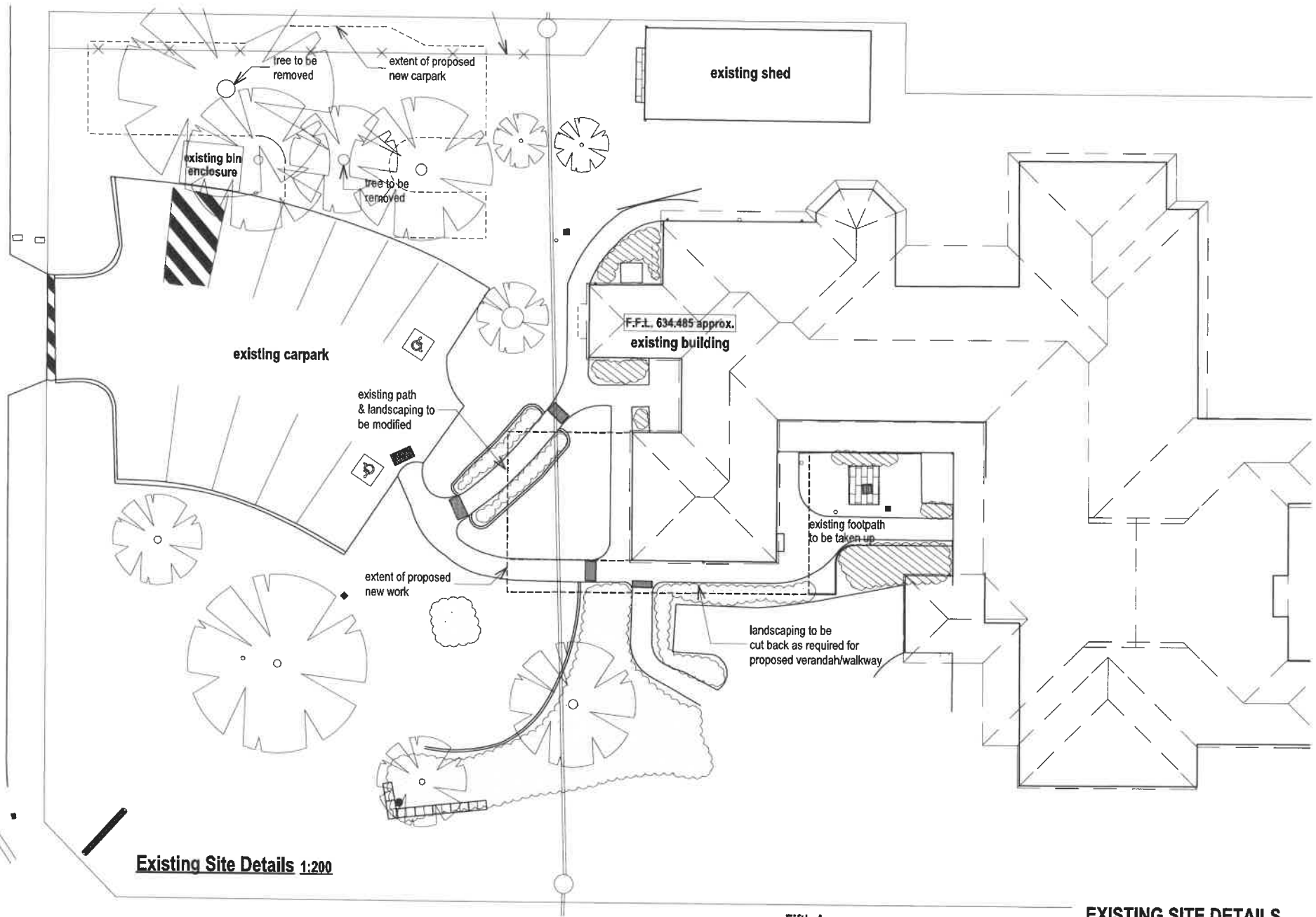
**PROPOSED SITE DETAILS**

Note - When printed to scale each division on scale below should measure 1 cm.



ECO BLUEPRINTS 1st. Floor 249 Margaret Street Toowoomba 4350 Phone 07 46320439	JOB No. <b>2025-08</b>	DRAWING No <b>3</b>	ISSUE P7 SHEET 3 OF 8
	CLIENT <b>TOOWOOMBA HOSPICE</b>		SCALE 1:100 U.O.N.

