

10 January 2011

ULDA Ref No: DEV2010/071

Thomas Baxter
Acer Architects
PO Box 469
ASHGROVE QLD 4060

Dear Thomas

RE: UDA DEVELOPMENT APPROVAL FOR MATERIAL CHANGE OF USE – CHILD CARE CENTRE AT 2-4 HARVEY ROAD, CLINTON DESCRIBED AS LOT 192 ON CTN 1861

I am pleased to inform you that your application was approved on 7 January 2011 in accordance with the attached UDA Development Approval Package.

This application and its decision can also be viewed in the ULDA Development Approvals Register via our website www.ulda.qld.gov.au.

If you have any further questions with regard to the matter, please contact me on 3024 4166.

Yours sincerely

 on behalf

Matt Toon
PRINCIPAL PLANNER

UDA Development Approval Package

Site address	2-4 Harvey Rd, Clinton
Real property description	Lot 192 on CTN1861
Type of application	Material Change of Use
Description of proposal	Child Care Centre
ULDA reference number	DEV2010/071
Decision	APPROVED
Decision date	7 January 2011

Drawing or Document	Number	Plan or Document Date
Site Plan	1c	SEP 2010
Site Plan	2c	SEP 2010
Roof Plan	3c	SEP 2010
East Elevation	4c	SEP 2010
West Elevation	5c	SEP 2010
Floor Plan - Kindy	6c	SEP 2010
East Elevation - Kindy	9c	SEP 2010
West Elevation - Kindy	10c	SEP 2010
South Elevation - Kindy	11c	SEP 2010
North Elevation - Kindy	12c	SEP 2010
Section A-A	13c	SEP 2010
Section B-B	14c	SEP 2010
Floor Plan - Admin Block	23c	SEP 2010
East Elevation - Admin Block	26c	SEP 2010
West Elevation - Admin Block	27c	SEP 2010
South Elevation - Admin Block	28c	SEP 2010
North Elevation - Admin Block	29c	SEP 2010
Section C-C	30c	SEP 2010
Floor Plan -Toddlers	42c	SEP 2010
East Elevation - Toddlers	45c	SEP 2010
West Elevation - Toddlers	46c	SEP 2010
South Elevation - Toddlers	47c	SEP 2010
North Elevation - Toddlers	48c	SEP 2010
Section D-D	49c	SEP 2010
Section E-E	50c	SEP 2010

PROJECT TEAM

Matt Toon Principal Planner Development Assessment Urban Land Development Authority	Con de Groot Principal Engineer Development Assessment Urban Land Development Authority
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CONDITIONS		TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to commencement of use

CONDITIONS	TIMING
2 Complete all Operational and Building Works Complete all operational and building works associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to commencement of use
3 Acoustic Requirements Submit to the ULDA certification from a Registered Professional Engineer Queensland (RPEQ-Civil) that the building has been constructed in accordance with the acoustic quality objectives of the <i>Environmental Protection (Noise) Policy 2008</i>.	Prior to commencement of use
4 Road works Submit to the ULDA for approval engineering design/ construction drawings detailing the proposed point of access, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Gladstone City Council's <i>Roads and Transport Standard - 2005</i>.	Prior to commencement of works
5 Landscaping a) Submit to the ULDA for approval detailed designs of the external landscaping. The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect and to the extent relevant in accordance with the approved Site Plans 1c and 2c dated SEP 2010. b) Upon completion of the works, provide written confirmation from an Australian Institute of Landscape Architects registered landscape architect or a BSA, Qld licensed and experienced landscape contractor that the works comply with the approved plan from part a) of this condition.	a) Prior to approval for Building Work b) Prior to commencement of use
6 Water Supply Connection Gladstone Regional Council – Nominated Assessing Authority Connect to Gladstone City Council's reticulated water system at no cost to the ULDA or Council in accordance with the requirements of the <i>Plumbing and Drainage Act 2002</i>.	Prior to commencement of use
7 Sewer Supply Connection Gladstone Regional Council – Nominated Assessing Authority Connect to Gladstone City Council's reticulated sewerage system at no cost to the ULDA or Council in accordance with the requirements of the <i>Plumbing and Drainage Act 2002</i>.	Prior to commencement of use
8 Stormwater Management a) Submit to the ULDA a Stormwater Management Plan (SMP) certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) detailing how stormwater and roofwater is managed in order to minimise adverse impacts on the adjoining owners and Harvey Road. b) The development must be connected to Gladstone City	a) Prior to the commencement of site works b) Prior to

	CONDITIONS	TIMING
	Council's stormwater system at no cost to the ULDA or Council. c) Upon completion and certification of the works prepare and provide to the ULDA "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with commonly accepted and appropriate AUS/NZ standards.	commencement of use c) Prior to commencement of use
9	Filling and Excavation Submit to the ULDA a detail earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil).	Prior to the commencement of works
10	Construction Management Plan a) Prepare and submit to the ULDA a site based construction management plan that will include but not be limited to: ▪ the management of traffic around and through the site during and outside of construction work hours; ▪ parking and materials delivery during and outside of construction hours of work; ▪ the management of sedimentation, erosion and dust generated from the site during and outside construction work hours; ▪ management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; ▪ management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) At all times during site works
11	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure. The contribution will be equivalent to the charge that would have applied to the development under the <i>Gladstone Regional Council's Infrastructure Policies</i> in place at the time of declaration of the Urban Development Area (UDA), reviewed on 1 July each year and increased by the amount calculated by multiplying the Infrastructure Contribution applying immediately preceding the relevant Review Date by the annual compounding average for the Queensland Roads and Bridges Construction Index for the preceding five (5) calendar years.	Prior to commencement of use

CONDITIONS		TIMING
	The current contribution amount is: Sewer \$42,184.00 Water \$13,652.00 Road \$14,784.00 Total \$70,620.00	

ADVICE

Child Care Act 2002 and Child Care Regulation 2003

Please note that a child care centre will also need to comply with the relevant requirements of the *Child Care Act 2002* and *Child Care Regulation 2003* which is not part of this UDA development approval.

Gladstone Regional Council

For any conditions in this package that require the consideration of Gladstone Regional Council (GRC), you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, GRC will issue a response in the manner required by the condition/s (eg a letter of endorsement or authorisation, an approval or a permit).

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work:

- (a) on a Sunday or public holiday, at any time or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

