

BNE27311



Queensland Government

Enquiries Darryl Byers
Telephone (07) 3225 1827
Your reference PN223651/01/DA4(P1)
Our reference Appl'n No 35307 Pt 2 File No: 900965

Environmental Protection Agency
Incorporating the
Queensland Parks and Wildlife Service

20/05/2005

Nova Health Pty Ltd
C/-Humphreys Reynolds Perkins Planning Consultants
Suite 1, 24 Cotton Street
Nerang QLD 4211

Attention: sch4(6) Personal inform

Integrated Planning Act 1997 (Material Change of Use)

Application (No. PN223651/01/DA4(P1)) for development approval for assessable development to be carried out at 28 - 40 Spindelove Avenue, Southport (Lot 1 on SP105469).

Based on the information provided with the above application, and as per Schedule 2, Item 21 & 22 of the *Integrated Planning Regulation 1998*, the proposal does not require referral to the Contaminated Land Unit (CLU). Hence, the CLU of the EPA considers it does not have a concurrence role under the *Integrated Planning Act 1997* (IP Act), and therefore has no further interest in this application.

Should you require any further information in relation to the above please do not hesitate to contact the above officer on the telephone number listed.

Yours sincerely,

[Redacted signature box]
sch4p4(6) Personal information

Mark Paton
Chief Scientific Advisor (Contaminated Land Unit)
Environmental Protection Agency

cc Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD 9729

Emr updated
TS
27/5/05

IPA APPLICATION ASSESSMENT SHEET CLU Due Date: 25/5/2005

EPA App'n No 35307 Part 2 File No: 900965

Referral Coordination (RCU) No.: [redacted] ECOTRAK Project No.: N/A

Council: Gold Coast City Council LA App'n No: PN223651/01/DA4(P1)

Site Address: 28 - 40 Spendelove Avenue, Southport

Property Description: Lot 1 on SP105469

Applicant Name: Humphreys Reynolds Perkins Planning Consultants

The following lots are in the EMR/CLR (AMA)

Lot/Plan	EMR/CLR (AMA) No.:	Notifiable Activity or Hazardous Contamination	On going activity Yes or No
1/SP105469	35307	Petroleum Product Or Oil Storage	Yes
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]

Any new ERA's?: no

Existing ERA's?: no

ERA Jurisdiction: [redacted]

Past Use: [redacted]

Current Use: Allamanda Private Hospital

Proposal: Material Change of Use **Proposal Description:** The applicant seeks approval for a material change of use for a cantilevered awning. Referred to information on notification file, fuel storage associated with backup power generator. Pharmaceutical manufacture also carried out on site.

Recommendation: As notifiable activities are ongoing, and minor excavations involved issue incorrect referral letter.

Reasons: [redacted]

Assessor Name: Darryl Byers

Date: 19/5/2005

Reviewer Name: Miguel Zavaleta

Revision Date: 19/5/2005

Reviewer Recommendation:

*- Item 5(b), Table 2, Part 1
Schedule 8 IPAct applies
- The proposal is compatible with
the current use.
- No Notifiable Activity as containing*

Agree with the recommendation

[redacted] sch4p4(6) Personal information

[redacted] 4(6) Personal information

Registered Site - Show Site

Reg Site Comments Amend Log Categ. Hist New Parcels Show Docs

Page 1 Page 2

Lot: Plan:

Category:

LGA:

Site Name:

Street:

Suburb: Post Code:

Owner:

Owner Address:

 Post Code:

Parcel Status: Area: m²

Site Inspection (SMP) Date:

SMP Compliance Y/N:

Rec Type: Id:

Region: Hist. Id:

AMA/AN:

Notified By: Notif Rec'd:

Entry Date: Last Altered Date:

Notifiable Activities:

File: Officer:

Offsite Disposal Date: IPA Date:

Ext Ref:

Haz Cont:

Registered Site - Show Site

Reg Site Comments Amend Log Categ. Hist Show Docs

Page 1 Page 2

Lot:

Plan:

Rec Type:

Id:

Category:

Region:

Hist. Id:

LGA:

AMA/AN:

Site Name:

Notified By:

Notif Rec'd:

Street:

Entry Date:

Last Altered Date:

Suburb:

Post Code:

Owner:

Notifiable Activities:

Owner Address:

File:

Officer:

Offsite Disposal Date:

IPA Date:

Parcel Status:

Area: m²

Site Inspection (SMP) Date:

Ext Ref:

SMP Compliance Y/N:

Haz Cont:

File A

GOLD COAST

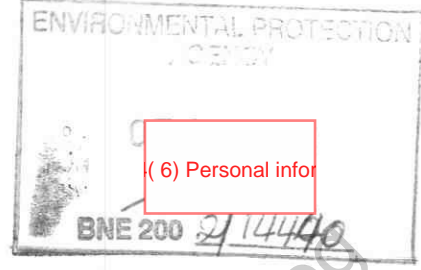
900965
PT27

Date: 30 September 2002
Contact: Mr Michael Falk
Location: Nerang
Telephone: (07) 5582-8867
Your Reference: 3507 Part 1 File No: 900965
Our Reference: PN222048/01/DA3

IPA App'n 35307
File 900965



Environmental Protection Agency
Attention: Environmental Operations Branch
PO Box 155
Albert Street
BRISBANE QLD 4002



Dear Sir/Madam,

REQUEST TO CHANGE A CONDITION OF APPROVAL APPLYING TO A HOSPITAL (50 BED WARD EXTENSION TO ALLAMANDA PRIVATE HOSPITAL)

I refer to your letter dated 7 June 2002, regarding the above application.

The application was considered by Council under delegation, where it was resolved to approve the application subject to conditions.

As requested, please find attached a copy of conditions of approval dated 30 September 2002 for your information.

Should you wish to clarify any issues contained in the above letter please do not hesitate to contact Michael Falk on (07) 5582-8867.

Yours faithfully

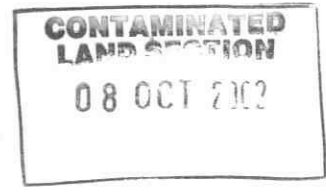
(6) Personal information

for Ian Glew
MANAGER STATUTORY PLANNING

Encl.

Lot 1 SP105469

✓ checked Guy de la...
17/10/02
x



RECOMMENDATION

It is recommended Council resolves that in respect to the following property:

Real Property Description	Lot 1 on SP105469
Address of Property	Spendelove Street, Southport
Area of Property	12,863m ²
Proposed Use	Hospital (50 Bed Ward Extension to Allamanda Private Hospital)

A That applicant be notified as required under the provisions of the Integrated Planning Act that Council approves the changes to conditions requested by the applicant under section 3.5.33 of the Integrated Planning Act, as follows:

- Condition No.5 which currently reads:

"All car parking spaces shall be provided so as to be freely accessible to accommodate the vehicles of persons employed on the site for the time the development is open for business and those of bona fide visitors for the duration of any visit to the site."

Shall be modified to read as follows:

"All car parking spaces within the new car parking facility (located to the east of Allamanda Hospital) shall be provided for staff use only with a boom gate or similar device installed at the entry/exit points to preclude general public or visitor use (as shown on Drawing No.L-WD-5.01 F, Drawn by DBI Design Pty Ltd and dated May 2002)."

B The applicant be notified as required under the provisions of the Integrated Planning Act that Council approves the issue of a Development Permit for Material Change in Use for a Hospital (50 Bed Ward Extension to Allamanda Private Hospital), subject to the following conditions:

Approved Plans

1 The development shall be carried out generally in accordance with the approved plans and details submitted to Council stamped and returned to the applicant with this decision notice. To alleviate any doubt, the approved plans of development are identified below.