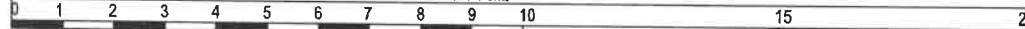
O'Quinn Street



**Existing Site Details 1:200**

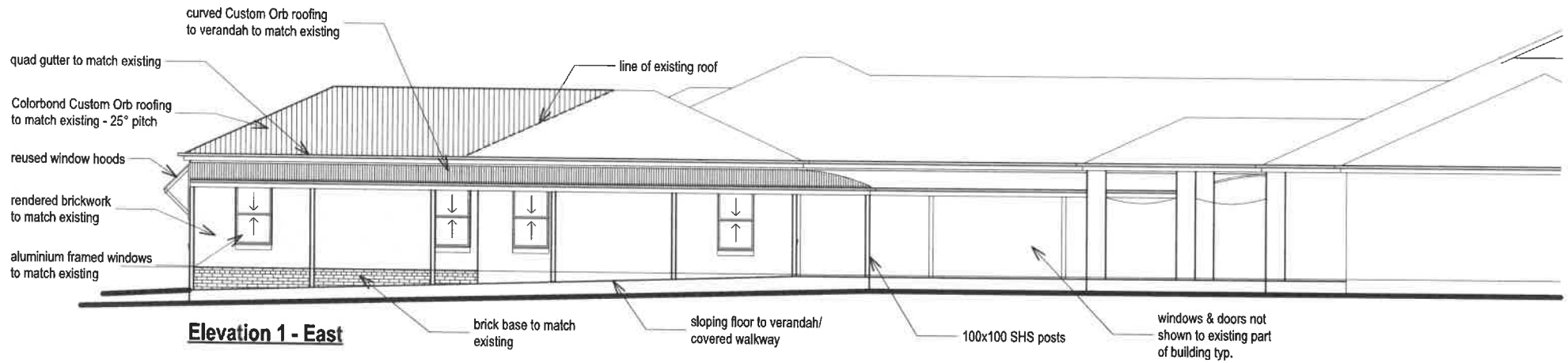
**EXISTING SITE DETAILS**

Note - When printed to scale each division on scale below should measure 1 cm.

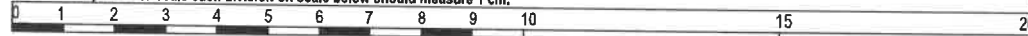


ECO BLUEPRINTS 1st. Floor 249 Margaret Street Toowoomba 4350 Phone 07 46320439	JOB No. <b>2025-08</b>	DRAWING No <b>2</b>	ISSUE P7 SHEET 2 OF 8
	CLIENT <b>TOOWOOMBA HOSPICE</b>	SCALE 1:100 U.O.N.	



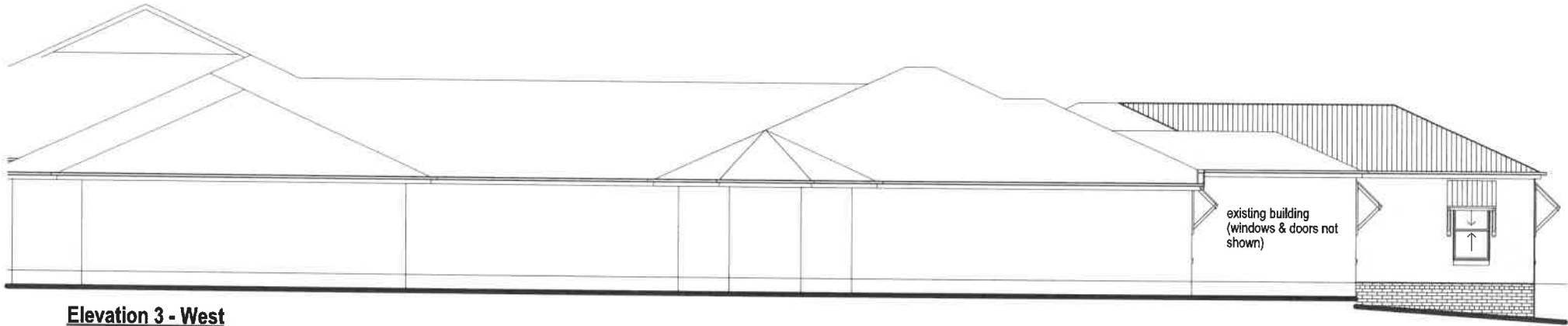


Note - When printed to scale each division on scale below should measure 1 cm.

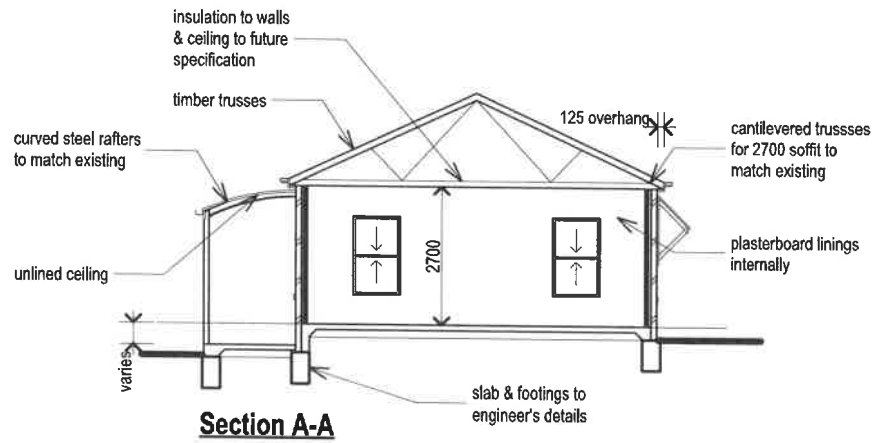


**ELEVATIONS 1 & 2**

ECO BLUEPRINTS 1st. Floor 249 Margaret Street Toowoomba 4350 Phone 07 46320439	JOB No. <b>2025-08</b>	DRAWING No. <b>6</b>	ISSUE P7 SHEET 6 OF 8
	CLIENT <b>TOOWOOMBA HOSPICE</b>		SCALE 1:100 U.O.N.