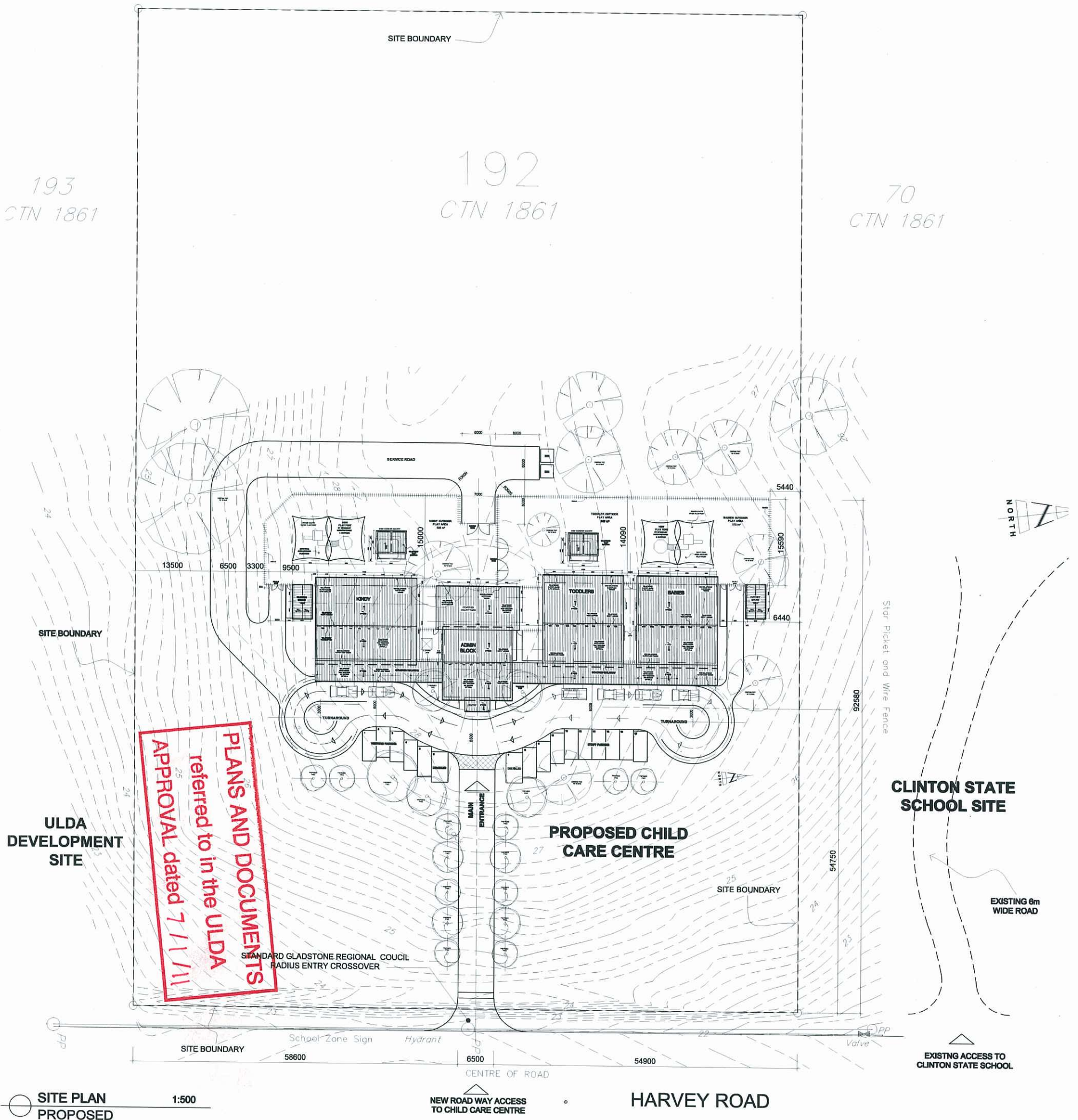
**** End of Package ****

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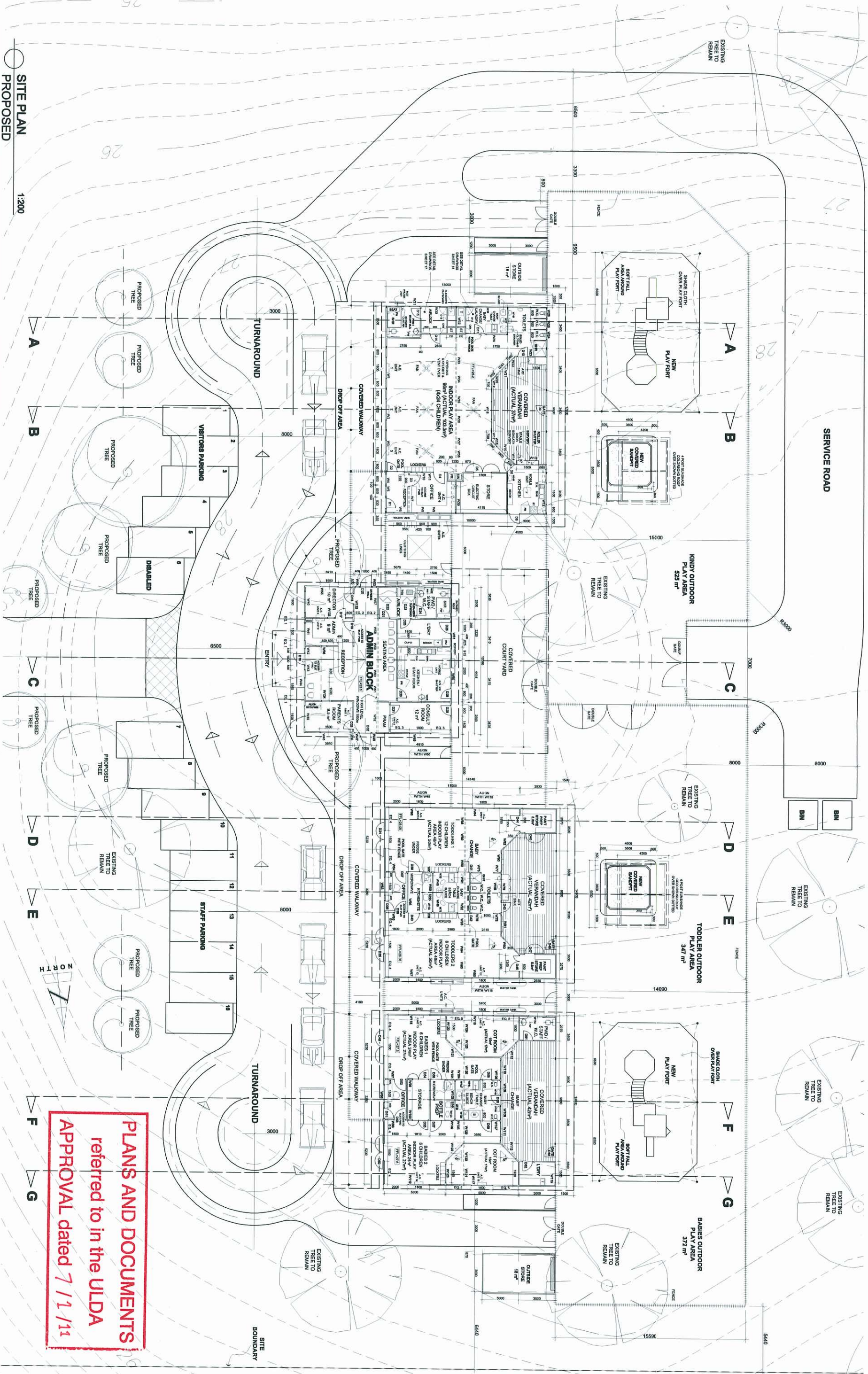


CLIENT: C&K ASSOCIATION	DATE: SEP 2010	JOB NO: MTB-09-CK5
PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE: 1:500	SHEET NO: 1c

AMENDMENTS:
REV. C. ACCESS RELOCATED

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SITE PLAN
1:200

CLIENT:	CAK ASSOCIATION	DATE:	SEP 2010	JOB NO:	MTB-08-CMS
PROJECT:	PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE:	1:200	SHEET NO:	2c

AMENDMENTS:
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PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680

ROOF PLAN
PROPOSED

1:200

CLIENT:	CEK ASSOCIATION	DATE:	SEP 2010	JOB NO:	MTB-08-CMS
PROJECT:	PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE:	1:200	SHEET NO:	3C

AMENDMENTS
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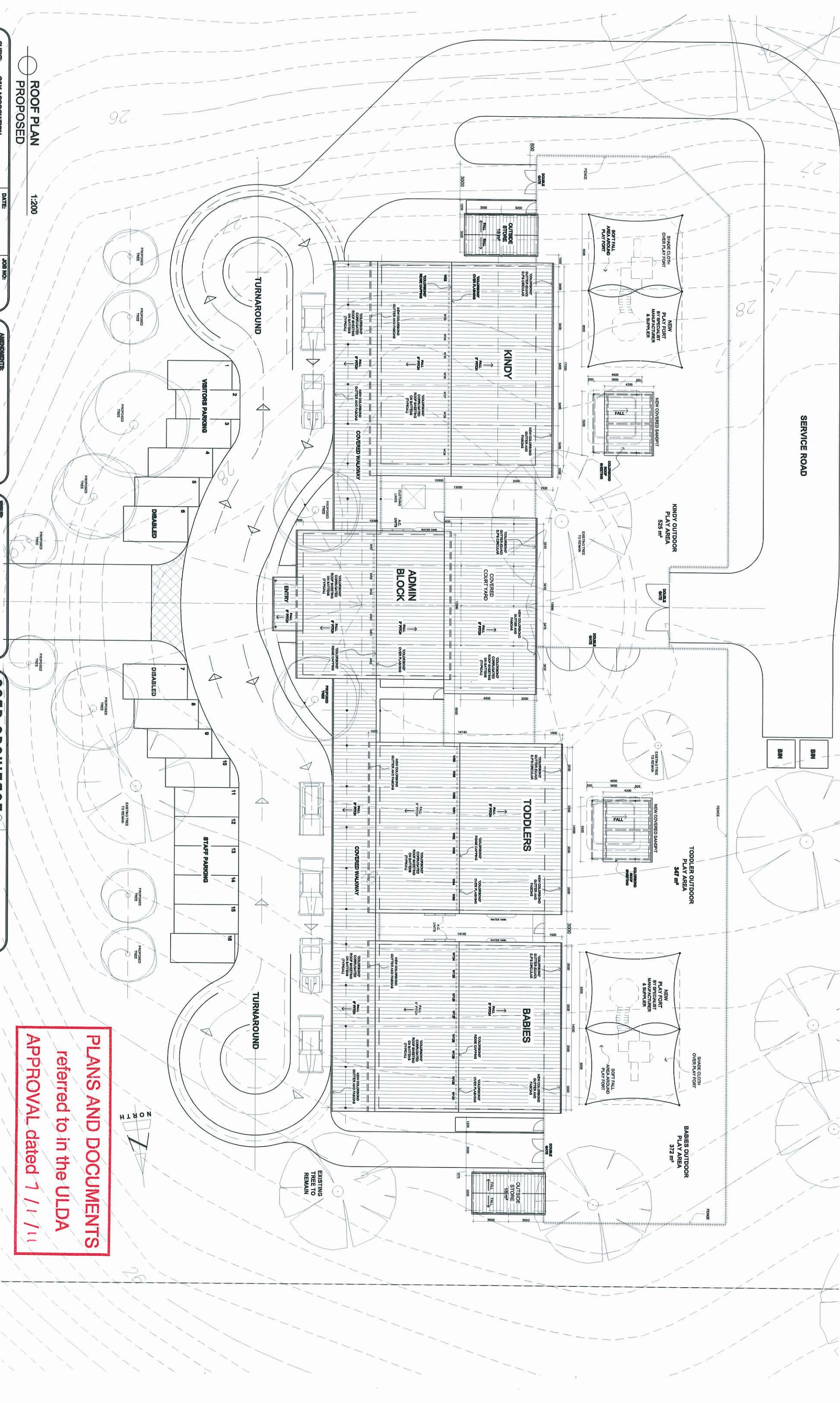
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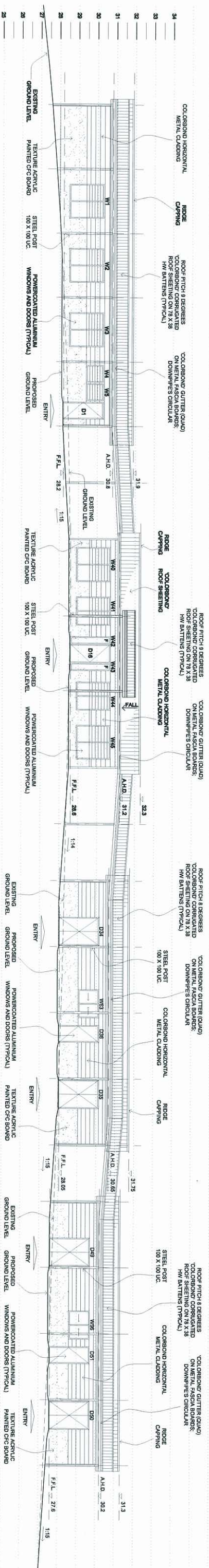
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PROPOSED EARLY LEARNING
& CARE CENTRE
GLADSTONE QLD 4680

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 7 / 1 / 11





EAST ELEVATION 1:100

CLIENT: C&K ASSOCIATION	DATE: SEP 2010	JOB NO: LTP-06-CIS
PROJECT: PROPOSED EARLY LEARNING	SCALE: 1:100	SHEET NO: 4c
QUANTITIES QUD 4690		