Plan Number	Description	Drawn By	Dated
A-DA-1.01 Revision A	Site Plan	DBI Design Pty Ltd	March 2002
A-DA-2.01 Revision A	Existing Conditions Level 1 Floor Plan	DBI Design Pty Ltd	March 2002
A-DA-2.02 Revision A	Existing & Proposed Level 2 Floor Plan	DBI Design Pty Ltd	March 2002



Plan Number	Description	Drawn By	Dated
A-DA-2.03 Revision A	Existing & Proposed Level 3 Floor Plan	DBI Design Pty Ltd	March 2002
A-DA-2.04 Revision A	Proposed Level 4 & Existing Roof Plan	DBI Design Pty Ltd	March 2002
A-DA-2.05 Revision A	Existing & Proposed Roof Plan	DBI Design Pty Ltd	March 2002
A-DA-2.06 Revision A	Proposed Level 4 Plan	DBI Design Pty Ltd	March 2002
A-DA-3.01 Revision A	Existing & Proposed Overall Elevations	DBI Design Pty Ltd	March 2002
A-DA-3.02 Revision A	Proposed External Elevations	DBI Design Pty Ltd	March 2002
A-DA-3.03 Revision A	Proposed Overall External Colour Scheme	DBI Design Pty Ltd	March 2002
A-SD-3.06 Revision A	Queen & Tweed Street External Colour Scheme	DBI Design Pty Ltd	March 2002
A-DA-4.01 Revision A	Proposed Sections A-A & F-F	DBI Design Pty Ltd	March 2002
A-DA-GLD-2.01 Revision A	GroundLevel Determination Site Plan	DBI Design Pty Ltd	March 2002
A-DA-GLD-4.01 Revision A	GroundLevel Determination Cross Sections	DBI Design Pty Ltd	March 2002
A-DA-CPP-2.01 Revision A	Existing & Proposed Car Parking Provisions	DBI Design Pty Ltd	March 2002
A-DA-PBC-2.02 Revision A	Proposed Bed Count Level 4	DBI Design Pty Ltd	March 2002
106/TP02027	Southport - Nerang Road Future road boundary	Department of Main Roads	7/06/02

Infrastructure

- 2 Payment of contributions shall be made towards water supply headworks and/or sewerage headworks, to be assessed on the basis of approved building plans or approved subdivision plans relevant to the proposed development. The contributions are due for payment prior to the issue of a Certificate of Classification, Building Final for any building works, the date of sealing of registrable plans of subdivision, or occupation of the building, whichever occurs first. The contributions shall be calculated in accordance with the rates in force at the time of payment.
- 3 Any alteration to public utility mains, Council infrastructure, services or installations necessitated by the development shall be undertaken at no cost to Council and to the satisfaction of the Chief Executive Officer or the relevant utility agency, as the case may be. Such shall occur prior to the commencement of the use the subject of this approval.

Transport

- 4 On site car parking spaces shall be provided in accordance with the endorsed plan referred to in Condition No. 1 of this Decision Notice. Such area shall be constructed to Local Planning Policy No. 1, drained, sealed, marked and maintained to the satisfaction of the Chief Executive Officer.



5 All car parking spaces within the new car parking facility (located to the east of Allamanda Hospital) shall be provided for staff use only with a boom gate or similar device installed at the entry/exit points to preclude general public or visitor use (as shown on Drawing No.L-WD-5.01 F, Drawn by DBI Design Pty Ltd and dated May 2002).”

6 All loading and unloading operations shall be conducted within the site and vehicles waiting to be loaded and unloaded shall stand entirely within the site.

Fencing

7 Prior to use of the new car park commencing, the applicant shall erect a two (2) metre high acoustic fence along the common boundary with residential development (Lot 17 on RP63128).

Lighting

8 All lighting devices associated with the proposed car park shall be positioned on the site and shielded to the satisfaction of the Chief Executive Officer so as not to cause glare or other nuisance to nearby residents and motorists. In this regard, the applicant shall ensure that all lighting devices comply with section 13.14 “Provisions in Respect of Lighting Nuisance” of the Planning Scheme which specifies a maximum illumination level of 8 lux when measured at any property boundary.

Landscaping

9 A detailed landscaping plan (prepared by a qualified landscape architect or similar design professional) shall be submitted and approved by the Chief Executive Officer prior to the issue of a development permit for carrying out building work or if an application to carry out building work is not required, prior to commencement of the use the subject of this approval.

10 All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan shall be properly maintained to the satisfaction of the Chief Executive Officer.

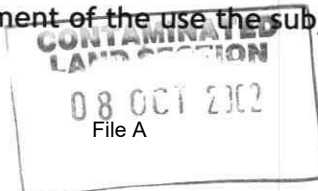
Amenity

11 All service equipment, mechanical ventilation and refrigeration units associated with the development shall be installed and located to the satisfaction of the Chief Executive Officer so as not to cause nuisance or disturbance to persons outside the curtilage of the subject site.

Waste

12 A medical waste collection service shall be provided for the development to a standard acceptable to the Chief Executive Officer, prior to the commencement of the use the subject of this approval.

13 Refuse and Recycling Services shall comply with “Waste Management Policy Relating to Refuse Requirements for Proposed and Existing Building Developments within the City of Gold Coast” dated January 1995, 1st Edition. All approvals shall be sought from the Health and Regulatory Services Branch of Council prior to commencement of the use the subject of this approval.



General

- 14 A copy of the decision notice and accompanying stamped approved plans for this material change of use shall be submitted with any application for the carrying out of building work.

Department of Main Roads

- 15 The development shall incorporate the appropriate (Local Government) setback from the future State-controlled road boundary as defined on Main Roads' Plan No.106/TP02027.
- C It is advised that nothing in this Decision Notice alleviates to need to observe all relevant legislation, Council's Planning Schemes and Local Laws.
- D It is further advised that suitable provision is required for the disabled in accordance with Standard Building Regulation and AS1428.1(1998).
- E It is also advised that removal of any contaminated soil from the site requires prior approval from the Environmental Protection Agency (EPA) (Contaminated Land Unit) under the Environmental Protection Act 1994 (EP Act).

Author:
Michael Falk
Senior Town Planner
25 September 2002

Authorised by:
Warren Rowe
Director Planning Environment & Transport

Published on DESI Disc
RTI Act 2009





As update + file

Notice of concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Karen Hopper
Telephone: 3225 8425 E-mail: Karen.Hopper@env.qld.gov.au
Your reference: PN222048/01/DA3
Our reference: 35307 Part 1 File No.:900965

CC: DBI Design Pty Ltd
PO Box 888
SURFERS PARADISE 4217

Gold Coast City Council
PO Box 5042
GOLD COAST MC QLD 9729

EMR updated 25/06/02
25

Attention: Mr Michael Falk

Re: Application (No. PN222048/01/DA3) for development approval for assessable development to be carried out at Spendelove Street, Southport (Lot 1 on SP105469).

Pursuant to the following items of Schedule 2 of the *Integrated Planning Regulation 1998*, the Environmental Protection Agency is a concurrence agency for the development application:

- Item 3 of Schedule 2 of the *Integrated Planning Regulation 1998* (for Environmentally Relevant Activities)
- Item 4 of Schedule 2 of the *Integrated Planning Regulation 1998* (for contaminated land)

The Environmental Protection Agency (EPA), acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number or e-mail address provided .

h4p4(6) Personal information

.....
Signed

7/6/02
.....
Date

Delegate of Administering Authority
Environmental Protection Act 1994.

Concurrence agency response
Sections 3.3.16 and 3.5.18 *Integrated Planning Act 1997*

Applicant:	DBI Design Pty Ltd
Council Application Number:	PN222048/01/DA3
EPA Application Number:	35307 Part 1
Date application received by EPA:	5/06/2002
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Material Change of Use

where:

- the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.
- the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

Spendelove Street, Southport
(Lot 1 on SP105469)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

- conditions must attach to any development approval
- any approval must be for part only of the development
- any approval must be a preliminary approval only
- there are no concurrence agency requirements;
- the application must be refused

Conditions of the development approval

The following concurrence agency condition(s) is/are to be attached to any development approval issued for this application:

Not applicable

Reasons for inclusion of development conditions or refusal

Not applicable

Additional comments or advice about the application

The removal of any contaminated soil from this site requires prior approval from the Environmental Protection Agency (EPA) (Contaminated Land Unit) under the *Environmental Protection Act 1994* (EP Act).