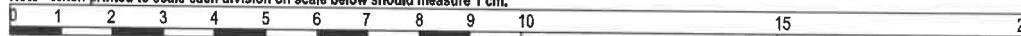
**Elevation 3 - West**



**Section A-A**

**ELEVATION 3 & SECTION A-A**

Note - When printed to scale each division on scale below should measure 1 cm.

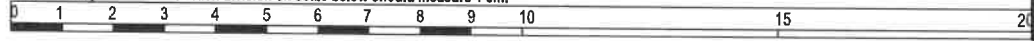


ECO BLUEPRINTS 1st. Floor 249 Margaret Street Toowoomba 4350 Phone 07 46320439	JOB No. <b>2025-08</b>	DRAWING No <b>7</b>	ISSUE P7 SHEET 7 OF 8
	CLIENT <b>TOOWOOMBA HOSPICE</b>		SCALE 1:100 U.O.N.



**3 D VIEW**

Note - When printed to scale each division on scale below should measure 1 cm.



ECO BLUEPRINTS  
 1st. Floor  
 249 Margaret Street  
 Toowoomba 4350  
 Phone 07 46320439

JOB No.  
**2025-08**  
 CLIENT  
**TOOWOOMBA HOSPICE**

DRAWING No  
**8**

ISSUE P7  
 SHEET 8 OF 8  
 SCALE  
 1:100 U.O.N.

# Toowoomba City Council Asset Management Branch

Engineering Services  
Asset Management Branch  
Engineering GIS Section  
City Administration Building  
153 Herries Street  
Toowoomba Qld 4350

Telephone (07) 4688 6769  
Facsimile (07) 4688 6317

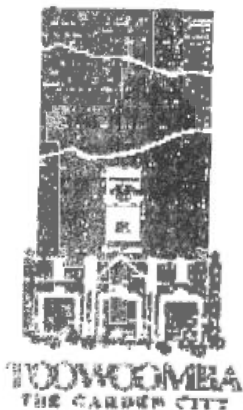
Address all correspondence to:

The Chief Executive Officer  
Toowoomba City Council  
P O Box 3021  
Village Fair Post Office  
Toowoomba Qld 4350

ABN 69 653 021 471

### Warning

The image produced by fax machines normally lasts only a few years. Where information is to be filed or kept for longer than that, the fax should be photocopied and the photocopy kept.



Date: 04-10-01  
To: Shane.  
At: Reid Consulting  
Fax No.: 4639 6866  
cc.: \_\_\_\_\_  
From: Chris  
Number of Pages: 2  
(including this sheet)

LOCATION: O'Quinn Street "Hospice Centre"

### YOUR REF:

1. On Site locations are required before commencement of work in the vicinity of Toowoomba City Council services by telephoning 46886552.
2. Council Parks and Recreation Branch should be contacted on 46886540 to make arrangements to minimise damage to tree roots.
3. Other relevant authorities should be contacted for locating their services.
4. Notification should be given to residents affected by the work before commencement.
5. Any damage to Council assets shall be repaired or reinstated at the applicant's cost to the appropriate Council standards.