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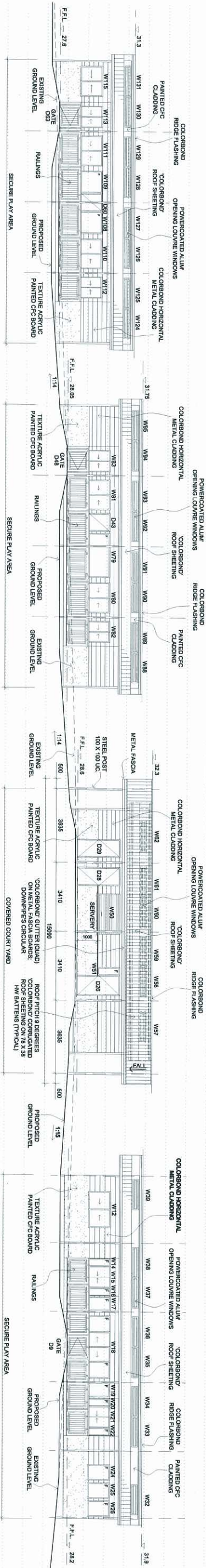
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PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 7 / 1 / 11

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WEST ELEVATION 1:100

CUSTOMER: CAK ASSOCIATION	DATE: SEP 2010	DWG NO: MTB-09-035
PROJECT: PROPOSED PLAY LEARNING & LOUVER CENTRE GLADSTONE QLD 4800	SCALE: 1:100	SHEET NO: 5c

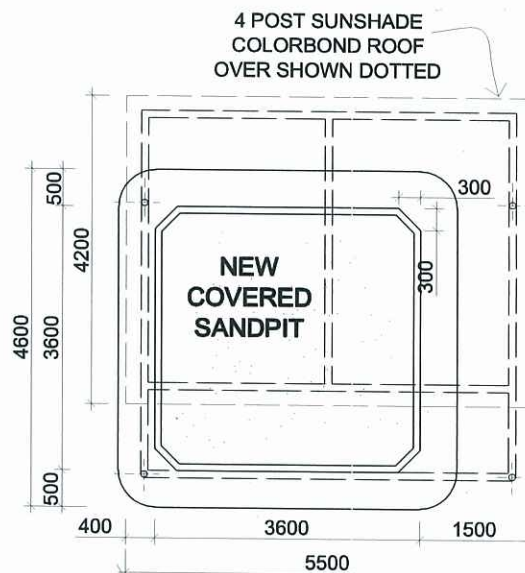
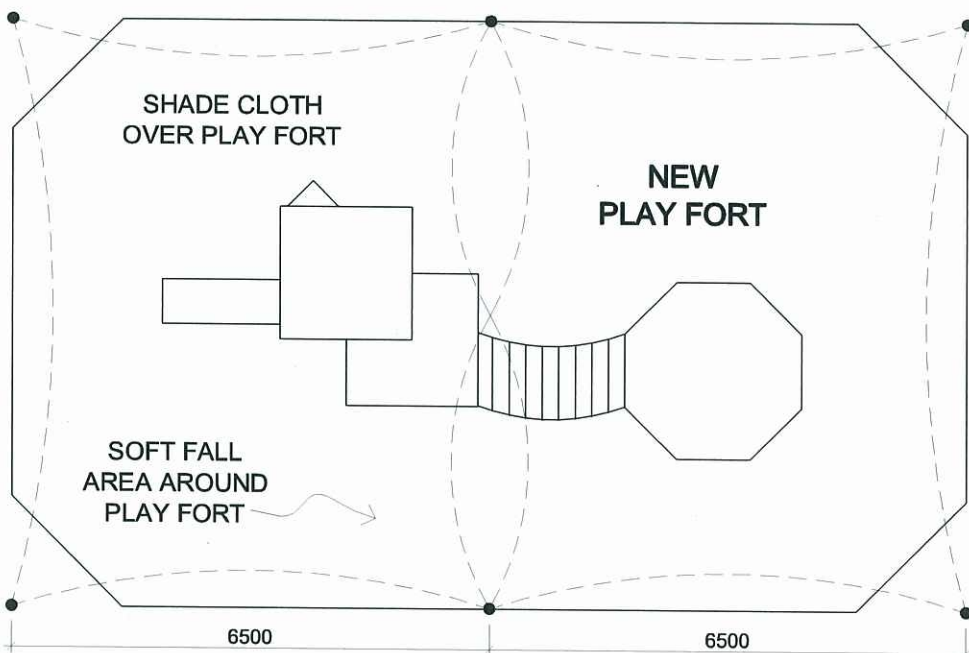
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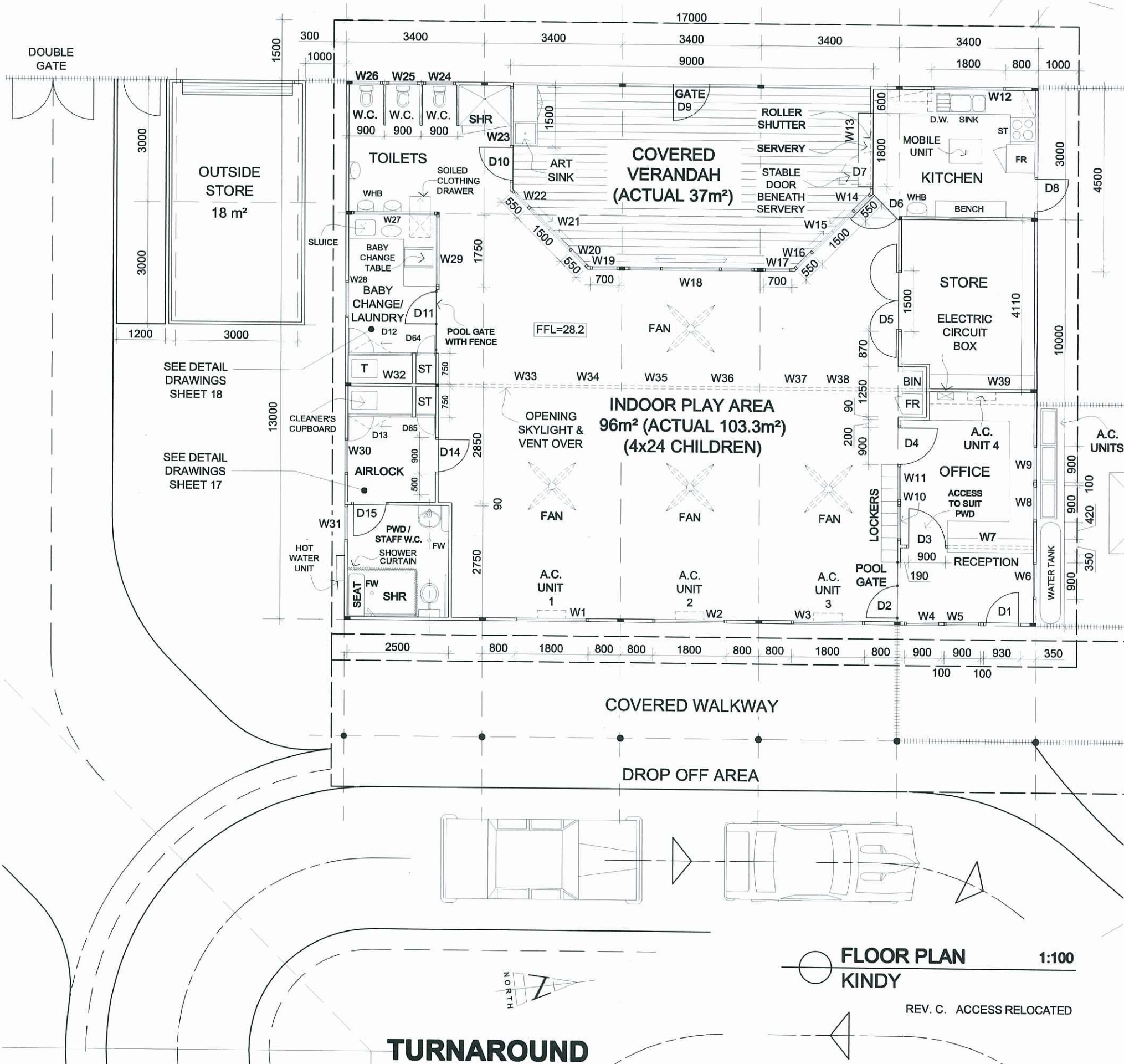
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PLANS AND DOCUMENTS
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PLANS AND DOCUMENTS
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APPROVAL dated 7 / 1 / 11



CLIENT: C&K ASSOCIATION

DATE: SEP 2010

JOB NO: MTB-09-CK5

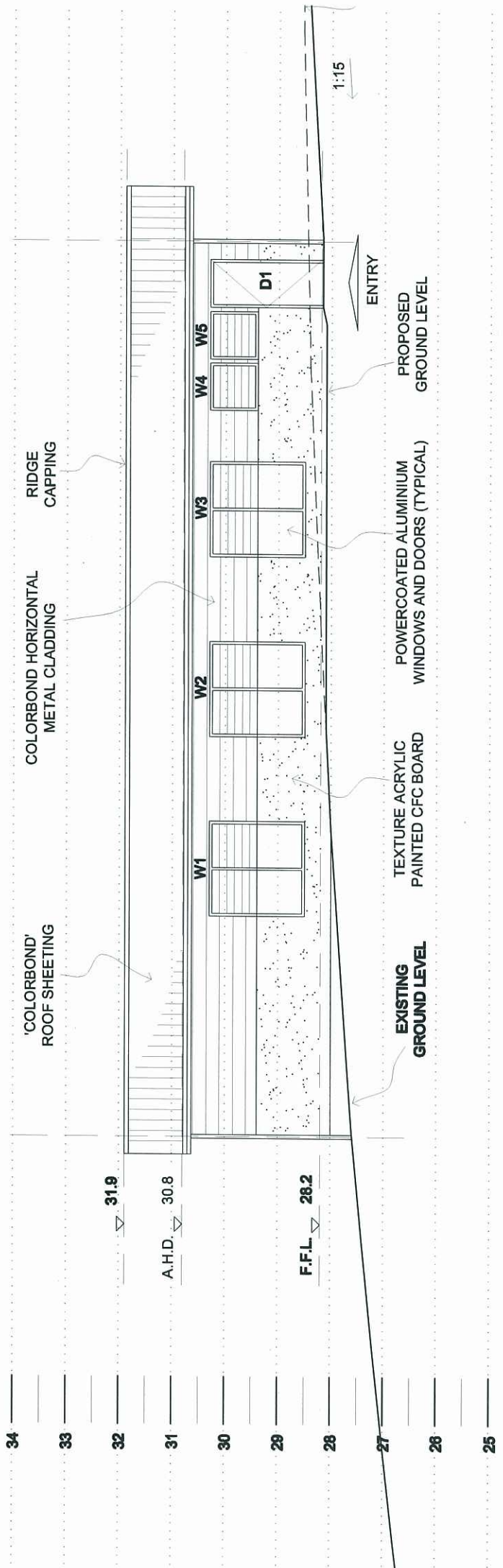
PROJECT: PROPOSED EARLY LEARNING
& CARE CENTRE
GLADSTONE QLD 4680