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End Of Concurrence Agency Response ~

IPA APPLICATION –Splendelove St, Southport (Lot 1 on SP105469)

Applicant: Health Corporation of Australia P/L C/ DBI Design P/L

App'n No: 35307

File No: 900965

On EMR for: petroleum or oil product storage
pharmaceutical manufacture

Any ERA's?: no

Referral Coordination?: no

Proposal: Material Change of Use- to allow a hospital extension (50 bed ward-additional story) and associated car parking area

Current Use: Hospital

Recommendation:

See attached email from [4p4(6) Personal information] of DBI- area of petroleum storage not on vicinity of new ward.

No conditions.

Advice re disposal permit.

[4p4(6) Personal information]

07.06.02

[4(6) Personal information]

Published on DESI Disclosure Log
RTI Act 2009
Brouwer
Agree
7/6/02

Bronwen Fletcher

From: [redacted] [redacted]@dbidesign.com.au]
Sent: Friday, 7 June 2002 2:04 PM
To: bronwen.fletcher@epa.qld.gov.au
Subject: Allamanda Private Hospital

Bronwen

Thanks for your call yesterday.

I confirm that the proposed 50-bed ward is in an area remote from the petroleum storage area and therefore will not alter the existing conditions which currently exist for that storage.

Please call me if I can be of further assistance.

It would be of assistance if you could also fax your approval to Michael Falk at the Townplanning Section of the Gold Coast City Council

Regards [redacted]

DBI Design
Level 5, 46 Cavill Avenue Surfers Paradise Qld 4217 Australia
t 61 7 5539 9788 f 61 7 5539 9789 e info@dbidesign.com.au

Disclaimer: DBI makes every attempt to ensure that the information contained in this document is accurate and up to date. DBI disclaim liability for any direct, indirect, accidental or consequential damages arising from the transfer and use of this information in this document and its attachments.

© DBI Design Pty Ltd ACN 097 951 007

4 June 2002

Bronwyn Fletcher
Environmental Protection Agency
Floor 16, 288 Edward Street
Brisbane Qld 4000



t 61 7 5539 9788
f 61 7 5539 9789
e info@dbidesign.com.au

Level 5, 46 Cavill Avenue PO Box 888 Surfers Paradise Queensland 4217 Australia

Subject **Allamanda Private Hospital
Southport, Lot 1, SP 105469
RP 50-Bed Ward**

EPA SOUTHERN REGION		
Correspondence No.	Barcode No.	
STA2002/44	02	
File No.	PART	FOLIO
900965		
Action Officer	Related Items	
Darryl Byers		

Dear Bronwyn

Enclosed are the documents the Gold Coast City Council requested we send the EPA as a referral agency for the Development Application for the above works.

The Council is ready to issue the approval. Unfortunately we omitted sending these details to EPA at the time of our application.

The project is an urgent priority because of acute bed shortages for the hospital.

Could a priority please be placed on your processing.

There should not be any issues that affect your jurisdiction.

Yours sincerely
DBI DESIGN

sch4p4(6) Personal information

CONTAMINATED
LAND SECTION
05 JUN 2002

h4p4(6) Personal information FRAIA
Director

ENCL

APPLICATION NUMBER: 35307
FILE NUMBER: 900965
REFERRAL DATE: 5/6/2002
DATE INFO REQUEST DUE: 19/6/2002
RCU No. [redacted]
OFFICER: [redacted]



13 March 2002

The Chief Executive Officer
Gold Coast City Council
PO Box 5042
GOLD COAST MAIL CENTRE QLD 4217



t 61 7 5539 9788
f 61 7 5539 9789
e info@dbidesign.com.au

Level 5, 46 Cavill Avenue PO Box 888 Surfers Paradise Queensland 4217 Australia

DBI Design Pty Ltd
ACN 097 951 007

Subject **Health Corporation of Australia Pty Ltd
Allamanda Private Hospital
Proposed 50-Bed Wards
Stradbroke and Moogerah Wards - Level 4**

Dear Sir

We are the Architects for Allamanda Private Hospital. Our client, Health Corporation Australia Pty Ltd, has requested us to submit on their behalf, a Development Application for a new 50-bed ward at the hospital.

The documents that make up this application are –

1. This letter (8 copies)
2. IDAS Form 1 Part A (8 copies)
3. IDAS Form 1 Part D (8 copies)
4. A cheque for \$5,435.00 for the application fee
5. A Town Planning Report (8 copies)
6. B1 Drawings (8 copies)

We draw your attention to the comments in the introduction to the Town Planning, regarding the urgent need for this development to proceed.

Council's assistance in processing the application in the fastest possible way would be greatly appreciated.

Please call the undersigned if any assistance or further information can be provided.

Yours sincerely
DBI DESIGN

sch4p4(6) Personal information

sch4p4(6) Personal information FRAIA
Director

ENCL

[5:22d] PR n:\015225\admin\05auth\gccc-1r-020313.doc



GOLD COAST CITY COUNCIL

ORIGINAL

ADMINISTRATION CENTRE, GOLD COAST, QUEENSLAND
SURFERS PARADISE TELEPHONE: (07) 55 816000 FAX: (07) 55 816346 NERANG TELEPHONE: (07) 55 828211 FAX: (07) 55 963653

GOLD COAST CITY COUNCIL

TAX INVOICE RECEIPT

ABN: 84 858 548 460
DATE 14/03/02
REGISTER 1022
TAX INV.NO. 5078814
TIME 11:09:37

QUEENSLAND SURGICENTRE ALLAMANDA PTY LTD TAX INV.DATE
C/O DBI DESIGN PTY LTD 14/03/02
PO BOX 888
SURFERS PARADISE Q 4217

NEW 50 BED WARD 144 QUEEN ST
SOUTHPORT, MCU 22/00138.

Allocations

	Value	GST	Price
REVENUE TOWNPLAN TOWN PLANNING FEES ACCOUNT 96051	5,435.00	0.00	5,435.00
MATERIAL CHANGE OF USE APPLICATION DEVELOPMENT APPLICATION APPLICATION 2201172			

Total Amounts:	5,435.00	0.00	5,435.00
----------------	----------	------	----------

Which consists of:

CHEQUE	000668		5,435.00
Total Tendered:			5,435.00

IF THIS PAYMENT LEAVES AN AMOUNT OUTSTANDING IN ACCORDANCE WITH COUNCIL'S

Date
Contact 22 March 2002
Location Mr Michael Falk
Telephone Statutory Planning Branch, Nerang
Your Reference (07) 5582-8867
Our Reference
PN222048/01/DA3

55?
RECEIVED

25 MAR 2002



Address all correspondence to
Chief Executive Officer
Gold Coast City Council
PO Box 5042 Gold Coast MC Qld 9729 Australia
Email: gcccmil@goldcoast.qld.gov.au

Surfers Paradise Administration Centre
135 Bundall Rd Surfers Paradise
Ph: (07) 5581 6000
Fax: (07) 5581 6346

Nerang Administration Centre
Nerang Southport Rd Nerang
Ph: (07) 5582 8211
Fax: (07) 5596 3653

DBI Design Pty Ltd
PO Box 888
SURFERS PARADISE QLD 4217

Dear Sir/Madam,

ACKNOWLEDGMENT NOTICE TO APPLICANT

Council acknowledges receipt of the Development Application lodged by:-

DBI Design Pty Ltd
PO Box 888
SURFERS PARADISE QLD 4217

in relation to development of land / premises described as:-

Lot 1 on SP 105469
Spendelove Street, Southport

The Development Application seeks approval for the following aspects of development:-

Development Permit for:- making a material change in use to allow a Hospital (50 bed ward extension to Allamanda Private Hospital) and associated car parking area.

You are advised that the Referral Agencies for this Development Application are:-

- Department of Main Roads (DMR) is a Concurrence Agency for this application as the subject site has direct access to a State-controlled road. The DMR's address is identified below.

District Director
Department of Main Roads
South Coast Hinterland District
PO Box 442
NERANG QLD 4215



- Environmental Protection Agency (EPA) is a Concurrence Agency for this application as Lot 1 on SP 105469 was listed on the Environmental Management Register (on 13/08/01) for the notifiable activities of petroleum product or fuel storage and pharmaceutical manufacture. The EPA's address is identified below.