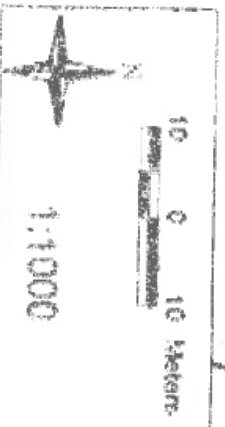
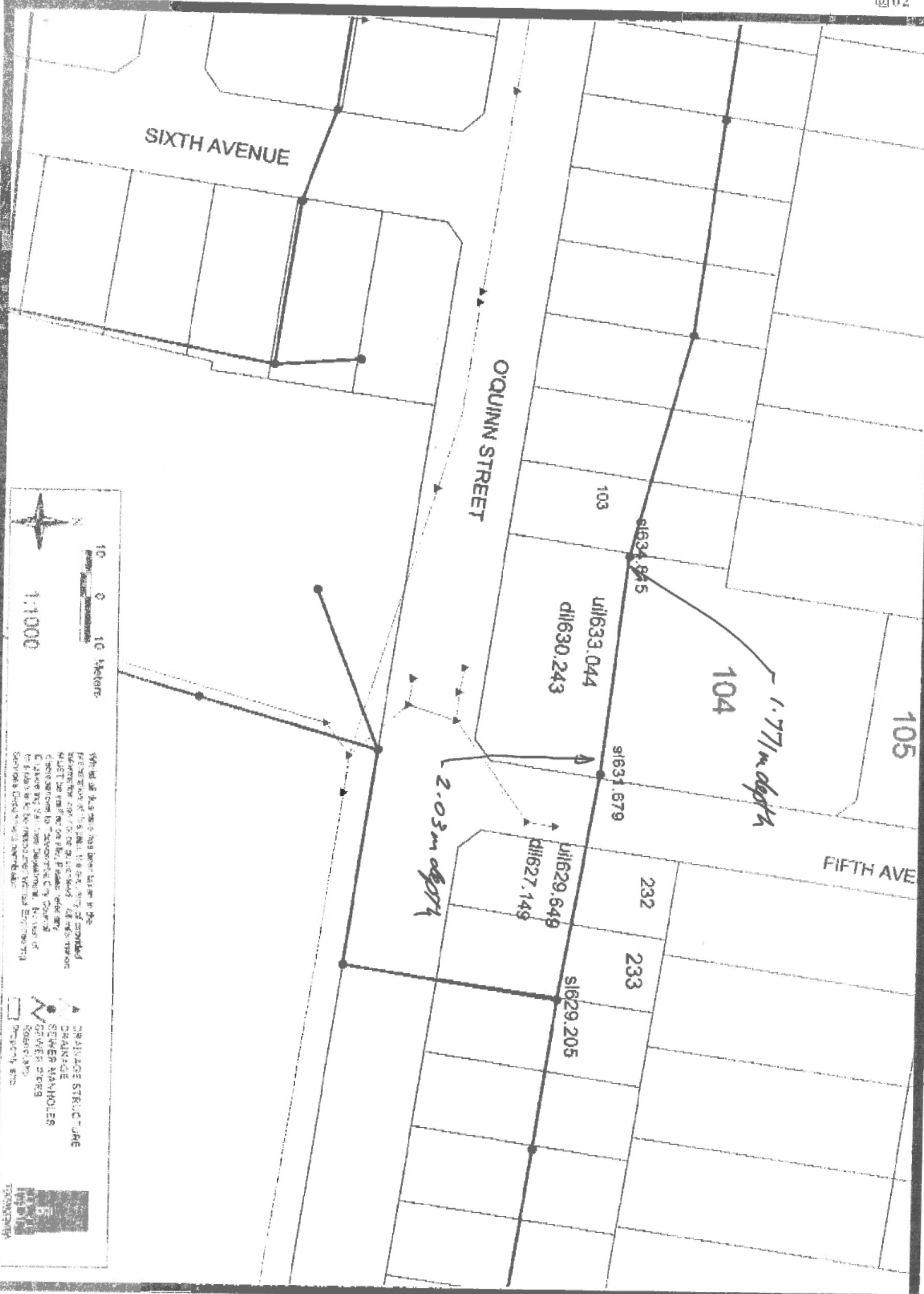
Shane, it's a great service - N/C  
for this one either.  
Cheers  
Chris

G. West

W:\ENG\PROJECTS\STANDARD\Forms Fax A4.doc

This document and any accompanying attachments may contain confidential or privileged information and is intended for the sole use of the addressee(s) named above. If you are not the intended recipient, or the intended recipient(s) or delivery of this message to the intended recipient, please notify Toowoomba City Council immediately and destroy any copies of the original message. Any dissemination, review, use, alteration, copying or distribution of this message (including any attachments) by an unintended recipient is prohibited. The Council accepts no responsibility for the content of any message which is sent by an employee which is of a personal nature or which represents the personal view of the sender.

Please advise immediately by phoning (07) 4688 6769 if all pages are not received in regular form.



Should all the above has been listed in the  
 preparation of the plan, the accuracy of provided  
 information can not be guaranteed. All information  
 MUST be verified on the field. Please refer any  
 discrepancy to the concerned City Council  
 Engineer and Surveying Department. In case of  
 any discrepancy, the responsibility shall be  
 on the concerned party.

- DRAINAGE STRUCTURE
- SEWER MANHOLES
- SEWER PIPES
- Property line



27/07/2000 15:13 +0746330877

AUSTRALIAN HERITAGED

PAGE 02

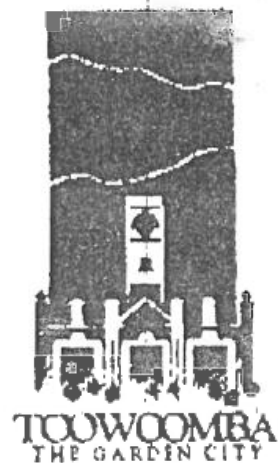
# TOOWOOMBA CITY COUNCIL

*Business in Mind, Lifestyle at Heart*

Enquiries: MR A DEUTSCHMANN  
Our Ref: AD:KAH B46/2571

13 JULY 2000

TOOWOOMBA HOSPICE ASSOCIATION INC.  
C/- 408 MACKENZIE STREET  
TOOWOOMBA QLD 4350



Dear Sir/Madam,

## CITY OF TOOWOOMBA – TOWN PLANNING SCHEME APPLICATION TO CHANGE DEVELOPMENT APPROVAL

Your application seeking a change to Development Approval No. C12/99 for a six (6) bedroom Hospice and ancillary uses including offices, training room and staff amenities at 57B O'Quinn Street, Toowoomba was determined by Council on 11 July 2000.