SCALE: 1:100

SHEET NO: 6c

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EAST ELEVATION
KINDY
1:100

PLANS AND DOCUMENTS
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APPROVAL dated 7 / 1 / 11

CLIENT: C&K ASSOCIATION	DATE: SEP 2010	JOB NO: MTB-09-CK5
PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4880	SCALE: 1:100	SHEET NO: 9c

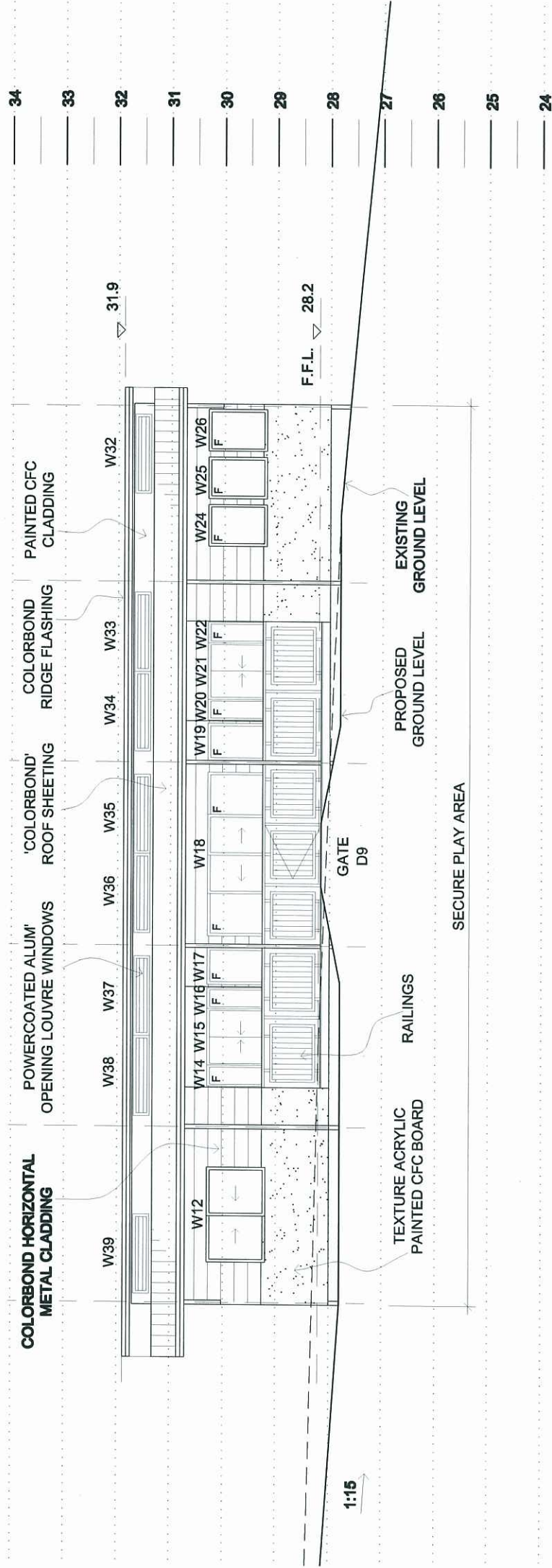
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WEST ELEVATION
KINDY

1:100

PLANS AND DOCUMENTS
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APPROVAL dated 7 / 1 / 11

CLIENT: C&K ASSOCIATION	DATE: SEP 2010	JOB NO: MTB-09-CK5
PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE: 1:100	SHEET NO: 10C

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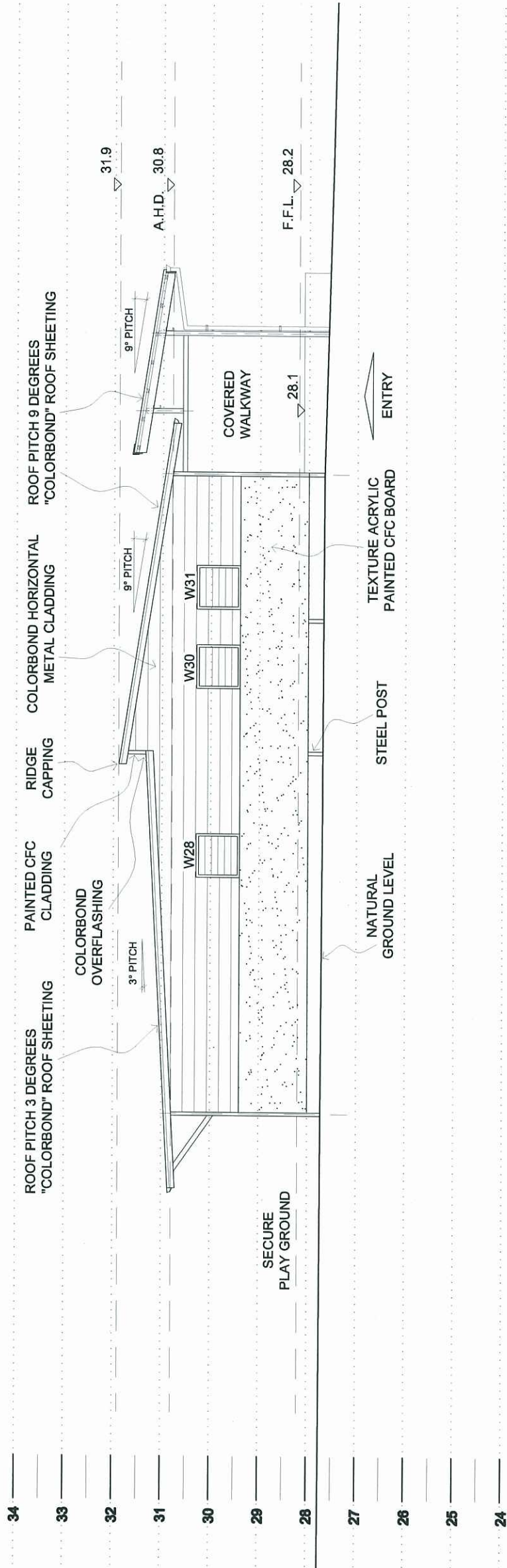
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 SOUTH ELEVATION 1:100
KINDY

PLANS AND DOCUMENTS
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APPROVAL dated 7 / 1 / 11

CLIENT: C&K ASSOCIATION	DATE: SEP 2010	JOB NO: MTB-09-CK5
PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE: 1:100	SHEET NO: 11C

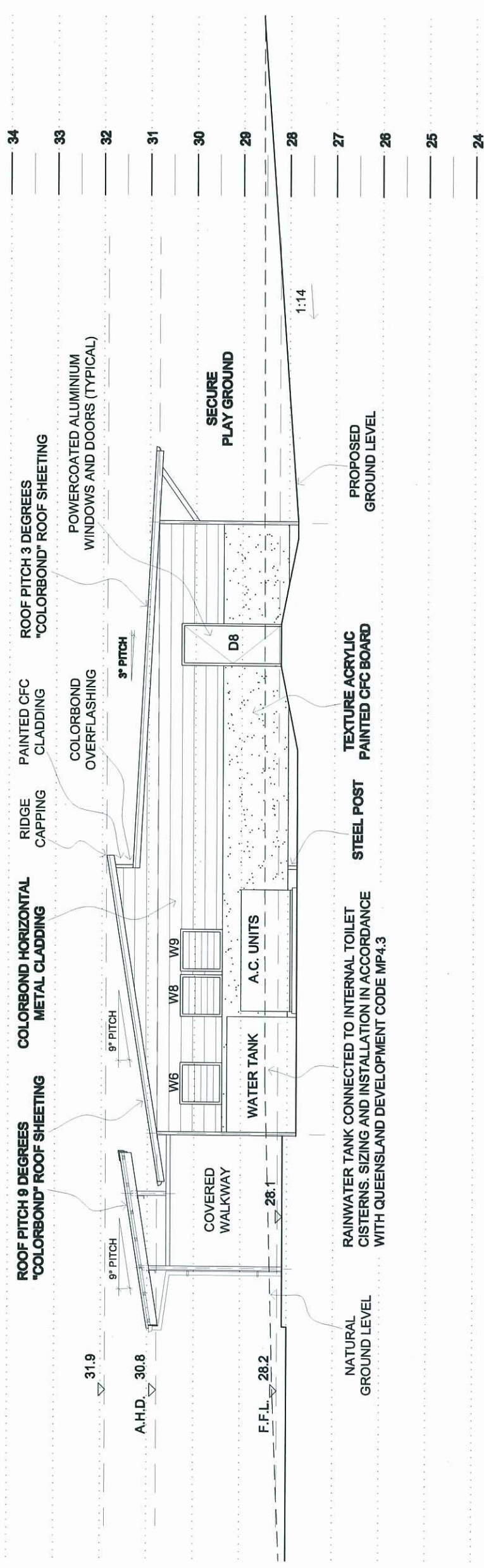
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NORTH ELEVATION 1:100
KINDY

PLANS AND DOCUMENTS
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APPROVAL dated 7 / 1 / 11

CLIENT: C&K ASSOCIATION	DATE: SEP 2010	JOB NO: MTB-09-CK5
PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE: 1:100	SHEET NO: 12C