Attention: Environmental Operations Branch
Environmental Protection Agency
PO Box 155
Albert Street
BRISBANE QLD 4002

The applicant is required to give the DMR and EPA:

- (a) a copy of the application;
- (b) a copy of the acknowledgment notice; and
- (c) the fee prescribed under a regulation*.

**No fee required for DMR.*

It is the applicant's responsibility to provide Council written notification of the date the applicant gave the referral agency the information mentioned above.

Referral Co-ordination will not be required.

The development will require Impact Assessment.

The Applicant is advised that Public Notification will be required in accordance with Part 4 - Division 2 of the Integrated Planning Act.

The Council reference number for the purposes of the Public Notification is: PN222048/01/DA3.

An Information Request will not be made by Council as the Assessment Manager.

Accordingly, public notification of the development application may commence in accordance with the requirements of the Integrated Planning Act.

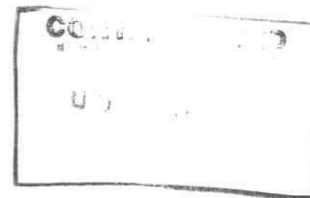
The Development Application is not a Development Application (superseded planning scheme) to carry out development under a superseded planning scheme.

Should you wish to clarify any issues contained in the above letter please do not hesitate to contact Mr Michael Falk on telephone number (07) 5582-8867.

Yours faithfully

sch4p4(6) Personal information

for Ian Glew
MANAGER STATUTORY PLANNING



G:\Share\Statutory Planning\Development Assessment\MICHAEL\FACKNOWL\Allamanda Hospital.doc

MATERIAL CHANGE OF USE
IMPACT ASSESSMENT APPLICATION
TOWN PLANNING REPORT



t 61 7 5539 9788
f 61 7 5539 9789
e info@dbidesign.com.au

Level 5, 46 Cavill Avenue PO Box 888 Surfers Paradise Queensland 4217 Australia

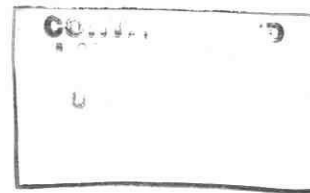
DBI Design Pty Ltd
ACN 097 951 007

HEALTH CORPORATION OF AUSTRALIA PTY LTD

ALLAMANDA PRIVATE HOSPITAL
QUEEN STREET
SOUTHPORT

PROPOSED 50-BED WARDS
STRADBROKE AND MOOGERAH WARDS
LEVEL 4

Published on DESI Disclosure Log
RTI Act 2009

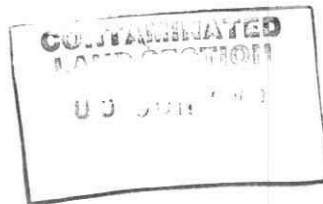


13 MARCH 2002

CONTENTS

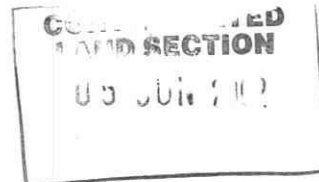
1. Introduction
2. Project Description
3. Need
4. Land Use
5. Site Coverage
6. Plot Ratio
7. Carparking
8. Bed Count
9. Building Setbacks
10. Amenity
11. Traffic and Access
12. Visual Amenity
13. Landscaping

Published on DESI Disclosure Log
RTI Act 2009



APENDICES

1. Owner's Letter of Authority
2. Queensland Health Letter
3. Traffic and Transport Report
4. DBI Design Pty Ltd Copyright letter
5. Copy of Register Plan of property
6. Boundary Relaxation Plan for 1998 DA Approval
7. Boundary Relaxation Plan for proposed 50-Bed Ward A-DA-2.07 March 2002
8. B1 drawings (reduced to A3)
 - A-DA-1.01 Site Plan
 - A-DA-2.01 Existing & Proposed Level 1 Plan 1:500
 - A-DA-2.02 Existing & Proposed Level 2 Plan 1:200
 - A-DA-2.03 Existing & Proposed Level 3 Plan 1:200
 - A-DA-2.04 Existing & Proposed Roof / Level 4 Plan 1:200
 - A-DA-2.05 Proposed Roof Plan 1:200
 - A-DA-2.06 Proposed Level 4 Plan 1:100
 - A-DA-3.01 Existing & Proposed Overall Elevations 1:200
 - A-DA-3.02 Proposed Elevations Proposed Sections 1:100
 - A-DA-4.01 Sections 1:50
9. A3 Planning Scheme Drawings
 - A-DA-SAP-2.01 Site Analysis Plan
 - A-DA-SCM-2.01 Site Coverage Measurement Plan
 - A-DA-3.03 Proposed Elevation Colour Scheme
 - A-DA-3.04 Proposed Queen & Tweed St. Colour Scheme
 - A-DA-GLD-2.01 Ground Level Determination Site Plan
 - A-DA-GLD-4.01 Ground Level Determination Sections
 - A-DA-GFA-2.02 Existing & Proposed Gross Floor Area Measurement Level 2
 - A-DA-GFA-2.03 Existing & Proposed Gross Floor Area Measurement Level 3
 - A-DA-GFA-2.04 Proposed Gross Floor Area Measurement Level 4
 - A-DA-TUA-2.01 Existing & Proposed Total Use Area Level 1
 - A-DA-TUA-2.02 Existing & Proposed Total Use Area Level 2
 - A-DA-TUA-2.03 Existing & Proposed Total Use Area Level 3
 - A-DA-TUA-2.04 Existing & Proposed Total Use Area Level 4
 - A-DA-EBC.2.01 Existing & Proposed Carparking Provision
 - A-DA-EBC.2.01 Existing Bed Count Level 3
 - A-DA-LA-2.01 Proposed Bed Count Level 4 Landscaped Area Plan



1. Introduction

As mentioned in the Intent of the Precinct 5 of the Southport DCP, the precinct is centred on the Gold Coast and Allamanda Private Hospitals.

Allamanda Private Hospital will continue to expand its services and hospital beds in response to the public need and to meet the needs of the developing medical community.

The current owner of the Allamanda Private Hospital also owns and operates the Allamanda Surgicentre in Nerang Street (formerly Wesley Private Hospital). HCA are also currently finalising commercial and legal arrangements to take over management of the Pacific Private Hospital in Nerang Street and the Tweed Day Surgery (NSW).

Allamanda Private Hospital now performs open heart and neuro-surgery on a regular basis and has a new cardiac angiography theatre. Future plans exist to add a sixth operating theatre, at which time a new main entry off Spendelove Street is planned. This will be a significant improvement on the current access to the hospital, because at present 80% of the pedestrian entry traffic is from the Spendelove Street side.

HCA is currently planning an open carpark building on the existing Spendelove Street carpark, which will cater for the future expansion of the hospital and help relieve parking congestion during peak periods of the surrounding streets.

Allamanda Private Hospital is a vital component of the medical precinct of Southport. Currently, the hospital is in critical need of more hospital beds to service the community need. Even during non peak periods, the hospital has been full and patients re-directed to other less convenient and less accessible facilities outside the precinct.

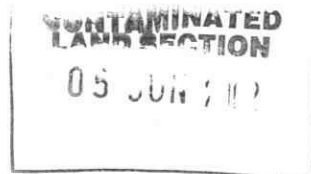
On Monday 21 January 2002, a meeting took place at Council with the following people present-

Mr Gary Baildon

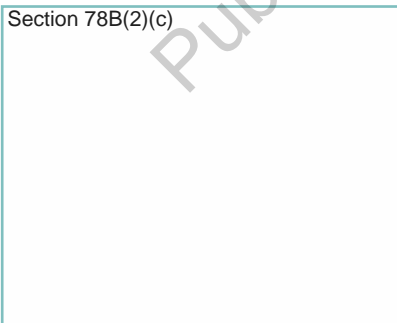
Gold Coast City Council Mayor

Mr Peter Krooke

Gold Coast City Council
Senior Town Planner
Development Assessment



Section 78B(2)(c)



Director HCA

Director HCA

CEO Allamanda Private Hospital

Solicitor for HCA

Director – DBI Design Pty Ltd

HCA arranged this meeting to outline their position as a health care provider in the precinct and to introduce the proposed 50 bed extensions. HCA also wanted to bring to Council's attention the urgent need for the extra hospital beds. The Mayor and Mr Peter Krooke undertook to provide every assistance to move the Development Application through its processes as quickly as possible.