I have been directed to advise that:-

- (a) Pursuant to the provisions of Sections 3.5.24 and 3.5.33 of the Integrated Planning Act 1997, Council has approved a change to condition No.16 of the Development Approval by reducing the headworks charges in accordance with Council's charges from 1 July 2000 and rewording the subject condition as follows:-

"16. Contributions towards water supply and sewerage headworks (and water supply and sewerage works external) shall be paid in accordance with Council's Statements of Policy for Water Supply and Sewerage Headworks and Works External:

- (A) the contributions shall be made on the basis of an increase in loading of 3 ET's for water supply and 3 ET's for sewerage, and shall be calculated, using the contribution rate applicable as at the date of payment. Based on current contribution rates, the required contributions are as follows:-

Water Supply \$7,675.00  
Sewerage \$4,200.00

- (B) the contribution shall be payable within thirty (30) days following commencement of the use."

- (b) Council will contribute the sum of \$240 to the Toowoomba Hospice Association Inc. (equivalent to the application fee paid for consideration of the modification request) with such amount being provided through the Community Grants and Subsidies Program, Job No.1253/10. This amount will be forwarded to you in due course.

Administration Building  
153 Herries Street  
Toowoomba Qld 4350

Address all communications to  
The Chief Executive Office  
P.O. Box 3021  
Toowoomba Village Pa  
Qld 4350

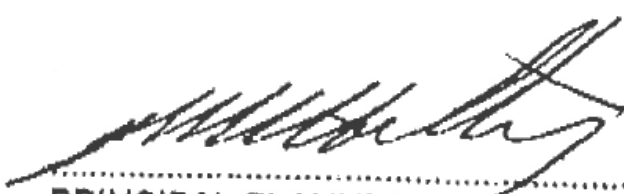
Telephone (07) 4638 6611  
Facsimile (07) 4638 3630  
DX 41103 Toowoomba

- 2 -

- (c) Council will give consideration to funding all or part of the cost of construction of the works required by conditions 8 and 10 of the development permit. Such consideration will be given during the review of Council's Ten Year Capital Works Plan, expected in November 2000, and will have regard to whether the cost of such works is covered by other funding sources, such as Government grants for the project.

Council's reasons for approving the application are that Conditions 8, 10, and 16 of Development Permit No. C12/99 should not be deleted as this would conflict with the relevant Planning Scheme provisions and sufficient planning grounds have not been provided to justify the conflict. The refund of the \$240 application fee meets the criteria of Council's Community Grants and Subsidies program. Council intends to consider further assistance to the hospice by way of construction of works required by development conditions.

Yours faithfully



.....  
PRINCIPAL PLANNER -  
DEVELOPMENT ASSESSMENT

DECISION NOTICE  
DEVELOPMENT APPLICATION NO. C12/99

**PROPOSAL:** Six bedroom hospice and ancillary uses including offices, training room and staff amenities

**TYPE OF DEVELOPMENT:** Material Change of Use

**REAL PROPERTY DESCRIPTION:** Lot 3 on Registered Plan 93634,  
Lots 104-106 on Registered Plan 50074,  
Parish of Aubigny, County of Aubigny

**REFERRAL AGENCIES:** N/A

**DECISION DATE:** 13 April 1999

**DECISION:** Approved subject to conditions.

**TYPE OF APPROVAL:** Development Permit

**ASSESSMENT MANAGER CONDITIONS:**

1. All works required pursuant to the following conditions shall be undertaken and completed in accordance with Council's standards.
2. All conditions shall be complied with prior to the occupancy of the building for the approved use.
3. All other necessary Council approvals and permits are to be obtained prior to the commencement of any work on site.
4. The approved use is to comply with all relevant Acts and Regulations etc. and provisions of the Town Planning Scheme applicable to the use.
5. No on-site work associated with stormwater drainage or work within the road reserve shall commence until approval has been obtained from Council.
6. Plans and specifications for all work associated with car parking, stormwater drainage, vehicular access and external site work shall be prepared and certified by a Registered Professional Engineer. The execution of the works shall be supervised by a Registered Professional Engineer, all work detailed on a certificate of supervision, and a copy of the supervision certificate submitted to Council upon completion. Council approval is required for any works that are carried out within the road reserve.
7. All services both above and below the ground, which may be affected by the proposed development, shall be located for alignment and/or level prior to the commencement of any design work for the development and prior to any building works.