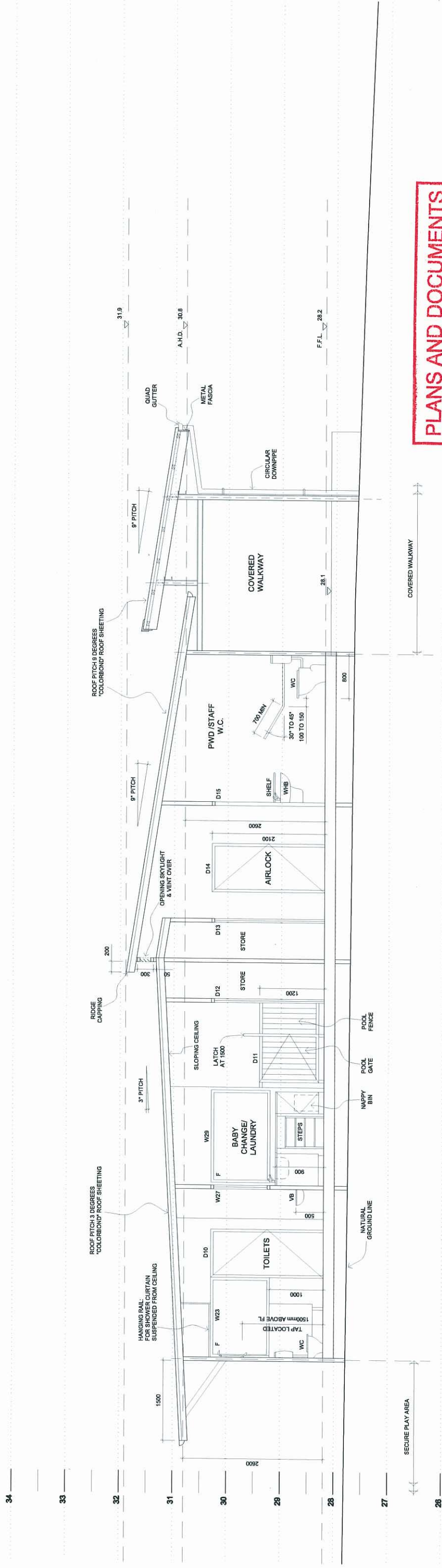
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SECTION A-A
1:50

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 7 / 1 / 11

CLIENT: CAK ASSOCIATION	DATE: SEP 2010	JOB NO: MTB-09-CKG	SHEET NO: 13c
PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE: 1:50		
AMENDMENTS: REV. C. ACCESS RELOCATED		ISSUE: BUILDING APPROVAL SUBMISSION	
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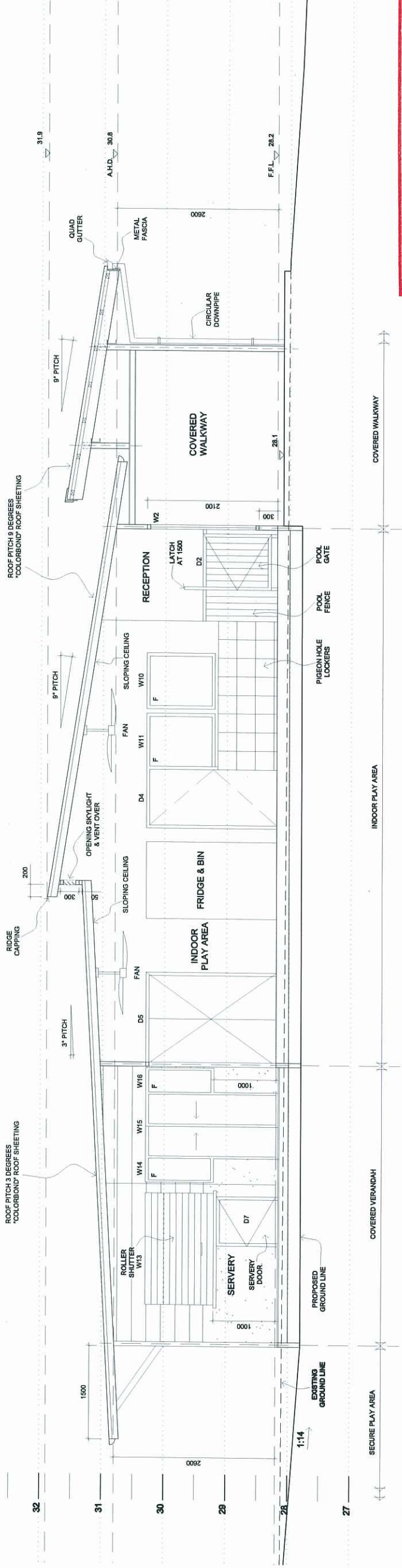
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PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 7 / 1 / 11

SECTION B-B
1:50

CLIENT: C&K ASSOCIATION	DATE: SEP 2010	JOB NO: MTB-09-CK5
PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE: 1:50	SHEET NO: 14C

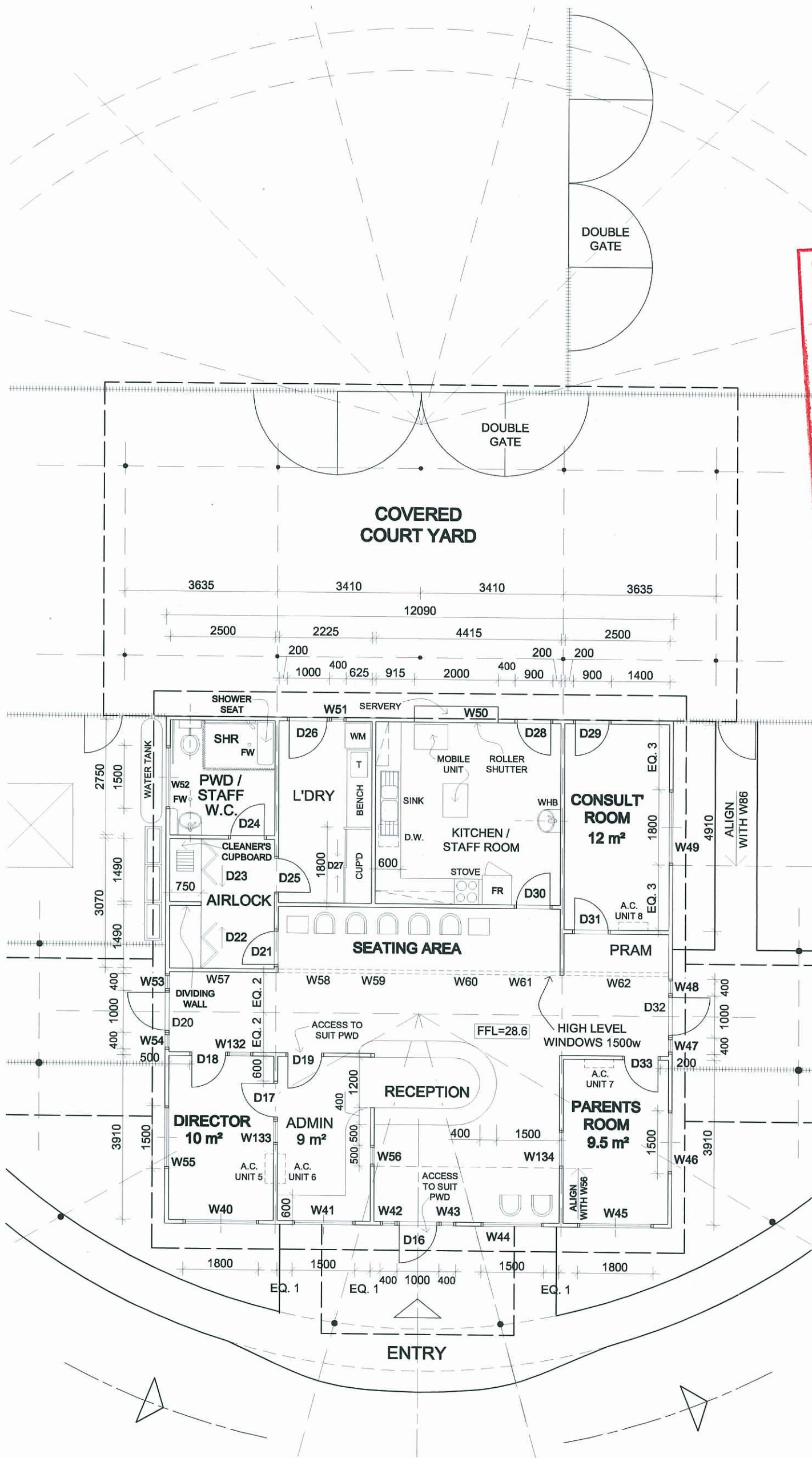
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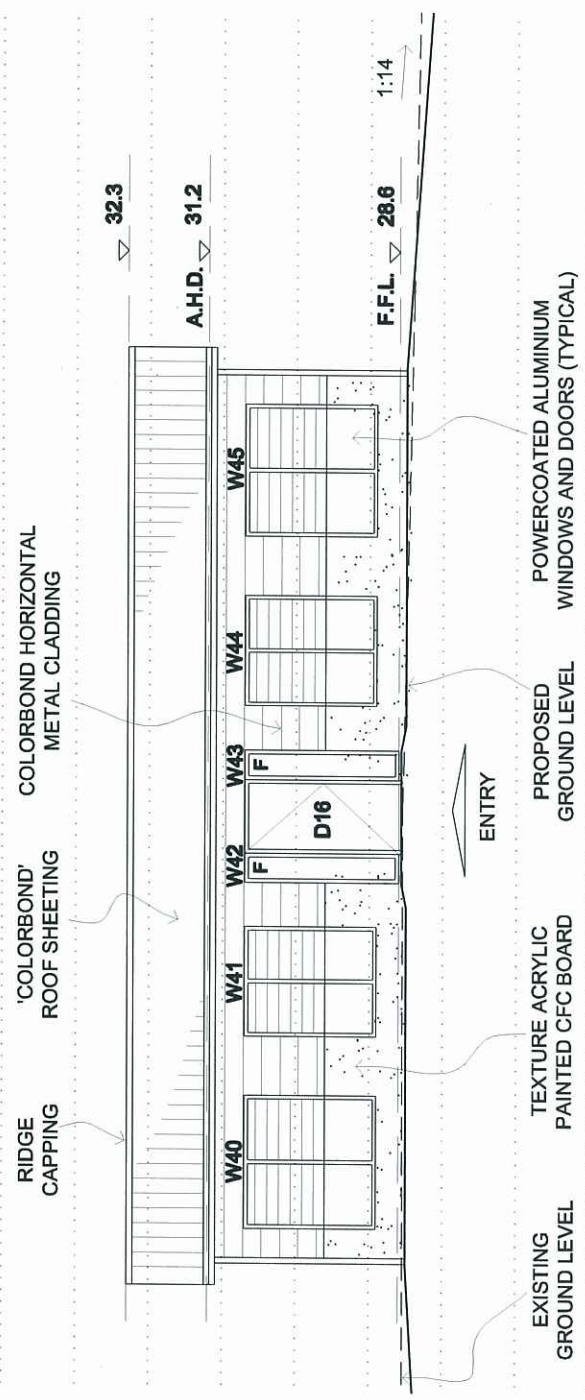
FLOOR PLAN 1:100
ADMIN BLOCK
 REV. C. ACCESS RELOCATED