The Development Application requires an Impact Assessment because approval is being sought for 3-storeys in a Special Facilities (Hospital) zone, where there is no approved plan.

Under a Development Approval for the last extension to the hospital, a site coverage of 42% was approved. This is being increased by a very marginal amount to allow for the addition of a new elevator for the hospital.

The extra 50 parking spaces required are being provided within the hospital site. Forty on existing vacant land east of the medical centre. The remainder within the existing carparks.

2. Project Description

The proposed 50-bed ward is being accommodated in a vertical extension over the existing Stradbroke and Moogerah wards. This creates a new level for the hospital (Level 4). (Refer Site Plan A-DA-1.01).

Because of the topography of the site, the height of the building from ground, where the new level is added, creates a building varying from two storeys along the Queen Street frontage, to three storeys adjacent to the Accident and Emergency entry, off Spendelove Street.

When they were built, during the nineties, both Stradbroke and Moogerah Wards were designed to accommodate the additional floor above.

To assist in the speed of construction and a difficult site access for construction, the new extensions are being built out of a lightweight modular panel system. The colours and character of the façade are consistent with the design approved by Council with the last extension of the East Wing (Stradbroke).

3. Need

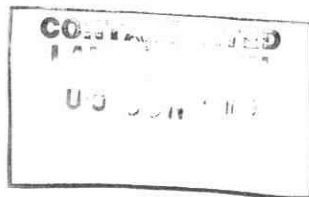
Allamanda Private Hospital has an urgent need for more hospital beds to service the community. Over the past year the hospital has had periods where patients could not be admitted because the hospital was full. This situation is occurring during periods which are not normally to be peak for the hospital.

The Queensland Health Department has appraised the plans for the proposed extension to the hospital and granted an increase in the hospital bed license from 214 to 264 (Refer Appendix 2).

4. Land Use

The subject land is zoned Special Facilities (Hospital).

The use of the proposed building extension is for hospital bed wards and is therefore in compliance with the intent for Allamanda Private Hospital in Precinct 5 of the Development Control Plan for Southport.



5. Site Coverage

The site coverage limitation stipulated under Column 3 for Special Facilities Zoning is 40%. The last Development Approval (Your reference PN41406/1/1) granted a site coverage of 42%.

In order to service the new 50-bed ward, an additional elevator is required, which will increase the site coverage by 21 square metres. Approval is being sought for this additional coverage.

Refer drawing A-DA-SCM.201 for method of measurement of site coverage.

6. Plot Ratio

A measure of the existing and proposed Gross Floor Area for the buildings is as follows-

	Existing GFA (sm)	Proposed GFA (sm)	Total GFA (sm)
Level 1	Nil	Nil	Nil
Level 2	5230	65	5295
Level 3	7910	35	7945
Level 4	Nil	1835	1835
TOTAL	13140	1935	15,025

The hospital property has a substantial fall from Queen Street to Spendelove Street. For the purposes of determining the Gross Floor Area, and artificial ground was submitted and approved by the Planning and Development Management as part of the last Development Application for the property. (Your reference PN41406/1/1). Refer Drawings A-DA-GLD.2.01 and GLD.4.01 which were used for this determination.

The above measurement of gross floor areas above is based upon this determination.

The proposed Gross Floor Area is 15,025m² which represents a plot ratio of 0.74:1. The allowable ratio under the Clause 18.7.5 for the DCP for Southport is 1.2:1 (Refer A-DA-GFA.2.02, GFA.2.03, GFA.2.04).

The proposed development complies with this requirement.



7. Carparking

The existing and proposed car and ambulance parking is shown on Drawing A-DA-ECP.2.01A.

The existing on-site parking provision is 302 car parking spaces plus 4 ambulance parking spaces.

For a planning approval for minor building working in 1994, Council confirmed that 296 carparking working spaces were required for the hospital. (Decision by Delegated Authority August 1994, File 821/96/211). The hospital has not expanded its number of hospital beds or made significant changes since 1994.

This was the basis used for the last DA for the east Wing (currently Stradbroke Ward).

On the basis of Council's 1994 decision, the present requirement is 296 car parking spaces. For the additional 50 hospital beds, another 50 carparking spaces is to be provided, as required by Clause 13.5 of the Planning Scheme. This makes the overall requirement for the existing and proposed 50-ward 346 carpark spaces.

A new open air carpark for 40 car spaces is proposed on open land east of the Medical Centre. The new carpark is to be generously landscaped and existing substantial trees retained to screen the parking area from Spendelove Street and surrounding areas. The remaining 10 spaces required are provided as follows –

Currently provided in excess of requirement	6
<u>Additional spaces added to existing open carpark No. 1</u>	<u>4</u>
Total	10

For a 264 bed hospital, the Town Planning Scheme stipulates 5 ambulance parking spaces. The hospital maintain they have no need for more than the current number of ambulance parking bays.

Approval is therefore sought to provide 4 ambulance parking spaces, in lieu of 5.

8. Bed Count

The hospital is currently licensed for 214 beds plus 4 neo-natal cots. Queensland Health has approved the increase of 50 hospital beds.

The current and proposed bed count is shown on drawing A-DA-EBC.2.01 and A-DA-PBC.2.01A.



9. Building Setbacks

The boundaries that the proposed new extension are adjacent to are the Queen Street frontage, and the side boundaries east of Moogerah Ward and north of Stradbroke Ward.

Queen Street maintains the 6 metre building setback line, except for a small flight of open stairs, which provide a required fire exit from the end of Moogerah Ward and a facade element which provides natural corridor light and access to the stair.

The side boundary clearances to the east of Moogerah and to the north of Stradbroke are 3 metres and 2970 respectively. These are both within the setback recommended under Clause 4.16.8.3 of the Town Plan for multi-unit residential. It is proposed, therefore, that these clearances are acceptable.

For the last Planning Approval, for the Construction of Stradbroke Ward, a boundary clearance of 1.56 metres was granted at the north-eastern corner, where Moogerah and Stradbroke join (Refer Appendix 6). The new Level 4, 50-bed ward follows this building line, but sets back slightly, providing a 1.72 clearance to the corner of the side boundaries. Approval is sought for this clearance to Level 4 (Refer Appendix 7).

10. Amenity

The proposed 50-bed ward extension is consistent with Council's strategic planning for the Southport DCP Precinct 5.

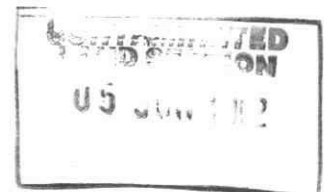
In accordance with accepted standards, noise from plant and equipment fumes, smells, etc will be controlled through building design and management so as not to adversely impact surrounding areas.

11. Traffic and Access

For vehicular access refer to Sinclair Knight's Traffic and Transport Report dated 20 March 2002 (Appendix 3).

Pedestrian access to the proposed 50-bed ward will be via elevators from within the existing hospital building.

Pedestrian flow from the new open carpark No. 2 will be along the Spendelove Street footpath.



12. Visual Amenity

The Allamanda Private Hospital building elements have evolved over a number of years and unfortunately today the architectural forms and consistency of character are lacking in overall appeal.

For the last Planning Approval for Stradbroke Ward (formerly East Wing), a new design aesthetic was proposed and approved by Council.

The new 50-bed ward which is located on a new Level 4 of the hospital, is being constructed using a proprietary lightweight modular fibrous cement panel system, using as a guide, the colour and character formerly approved for the last DA.