8. The provision of layback kerb and channelling and bitumen sealed pavement widening with any necessary reinstatement for the entire leased frontage of the subject land, where such kerbing doesn't currently exist. The alignment of the new kerb and channel shall be set to achieve an 8 metre road width, measured from the invert of the existing kerbing on the eastern side of Fifth Avenue, and shall match neatly to the existing kerbing in O'Quinn Street. The design of the kerb and channelling, and associated road widening, is to ensure that no problems with ponding or erosion will result from construction and is to join neatly to the existing pavement. Where necessary, the existing pavement is to be brought to a satisfactory standard to allow for the above.

Should the developer choose to have the required works carried out by someone other than Council the following conditions will apply:

- 8.1 All works shall be designed and constructed in accordance with Toowoomba City Council's requirements as set out in the 'EDROC Regional Standards Manual'. Certified engineering plans, prepared and certified by a Registered Professional Engineer, shall be submitted for approval by Council.
- 8.2 A security is to be lodged for the roadwidening works prior to the commencement of the 12 month 'defects liability period'. The amount of security required will be advised following submission of design drawings for approval. This security will be released upon Council acceptance for of the roadwork, at the end of the 12 month 'defects liability period'.
- 8.3 Checking and inspection fees will be payable prior to approval of the engineering plans. The required fees will be advised following submission of engineering plans for approval.

Alternatively, the developer may request Council to carry out the design and/or construction of the road widening works. In this instance the applicant can obtain a private works quotation for Council to carry out the required work, in which case no security, checking and inspection fees, or defects liability period may apply. Should the developer decide on this option contact Council's Construction Branch, Ph: (07) 46 886561 to arrange a quotation. This quotation will be required to be paid in full, prior to the issue of a Development Permit for building work.

9. The provision of sealed footpath crossings from the kerb to the property boundary. The developer is responsible for the relocation of any existing services, street trees or traffic signage clear of the proposed footpath crossovers and invert crossings that will serve the property and shall contact all relevant authorities and comply with their requirements in relation to these works.
10. The construction of a 2.0m minimum width bicycle path for the frontage of the site for the extent of the leased area in both O'Quinn Street and Fifth Avenue. The final alignment is to be verified with Council prior to the submission of engineering plans for approval. Where concrete pathways connect to kerb and channel a ramped kerb crossing shall be provided in accordance with Council's Standard Drawing No. 18213B, to provide for wheelchair access.
11. Stormwater from roof and sealed areas shall be collected inside the subject land and discharged by way of sealed underground pipe to Council's existing underground stormwater drainage system in O'Quinn Street. Council may allow the discharge of a portion of the stormwater to the Fifth Avenue kerb and channel subject to the approval of an acceptable design.

12. Any construction carried out near existing Council services shall be in accordance with Council's Administration Policy A2/95 "Building Works Affecting Council Services (Water, Sewer, Stormwater). In this regard Council will not require the existing sewer which passes through the site to be replaced, so long as the foundations for the proposed structures are kept a minimum of 750mm clear of the existing sewer and structural protection provided, all in accordance with the above policy.
13. The top of any existing or newly constructed sewer manhole shall be flush with the finished surface level of the proposed works. Should the manhole be located within a trafficable area then both the manhole and its cover shall be rendered capable of withstanding traffic loadings. All work required shall be undertaken to the satisfaction of Council at the developer's expense.
14. The area required for carparking, driveways and car manoeuvring areas shall be provided with a suitable sealed surface together with a minimum of 4 carparking spaces, each linemarked to the minimum dimensions detailed in the Town Planning Scheme.
  - 14.1 Where necessary, the sealed thoroughfares shall feature physical means of speed control.
  - 14.2 Provision shall be made for all vehicles to turn within the site so that they can drive in forward gear when entering or leaving the site.
15. An internal water reticulation system shall be constructed to effectively serve the proposal, including connection to Council's existing water reticulation system. Where applicable, the internal reticulation shall include the provision of fire hydrants, hose reels, etc. located to comply with fire fighting requirements for the development. The system shall be designed to account for the available working pressure and flow in the existing Council water mains. Should the development require the provision of a new metered water service, connection of this service and disconnection of any existing services will be at the expense of the developer.
16. The payment of a contribution towards water supply and sewerage headworks, in accordance with Council's Statements of Policy for Water Supply and Sewerage Headworks and Works External. The contribution shall be payable prior to the issue of a Development Permit for building works. The contribution amounts for this development shall be -

Water Supply	\$10,950-
Sewerage	\$4,200-
17. The subject land shall be amalgamated to form one allotment out of the separate parcels.
18. The applicant shall comply with Council's requirements for trade waste disposal. To this end a separate Trade Waste permit and disposal system may be required to serve the development.