CLIENT: C&K ASSOCIATION	DATE: SEP 2010	JOB NO: MTB-09-CK5
PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE: 1:100	SHEET NO: 23c

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EAST ELEVATION
ADMIN BLOCK

1:100

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APPROVAL dated 7 / 1 / 11

CLIENT: C&K ASSOCIATION	DATE: SEP 2010	JOB NO: MTB-09-CK5
PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE: 1:100	SHEET NO: 26C

AMENDMENTS:
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ISSUE:
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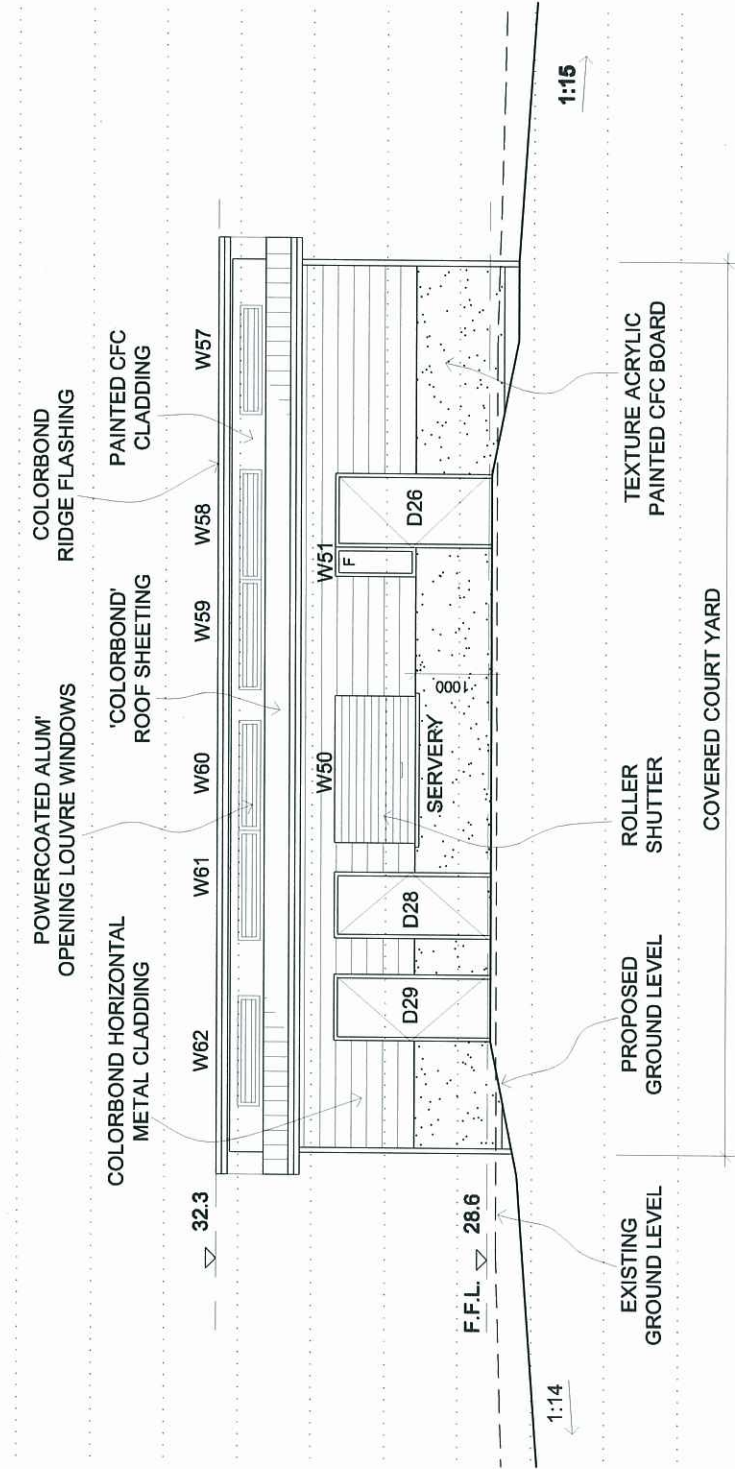
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PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE: 1:100	SHEET NO: 27C

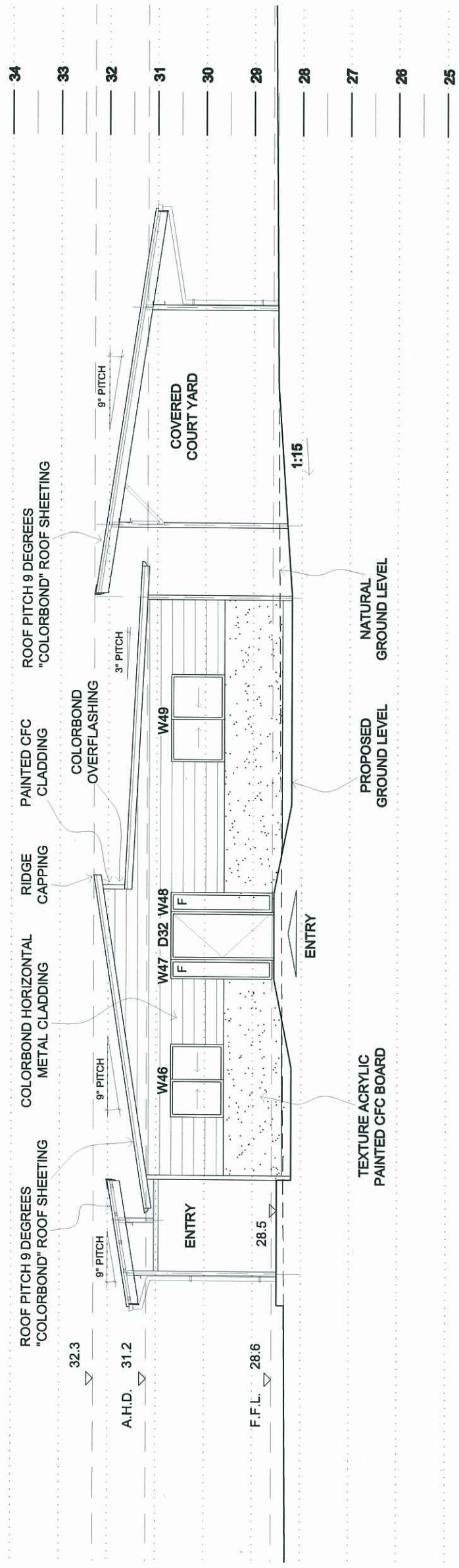
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NORTH ELEVATION
ADMIN BLOCK

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PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4880	SCALE: 1:100	SHEET NO: 29c

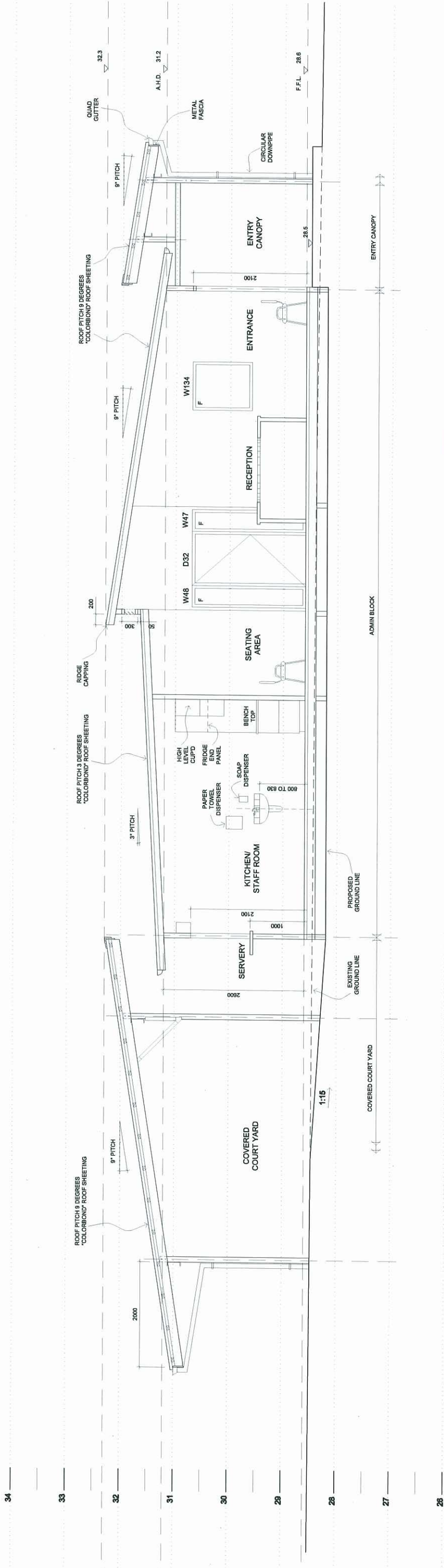
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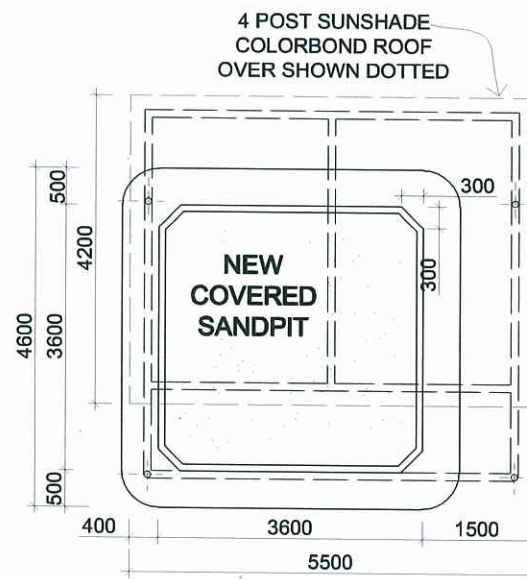
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SECTION C-C
1:50