The approach in respect to applying this new aesthetic to the remainder of the building is to accept that not much can be done now to create a consistency of form. However, using the variation of form that exists as a "positive", the following design devices are to be applied –

1. The new colour scheme applied progressively to the whole of the existing hospital and any new works.
2. The existing exposed brickwork rendered and painted.
3. Providing new roof parapets along Queen Street and along Tweed Street to conceal 'eyesores' on the roof and to improve the aesthetic of the facades.
4. The use of the new lightweight panel system proposed for the new 50-bed ward extensions to existing and proposed building elements, where possible.
5. An upgrade of the Queen Street entry structure.
6. Progressive enhancement of landscaping, where possible.

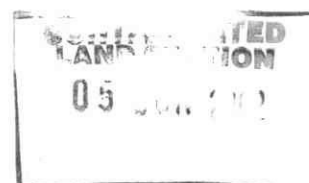
The hospital is undertaking to upgrade the facades along Queen Street and Tweed Street. The entry canopy off Queen Street is also to be improved. The proposal for these facades are included in the drawing submitted with this application.

13. Landscaping

A measurement of the area of landscaping provided on the property, including provision for the proposed works, is 18.9% (refer drawing A-DA-LA-2.01).

Clause 18.7.6 requires 20%.

Approval is sought from Council for the reduced area to be provided.



Drawing Register Transmittal

Working Drawings



Project Allamanda Hospital
Stradbroke and Moogerah Level 4

Number 015225

t 61 7 5539 9788
f 61 7 5539 9789
e info@dbidesign.com.au

Level 5, 46 Cavill Avenue PO Box 888 Surfers Paradise Queensland 4217 Australia

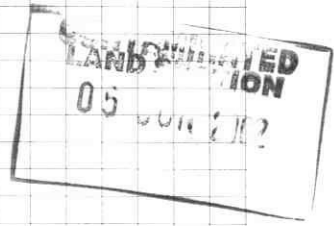
DBI Design Pty Ltd
ACN 097 951 007

Attention BRONWYN FLETCHER
distribution Multi Constructions

distribution	Multi Constructions	copies
Health Corporation Australia		
Multi Constructions		6
Gold Coast City Council		
Burchill and Partners - Structural		1
EMF - Brisbane - Mech/Medical Gases/Lifts/Fire		
EMF -Gold Coast - Electrical		
Rawlinsons - Quantity Surveyor		
Denis Cairns and Assoc. - Hydraulics		
Sinclair Knight Merz - Traffic Engineers		
Gold Coast Building Certification Group		3
Arup Fire Engineering		
QFRA-Qld Fire and Rescue Services		
Ross Palmer Acoustics		
Kone Elevators		
DDM		
EPA		1
Medium: P-Prints T-Transparency D-Disk E-Email F-Fax O-Original FTP-FT	day	15 14 28 4
Purpose: B-BA Application D-DA Application E-Estimating T-Tendering	month	5 5 5 6
C-Construction R-Requested I-Information P-Preliminary PR-Presenta	year	02 02 02 02
CO-Coordination A-Approval TP-Town Planning Application	medium	P P P P
Other: A3/A4-Reductions L-Laminated C-Colour B-Bound	purpose	T I B A
Issued By:	other	
Section 78		

6) Personal info

Dwg No	Description	Scale	Size	Rev	Issued
SITE PLAN					
A-WD-1.01	Site Plan	1:500	B1	A	A
A-WD-1.02	Existing Level 2 Floor Plan	1:100	B1	A	A
A-WD-1.03	Existing Level 3 Floor Plan	1:100	B1	A	A
A-WD-1.04	Existing Level 4 Floor Plan	1:100	B1	A	A
A-WD-2.01	REPLACED BY A-WD-1.02	1:100	B1	A	
A-WD-2.02	REPLACED BY A-WD-1.03	1:100	B1	A	
A-WD-2.03	REPLACED BY A-WD-1.04	1:100	B1	A	
A-WD-2.04	Demolition Plan Level 2	1:100	B1	A	A
A-WD-2.05	Demolition Plan Level 3	1:100	B1	A	A
A-WD-2.06	Demolition Plan Level 4	1:100	B1	A	A
A-WD-2.10	Proposed Level 2 Floor Plan	1:100	B1	A	A
A-WD-2.11	Proposed Level 3 Floor Plan	1:100	B1	B	A
A-WD-2.12	Proposed Level 4 Floor Plan	1:100	B1	B	A
A-WD-2.13	Proposed Roof Plan	1:100	B1	A	A
A-WD-2.20	Proposed L 4 Moogerah South RCP	1:50	B1	A	
A-WD-2.21	Proposed L 4 Moogerah North RCP	1:50	B1	A	
A-WD-2.22	Proposed L 4 Stradbroke West RCP	1:50	B1	A	
A-WD-2.23	Proposed L 4 Stradbroke East RCP	1:50	B1	A	
A-WD-2.24	Proposed L 2 Lift Lobby RCP	1:50	B1	A	
A-WD-2.30	Proposed W & F Setout Moogerah L4	1:100	B1	A	
A-WD-2.31	Proposed W & F Setout StradbrokeL4	1:100	B1	A	
STRADBROKE AND MOOGERAH ELEVATIONS					
A-WD-3.01	Existing Overall External Elevations	1:200	B1	A	A
A-WD-3.02	Existing Stradbroke Wing Elevations	1:100	B1		
A-WD-3.03	Proposed Overall External Elevations	1:200	B1		
A-WD-3.04	Proposed Stradbroke Elevations	1:100	B1	A	A
A-WD-3.05	Proposed Overall Coloured Elevs	1:100	B1	B	A
A-WD-3.06	Proposed Queen/Tweed Colour Elev	1:100	B1	A	A
STRADBROKE AND MOOGERAH SECTIONS					
A-WD-4.01	Existing Sections A&B	1:100	B1	A	



Drawing Register Transmittal

Working Drawings



Project Allamanda Hospital
Stradbroke and Moogerah Level 4

Number 015225

t 61 7 5539 9788
f 61 7 5539 9789
e info@dbidesign.com.au

Level 5, 46 Cavill Avenue PO Box 888 Surfers Paradise Queensland 4217 Australia

DBI Design Pty Ltd
ACN 097 951 007

Attention **BRONWYN FLETCHER**
distribution Multi Constructions

distribution	copies
Health Corporation Australia	
Multi Constructions	6
Gold Coast City Council	
Burchill and Partners - Structural	1
EMF - Brisbane - Mech/Medical Gases/Lifts/Fire	
EMF -Gold Coast - Electrical	
Rawlinsons - Quantity Surveyor	
Denis Cairns and Assoc. - Hydraulics	
Sinclair Knight Merz - Traffic Engineers	
Gold Coast Building Certification Group	3
Arup Fire Engineering	
QFRA-Qld Fire and Rescue Services	
Ross Palmer Acoustics	
Kone Elevators	
DDM	
EPA	1
Medium: P-Prints T-Transparency D-Disk E-Email F-Fax O-Original FTP-FT	day 15 14 28 4
Purpose: B-BA Application D-DA Application E-Estimating T-Tendering	month 5 5 5 6
C-Construction R-Requested I-Information P-Preliminary PR-Presentation	year 02 02 02 02
CO-Coordination A-Approval TP-Town Planning Application	medium P P P P
Other: A3/A4-Reductions L-Laminated C-Colour B-Bound	purpose T I B A
Issued By: Section 78	(6) Personal info