19. All works necessary to control erosion and sedimentation and/or the loss of soil due to the action of wind and stormwater runoff, shall be provided during the course of development works. Such works shall include, but not be limited to, the construction of sediment fences, earth berms and temporary drainage designed to prevent sediment being transported to other properties, roads and/or drainage systems. In this regard, a suitable plan shall be prepared by a Registered Professional Engineer illustrating the extent of works intended to achieve compliance with this requirement. These measures shall be put in place prior to the commencement of any works associated with the development.
20. Any damage which is incurred to footpaths, roadways and/or kerb and channelling abutting the subject land as a result of the proposed development shall be repaired immediately should hazards exist for pedestrian or vehicular safety. Otherwise all damage shall be repaired immediately upon completion of works associated with the development.
21. Air-conditioning units shall be located in a manner which prevents noise disturbance beyond the subject land.
22. The provision of a 1.8 metre high suitably solid screen fence along the western property boundary of the subject site for the extent of the leased area, commencing from the front boundary of the subject property, where such fencing does not currently exist. Fencing may be reduced to a height of one (1) metre from the front building line to the front property boundary. The total cost of this new fencing to be met by the developer. Any variation to this requirement is to accord with the provisions of Council's adopted Local Planning Policy No. 22.0 "Measurement of Screen Fences".
23. Landscaping is to be provided with a minimum average width of 2m to the O'Quinn Street and Fifth Avenue frontages of the subject site for the extent of the leased area and also along the northern leased boundary in accordance with Local Planning Policy No 13.0 to achieve compliance with the following objectives:-  
  
Site Enhancement  
Long Term Enhancement through Maintenance  
Shade  
Long Term Erosion Control  
Natural Feature Protection  
  
In this regard, the developer is to submit a "Statement of Intent to Comply" prior to the issue of any development permit for building works and a "Statement of Compliance" prior to commencement of the approved use.
24. All privet and/or celtus shall be removed from the subject land and the site kept clear of such nuisance varieties at all times.
25. Gross Floor Area of Buildings: 724m<sup>2</sup>
26. The development shall be carried out generally in accordance with the plans prepared by Downs Blueprints Drawing No's. 98/029 Sheets 1 & 2 dated November 1998 subject to any changes required to comply with the foregoing conditions.

**CONCURRENCE AGENCY CONDITIONS:**

N/A

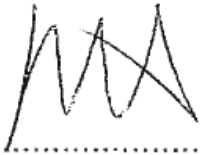
**FURTHER DEVELOPMENT PERMITS REQUIRED:**

- Building Works
- Plumbing and Drainage Works

**ANY CODE THE APPLICANT IS TO COMPLY WITH FOR SELF-ASSESSABLE DEVELOPMENT RELATED TO THE DEVELOPMENT APPROVED:** Any applicable code that is required to be complied with to satisfy the conditions of development approval.

**NUMBER OF PROPERLY MADE SUBMISSIONS RECEIVED:** Nil

**APPEAL RIGHTS FOR APPLICANT AND SUBMITTERS:** Refer attached extract from the Integrated Planning Act 1997.



.....  
SENIOR PLANNER



27/07/2000 15:13 +0746330877

AUSTRALIAN HERITAGED

PAGE 02

**T O O W O O M B A C I T Y C O U N C I L***Business in Mind, Lifestyle at Heart*

Enquiries: MR A DEUTSCHMANN  
 Our Ref: AD:KAH B46/2571

13 JULY 2000

TOOWOOMBA HOSPICE ASSOCIATION INC.  
 C/- 408 MACKENZIE STREET  
 TOOWOOMBA QLD 4350

Dear Sir/Madam,

**CITY OF TOOWOOMBA – TOWN PLANNING SCHEME**  
**APPLICATION TO CHANGE DEVELOPMENT APPROVAL**

Your application seeking a change to Development Approval No. C12/99 for a six (6) bedroom Hospice and ancillary uses including offices, training room and staff amenities at 57B O'Quinn Street, Toowoomba was determined by Council on 11 July 2000.

I have been directed to advise that:-

- (a) Pursuant to the provisions of Sections 3.5.24 and 3.5.33 of the Integrated Planning Act 1997, Council has approved a change to condition No.16 of the Development Approval by reducing the headworks charges in accordance with Council's charges from 1 July 2000 and rewording the subject condition as follows:-

"16. Contributions towards water supply and sewerage headworks (and water supply and sewerage works external) shall be paid in accordance with Council's Statements of Policy for Water Supply and Sewerage Headworks and Works External:

- (A) the contributions shall be made on the basis of an increase in loading of 3 ET's for water supply and 3 ET's for sewerage, and shall be calculated, using the contribution rate applicable as at the date of payment. Based on current contribution rates, the required contributions are as follows:-

Water Supply \$7,875.00  
 Sewerage \$4,200.00

- (B) the contribution shall be payable within thirty (30) days following commencement of the use."

- (b) Council will contribute the sum of \$240 to the Toowoomba Hospice Association Inc. (equivalent to the application fee paid for consideration of the modification request) with such amount being provided through the Community Grants and Subsidies Program, Job No.1253/10. This amount will be forwarded to you in due course.