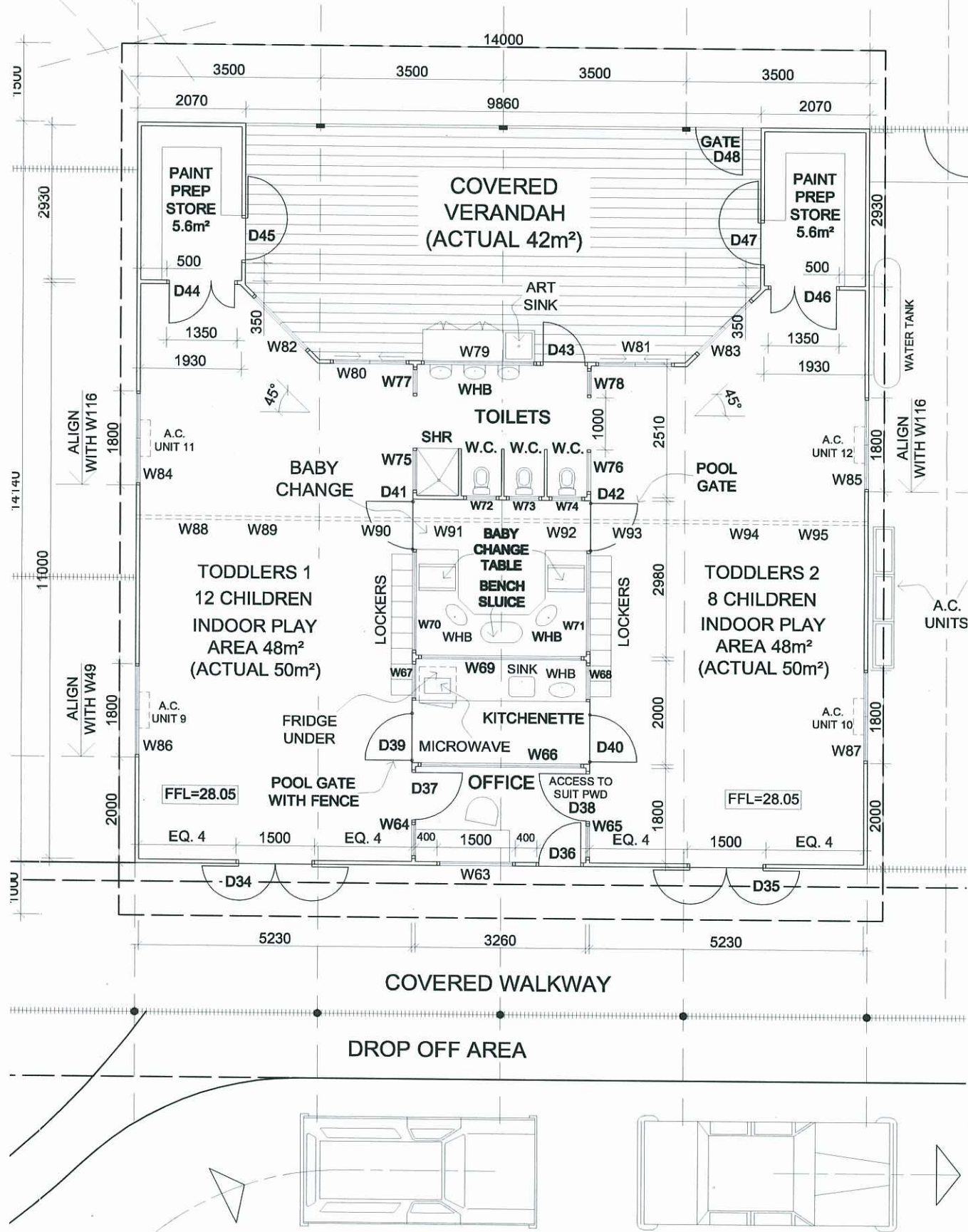
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PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE: 1:50	SHEET NO: 30c
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TODDLER OUTDOOR PLAY AREA

347 m²



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FLOOR PLAN TODDLERS

1:100

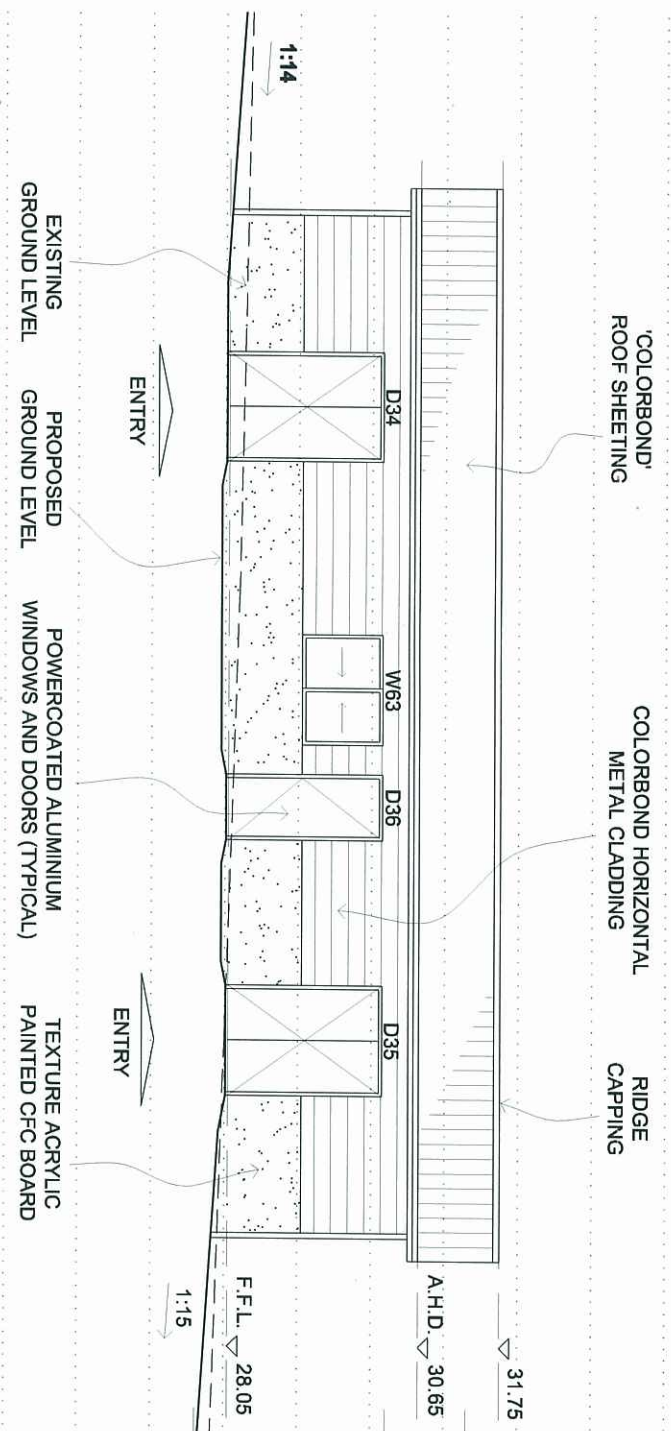
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PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE: 1:100	SHEET NO: 42c

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EAST ELEVATION
TODDLERS
1:100

CLIENT: CAK ASSOCIATION	DATE: SEP 2010	JOB NO: MTB-09-CK5
PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE: 1:100	SHEET NO: 45c

AMENDMENTS:
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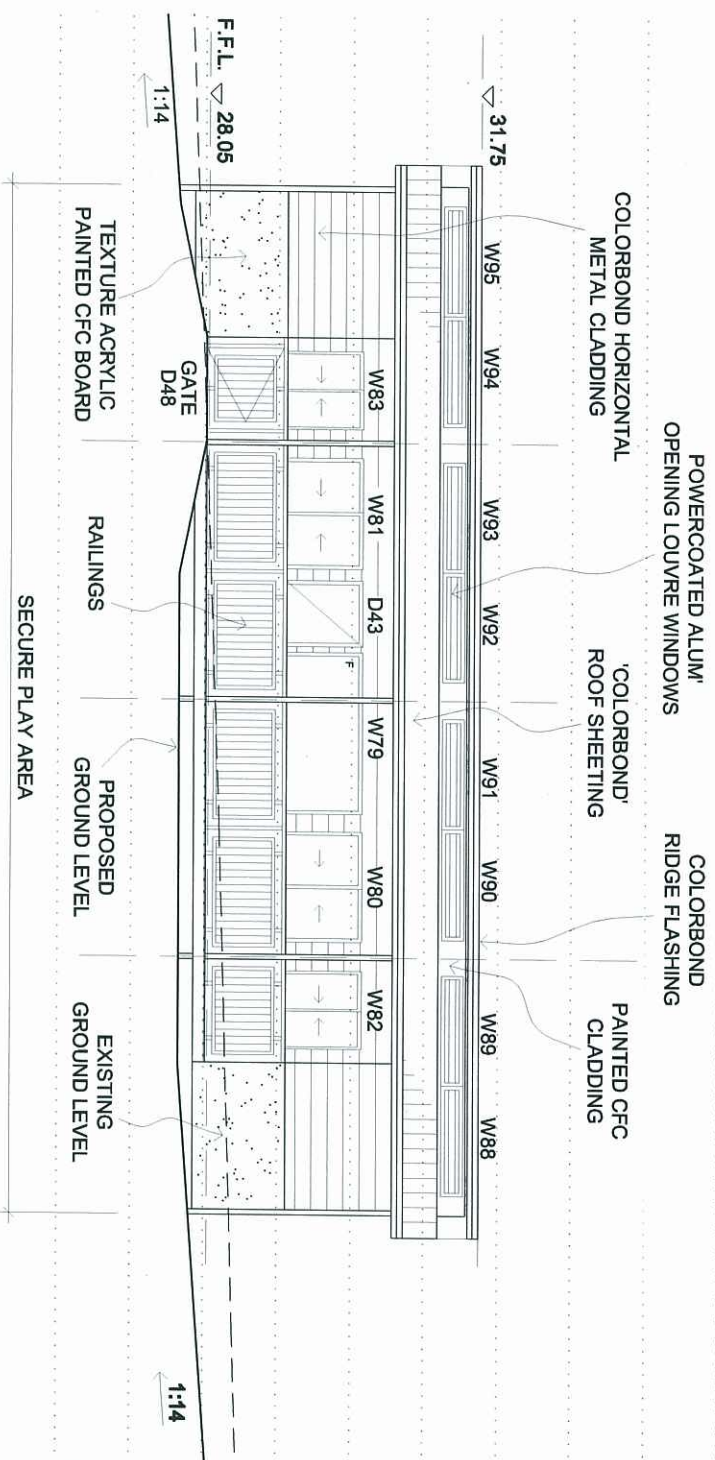
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WEST ELEVATION
TODDLERS