Dwg No	Description	Scale	Size	Rev	Issued
A-WD-4.02	Existing Sections C&D	1:100	B1	A	
A-WD-4.03	Existing Sections E,F,G,H	1:100	B1	A	
A-WD-4.04	Existing Section J	1:100	B1	A	
A-WD-4.10	Proposed Sections AA, BB	1:50	B1	A	A
A-WD-4.11	Proposed Sections CC, DD	1:50	B1	A	A
A-WD-4.12	Proposed Sections EE, FF	1:50	B1	A	A
A-WD-4.13	Proposed Sections GG, HH	1:50	B1	A	A
A-WD-4.14	Proposed Section JJ	1:50	B1	A	A
A-WD-4.15	Lift Lobby Sections K,L,M	1:50	B1	B	B A
A-WD-4.16	Lift Lobby Sections N,P	1:50	B1	B	B A
STRADBROKE AND MOOGERAH DETAILS					
A-WD-5.01	External Walls and Roof Details 1	Var	B1	A	
A-WD-5.02	External Walls and Roof Details 2	Var	B1	A	
A-WD-5.03	External Wall and Roof Details 3	Var	B1	A	
A-WD-5.04	Internal Window and Door Details 1	Var	B1	A	
A-WD-5.05	Joinery Details	Var	B1	A	
STRADBROKE AND MOOGERAH INTERNAL ELEVATIONS					
A-WD-6.01	Room Type 'A' Detail Plan & Elevs	AS	B1	A	
A-WD-6.02	Room Type 'B' Detail Plan & Elevs	AS	B1	A	
A-WD-6.03	Room Type 'C' Detail Plan & Elevs	AS	B1	A	
A-WD-6.04	Room Type 'D' Detail Plan & Elevs	AS	B1	A	
A-WD-6.05	Room Type 'E' Detail Plan & Elevs	AS	B1	A	
A-WD-6.06	Room Type 'F' Detail Plan & Elevs	AS	B1	A	
A-WD-6.07	Room Type 'G' Detail Plan & Elevs	AS	B1	A	
A-WD-6.08	REPLACED BY A-WD-6.01	AS	B1		
A-WD-6.09	Room Type 'H' Detail Plan & Elevs	AS	B1	A	
A-WD-6.10	REPLACED BY A-WD-6.03	AS	B1		
A-WD-6.11	Room Type 'i' Detail Plan & Elevs	AS	B1	A	
A-WD-6.12	REPLACED BY A-WD-6.11	AS	B1		
A-WD-6.15	Reception Desk Detail Plan & Elevs	AS	B1	A	
A-WD-6.16	Cleaner & NUM Detail Plan & Elevs	AS	B1	A	
A-WD-6.17	Clean & Dirty Utilities Plan & Details	AS	B1	A	
A-WD-6.18	Staff, Pub WC & Store.Detail Plan &	AS	B1	A	
A-WD-6.19	Work Room Detail Plan & Elevs	AS	B1	A	



Drawing Register Transmittal

Working Drawings



Project Allamanda Hospital
Stradbroke and Moogerah Level 4

Number 015225

t 61 7 5539 9788
f 61 7 5539 9789
e info@dbidesign.com.au

Level 5, 46 Cavill Avenue PO Box 888 Surfers Paradise Queensland 4217 Australia

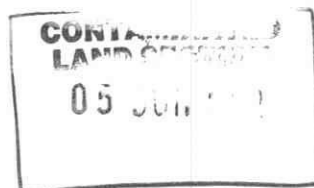
DBI Design Pty Ltd
ACN 097 951 007

Attention BRONWYN FLETCHER

distribution Multi Constructions copies

Health Corporation Australia									
Multi Constructions									6
Gold Coast City Council									
Burchill and Partners - Structural									1
EMF - Brisbane - Mech/Medical Gases/Lifts/Fire									
EMF -Gold Coast - Electrical									
Rawlinsons - Quantity Surveyor									
Denis Cairns and Assoc. - Hydraulics									
Sinclair Knight Merz - Traffic Engineers									
Gold Coast Building Certification Group									3
Arup Fire Engineering									
QFRA-Qld Fire and Rescue Services									
Ross Palmer Acoustics									
Kone Elevators									
DDM									
EPA									1
Medium: P-Prints T-Transparency D-Disk E-Email F-Fax O-Original FTP-FT				day	15	14	28	4	
Purpose: B-BA Application D-DA Application E-Estimating T-Tendering				month	5	5	5	6	
C-Construction R-Requested I-Information P-Preliminary PR-Presentation				year	02	02	02	02	
CO-Coordination A-Approval TP-Town Planning Application				medium	P	P	P	P	
Other: A3/A4-Reductions L-Laminated C-Colour B-Bound				purpose	T	I	B	A	
Issued By: Section 78				other					

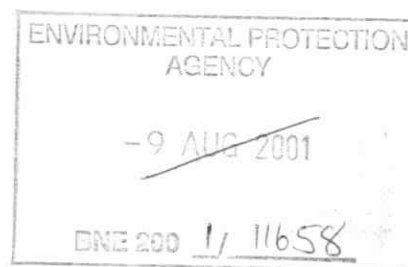
Dwg No	Description	Scale	Size	Rev	Issued
A-WD-6.20	Bedhead & Basin Joinery Details	AS	B1	A	
A-WD-6.21	Staff WC's, Store Rooms, Detail/Elev	AS	B1	A	
A-WD-6.50	Corridor 1,2,3,6,7 Elevations	AS	B1	A	
A-WD-6.51	Corridor 4,5,8,9,Lounge Elevations	AS	B1	A	
A-WD-6.52	Corridor 10,11,12,13,14,15 Elevs	AS	B1	A	
A-WD-6.53	Corridor 12,13, Lift Lobby Elevations	AS	B1	A	
STRADBROKE AND MOOGERAH STAIR DETAILS					
A-WD-7.01	Stair 4 Details	AS	B1	A	
STRADBROKE AND MOOGERAH WINDOW DETAILS					
A-WD-8.01	Window and Wall Cladding Details	AS	B1	B	
LANDSCAPING					
L-WD-1.01	Carpark Area Landscape Concept Plan	1:100	B1		
L-WD-5.01	Carpark Tree Plan	1:100	B1	D	C D D
L-WD-6.01	Carpark Shrub Planting Plan	1:100	B1	D	C D D



Australian Hospital Care (Allamanda) Pty Ltd
A.C.N. 075 580 013
Level 21
390 St Kilda Road
Melbourne Vic 3004

3 August 2001

The Contaminated Land Unit - Environmental Protection Agency
PO Box 155
BRISBANE ALBERT STREET QLD 4002



Dear Sir

Notification of land pursuant to Sections 371 and 372 of the *Environmental Protection Act* (“the Act”)

We are the owners of the Allamanda Private Hospital situated at 144 Queen Street, Southport.

It has come to our attention that two activities carried out at the hospital are notifiable activities pursuant to Schedule 2 of the Act.

Please find enclosed, by way of notice pursuant to sections 371 and 372 of the Act, a completed copy of the Environmental Protection Agency’s notification form.

If you have any questions or require further information, please do not hesitate to contact the writer.

Yours faithfully
Australian Hospital Care (Allamanda) Pty Ltd

[Redacted] (6) Personal inform

[Redacted] (6) Personal infor

Secretary

(03) 9868 0779



PJB:1006852_1



Site ID: 35307 entered as 'N' 13/8/01
PS

Notification of Land

Sections 371 and 372 Environmental Protection Act (1994)

The following information should be supplied by people providing notification to the Environmental Protection Agency of contaminated land or land used for a notifiable activity under Schedule 2 of the *Environmental Protection Act 1994*.

Essential information

- Please complete all information
 - Please complete one form per lot
- Date: 24 July 2001

1. Local government

Gold Coast City Council

2. Information provided by

Name Australian Hospital Care (Allamanda)
Pty Ltd (ACN 075 580 013)

Telephone

Organisation
Health Care

Address Level 21, 390 St Kilda Road
Melbourne Vic 3004

3. Name by which the property is known locally

Allamanda Private Hospital

4. Lot on Plan description of parcel of land

Lot 1 Plan SP 105469

Parish Nerang

5. Location

144 Queen Street, 19-21 Spendelove
Street Address Avenue & 28-40 Spendelove Avenue

Town/suburb Southport

Postcode 4215

6. Name and postal address of land owner

Name Australian Hospital Care (Allamanda)
Pty Ltd (ACN 075 580 013)

Address Level 21, 390 St Kilda Rd
Melbourne Vic 3004

7. Area of parcel in square metres

(this information is used as a cross-check on the land description details)

2.042 ha

8. Notification information (please refer to the reverse side of this form and Schedule 2 of the Environmental Protection Act 1994)

Description of the notifiable activity/ies for which the land is or has been used and the source/s of the suspected contamination (please list all notifiable activities that the land has been used for and provide details).