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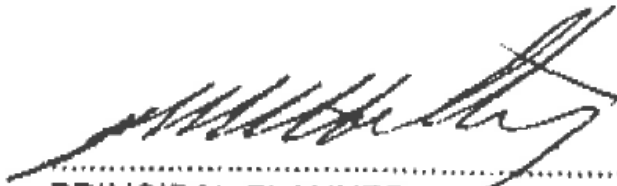
Telephone (07) 4638 8611  
 Facsimile (07) 4638 3830  
 DX 41103 Toowoomba

- 2 -

- (c) Council will give consideration to funding all or part of the cost of construction of the works required by conditions 8 and 10 of the development permit. Such consideration will be given during the review of Council's Ten Year Capital Works Plan, expected in November 2000, and will have regard to whether the cost of such works is covered by other funding sources, such as Government grants for the project.

Council's reasons for approving the application are that Conditions 8, 10, and 16 of Development Permit No. C12/99 should not be deleted as this would conflict with the relevant Planning Scheme provisions and sufficient planning grounds have not been provided to justify the conflict. The refund of the \$240 application fee meets the criteria of Council's Community Grants and Subsidies program. Council intends to consider further assistance to the hospice by way of construction of works required by development conditions.

Yours faithfully



.....  
PRINCIPAL PLANNER -  
DEVELOPMENT ASSESSMENT

- Bath type
- Lifting device
- Is building to be air conditioned or part of building?
- Audible call device from client rooms and does this also need to have a visual display outside room.
- External finish to building - face brick or coloured finish to brickwork?
- Laundry- tub, washing machine, drier types, laundry trolleys- soiled linen & clean.
- Kitchen- appliances required- fridge/cold room, sink, stove/oven, dishwasher. Also bench tops, preferred kitchen manufacturer, floor finish, will a food trolley be used (size if so)
- Clients rooms- television, bed size & details, radio, cupboard/robe details, floor coverings.
- Tea/coffee room- sink type, fridge type.
- Drugs store- X-ray viewing unit, fridge, hand basin/taps, secure c.b., shelf details.
- Medical supplies store- shelf details.
- Pan room- Auto flush sanitiser, shelves, pathological waste bin.
- Nurses station- computer, intercom to admin. area, monitor of security system, fire alarm monitor etc.
- Carparking- design for number shown on plans- minimum number required to be practical.
- Road widening, kerb & channel by council or other private company. Engineering design by council or Creedon Reid & assoc.
- Furniture- (not part of building contract)- chairs, desks, filing cabinets, lounge chairs, guest bedroom furniture, dining table & chairs etc.
- Nursing equipment- additional to above- portable oxygen, bed pans, etc.
- Cleaning equipment- cleaner's trolley, mops, Vacuum cleaners etc.
- Computers, phones.
- Solar hot water.
- Fish tank.

*DRAFT COPY.*

Other consultants required.

- Engineer- Creedon Reid & Assoc.- slab & footing design, carparking, stormwater, plumbing & drainage, fire hose reel, erosion control & sedimentation plan, kerb & channel & road widening unless TCC chosen to do this part of work.
- Electrical & security- Downey Electrical - power, lighting, air conditioning requirements, hot water back up if required, inter-com, call points from bedrooms, night time security system- door locks detection, telephones, computers, TV & radio antennae, emergency lighting, call points from bedrooms etc.
- Fire safety- consultant to be advised. - Fire alarms, smoke doors, smoke detection emergency lighting ( or by electrical engineer).
- Specification and tender documents- Ellis Blanch.
- Interior decorator- colour schemes etc.- Consultant to be advised.
- Landscaping - consultant to be advised.

**DECISION NOTICE**  
**DEVELOPMENT APPLICATION NO. C12/99**

**PROPOSAL:** Six bedroom hospice and ancillary uses including offices, training room and staff amenities

**TYPE OF DEVELOPMENT:** Material Change of Use

**REAL PROPERTY DESCRIPTION:** Lot 3 on Registered Plan 93634,  
Lots 104-106 on Registered Plan 50074,  
Parish of Aubigny, County of Aubigny

**REFERRAL AGENCIES:** N/A

**DECISION DATE:** 13 April 1999

**DECISION:** Approved subject to conditions.

**TYPE OF APPROVAL:** Development Permit

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4. The approved use is to comply with all relevant Acts and Regulations etc. and provisions of the Town Planning Scheme applicable to the use.
5. No on-site work associated with stormwater drainage or work within the road reserve shall commence until approval has been obtained from Council.
6. **Plans and specifications for all work associated with car parking, stormwater drainage, vehicular access and external site work shall be prepared and certified by a Registered Professional Engineer. The execution of the works shall be supervised by a Registered Professional Engineer, all work detailed on a certificate of supervision, and a copy of the supervision certificate submitted to Council upon completion. Council approval is required for any works that are carried out within the road reserve.**
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- 2 -

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CMTTEE		Document Number	
DATE	/ /		
CLAUSE		File Number	

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Long Term Enhancement through Maintenance  
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Long Term Erosion Control  
Natural Feature Protection  
  
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N/A