1:100

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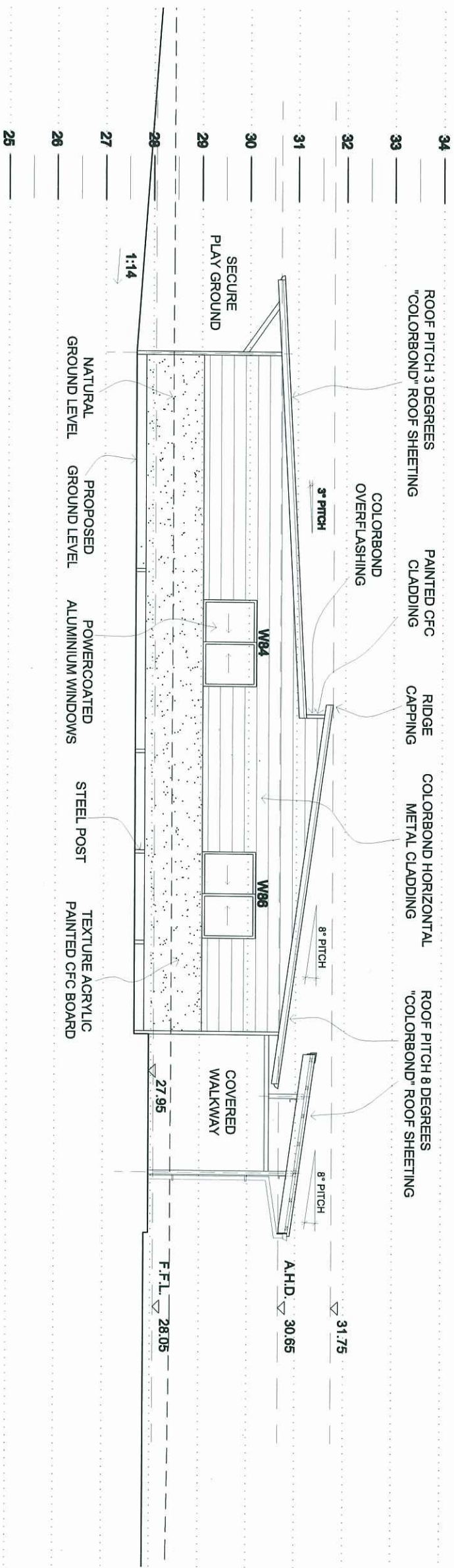
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Ashgrove Q.4090
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SOUTH ELEVATION
TODDLERS

1:100

CLIENT: CAK ASSOCIATION	DATE: SEP 2010	JOB NO: MTB-09-CK5
PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE: 1:100	SHEET NO: 47c

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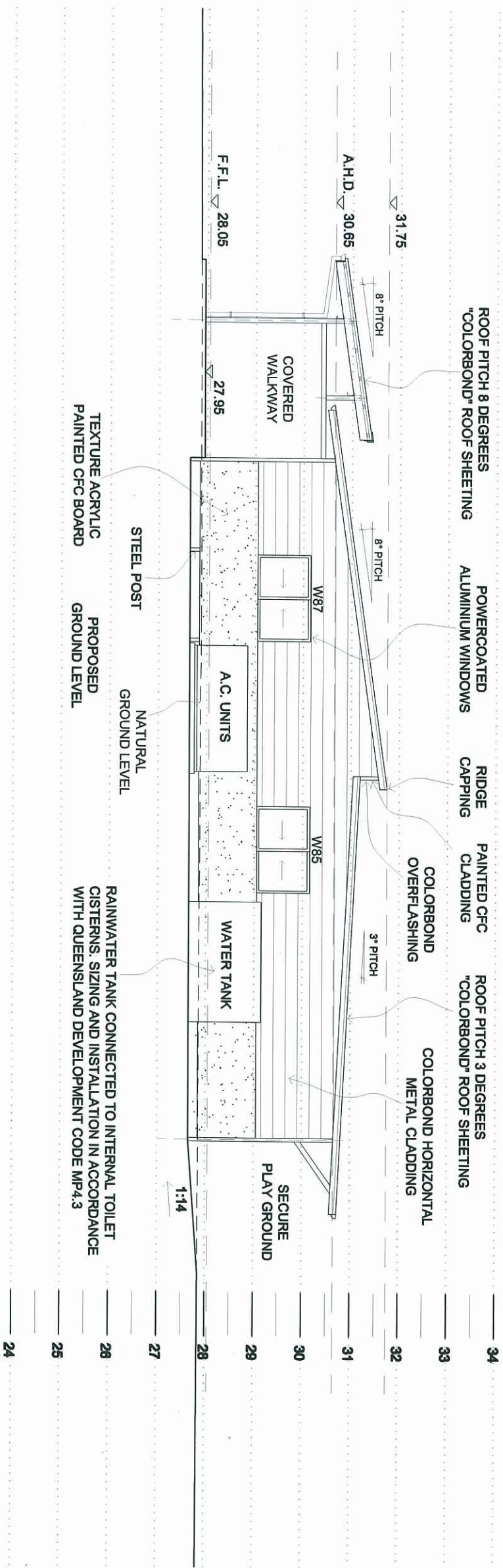


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Ashtgrove QLD 4600

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NORTH ELEVATION
TODDLERS
1:100

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PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE: 1:100	SHEET NO: 48c

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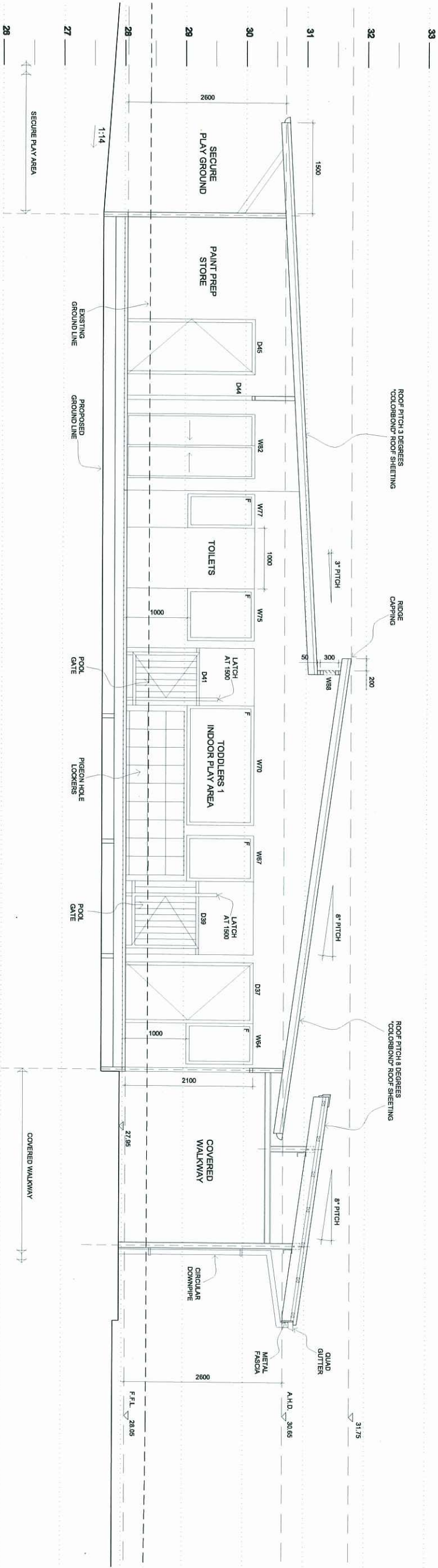
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Ashgrove QLD 4000

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SECTION D-D
1:50

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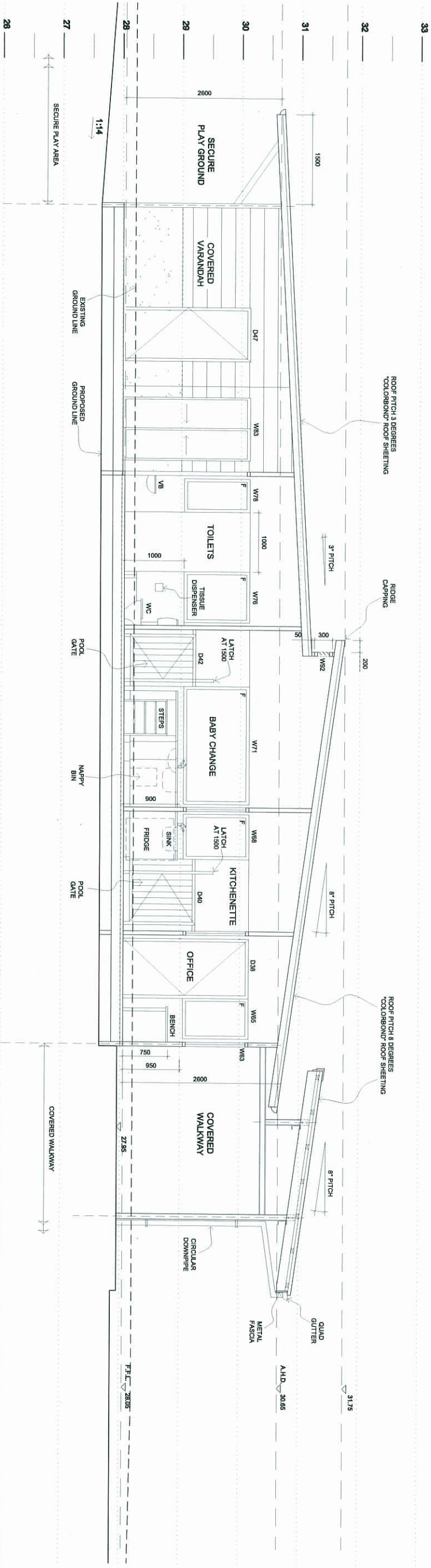
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PROJECT: PROPOSED EARLY LEARNING & CARE CENTRE GLADSTONE QLD 4680	SCALE: 1:50	SHEET NO: 49c

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SECTION E-E
1:50

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