29 - Petroleum product or oil storage - underground storage of diesel on site with a capacity of 5,000 litres used for emergency power generation and burning 900 litres per 5.2 hours; 30 - Pharmaceutical manufacture - on site pharmacist manufacturing cytotoxic oncology drugs.

9. Map or locality plan (The processing of this information would be greatly assisted by the inclusion of a map or locality plan).

See Attachment

Signature of person providing notification information

p4(6) Personal inform

✓ checked query database 28/8/01



Rayna,
please send 374(u) Notice Br. 21/SP105469
for N.A. 29 Petroleum product or oil storage &
N.A. 30 Pharmaceutical manufacture. 20/8/01

Gold Coast C.C. Court Land

App'n No: 35307

File No: 900965



Date: 17 June 2002
Contact: Mr Michael Falk
Location: Nerang
Telephone: (07) 5582-8867
Your Reference: 35307 Part 1 File No 900965
Our Reference: PN222048/01/DA3

EPA SOUTHERN REGION		
Correspondence No.	Barcode No.	
STA 2002/4778		
File No.	PART	FOLIO
900965		
Action Officer	Related Items	
Darryl Byers		

Queensland Government
Environmental Protection
GPO Box 2771
BRISBANE QLD 4001

Dear Sir

APPLICATION FOR A HOSPITAL (50 BED WARD EXTENSION TO ALLAMANDA PRIVATE HOSPITAL) - DBI DESIGN PTY LTD - LOT 1 ON SP 105469 - SPENDELOVE STREET, SOUTHPORT

I refer to your letter dated 7 June 2002, regarding the above application.

The application was considered by Council under delegation, where it was resolved to approve the application subject to conditions.

As requested, please find attached a copy of conditions of approval dated 13 June 2002 for your information.

Should you wish to clarify any issues contained in the above letter please do not hesitate to contact Michael Falk on (07) 5582-8867.

Yours faithfully

[Redacted signature box]
4p4(6) Personal informat

for Ian Glew
MANAGER STATUTORY PLANNING

*✓ checked Quynh & Ibare
8/7/02*

Encl.

*CLU had no conditions
to attach*

[Redacted signature box]
Personal ii



RECOMMENDATION

It is recommended Council resolve that in respect to the following property:

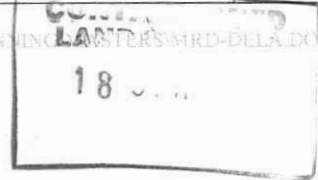
Real Property Description	Lot 1 on SP 105469
Address of Property	Spendelove Street, Southport
Area of Property	12,863m ²
Proposed Use	Hospital (50 Bed Ward Extension to Allamanda Private Hospital)

- A The applicant be notified as required under the provisions of the Integrated Planning Act that under authority delegated by Council the Manager of Statutory Planning approves the issue of a Development Permit for Material Change of Use for a Hospital (50 bed ward extension to Allamanda Private Hospital), subject to the following conditions:

Approved Plans

- 1 The development shall be carried out generally in accordance with the approved plans and details submitted to Council stamped and returned to the applicant with this decision notice. To alleviate any doubt, the approved plans of development are identified below.

Plan Number	Description	Drawn By	Dated
A-DA-1.01 Revision A	Site Plan	DBI Design Pty Ltd	March 2002
A-DA-2.01 Revision A	Existing Conditions Level 1 Floor Plan	DBI Design Pty Ltd	March 2002
A-DA-2.02 Revision A	Existing & Proposed Level 2 Floor Plan	DBI Design Pty Ltd	March 2002
A-DA-2.03 Revision A	Existing & Proposed Level 3 Floor Plan	DBI Design Pty Ltd	March 2002
A-DA-2.04 Revision A	Proposed Level 4 & Existing Roof Plan	DBI Design Pty Ltd	March 2002
A-DA-2.05 Revision A	Existing & Proposed Roof Plan	DBI Design Pty Ltd	March 2002
A-DA-2.06 Revision A	Proposed Level 4 Plan	DBI Design Pty Ltd	March 2002
A-DA-3.01 Revision A	Existing & Proposed Overall Elevations	DBI Design Pty Ltd	March 2002
A-DA-3.02 Revision A	Proposed External Elevations	DBI Design Pty Ltd	March 2002
A-DA-3.03 Revision A	Proposed Overall External Colour Scheme	DBI Design Pty Ltd	March 2002
A-SD-3.06 Revision A	Queen & Tweed Street External Colour Scheme	DBI Design Pty Ltd	March 2002
A-DA-4.01 Revision A	Proposed Sections A-A & F-F	DBI Design Pty Ltd	March 2002
A-DA-GLD-2.01 Revision A	GroundLevel Determination Site Plan	DBI Design Pty Ltd	March 2002
A-DA-GLD-4.01 Revision A	GroundLevel Determination Cross Sections	DBI Design Pty Ltd	March 2002
A-DA-CPP-2.01 Revision A	Existing & Proposed Car Parking Provisions	DBI Design Pty Ltd	March 2002
A-DA-PBC-2.02 Revision A	Proposed Bed Count Level 4	DBI Design Pty Ltd	March 2002
106/TP02027	Southport - Nerang Road Future road boundary	Department of Main Roads	7/06/02



Infrastructure

- 2 Payment of contributions shall be made towards water supply headworks and/or sewerage headworks, to be assessed on the basis of approved building plans or approved subdivision plans relevant to the proposed development. The contributions are due for payment prior to the issue of a Certificate of Classification, Building Final for any building works, the date of sealing of registrable plans of subdivision, or occupation of the building, whichever occurs first. The contributions shall be calculated in accordance with the rates in force at the time of payment.
- 3 Any alteration to public utility mains, Council infrastructure, services or installations necessitated by the development shall be undertaken at no cost to Council and to the satisfaction of the Chief Executive Officer or the relevant utility agency, as the case may be. Such shall occur prior to the commencement of the use the subject of this approval.

Transport

- 4 On site car parking spaces shall be provided in accordance with the endorsed plan referred to in Condition No. 1 of this Decision Notice. Such area shall be constructed to Local Planning Policy No. 1, drained, sealed, marked and maintained to the satisfaction of the Chief Executive Officer.
- 5 All car parking spaces shall be provided so as to be freely accessible to accommodate the vehicles of persons employed on the site for the time the development is open for business and those of bona fide visitors for the duration of any visit to the site.
- 6 All loading and unloading operations shall be conducted within the site and vehicles waiting to be loaded and unloaded shall stand entirely within the site.

Fencing

- 7 Prior to use of the new car park commencing, the applicant shall erect a two (2) metre high acoustic fence along the common boundary with residential development (Lot 17 on RP63128).

Lighting

- 8 All lighting devices associated with the proposed car park shall be positioned on the site and shielded to the satisfaction of the Chief Executive Officer so as not to cause glare or other nuisance to nearby residents and motorists. In this regard, the applicant shall ensure that all lighting devices comply with section 13.14 "Provisions in Respect of Lighting Nuisance" of the Planning Scheme which specifies a maximum illumination level of 8 lux when measured at any property boundary.

Landscaping

Document 2

Page 3 of 30: PETQA STATPLANNING AND... 001-17/06-2002 12:41 PM



- 9 A detailed landscaping plan (prepared by a qualified landscape architect or similar design professional) shall be submitted and approved by the Chief Executive Officer prior to the issue of a development permit for carrying out building work or if an application to carry out building work is not required, prior to commencement of the use the subject of this approval.
- 10 All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan shall be properly maintained to the satisfaction of the Chief Executive Officer.

Amenity

- 11 All service equipment, mechanical ventilation and refrigeration units associated with the development shall be installed and located to the satisfaction of the Chief Executive Officer so as not to cause nuisance or disturbance to persons outside the curtilage of the subject site.

Waste

- 12 A medical waste collection service shall be provided for the development to a standard acceptable to the Chief Executive Officer, prior to the commencement of the use the subject of this approval.
- 13 Refuse and Recycling Services shall comply with "Waste Management Policy Relating to Refuse Requirements for Proposed and Existing Building Developments within the City of Gold Coast" dated January 1995, 1st Edition. All approvals shall be sought from the Health and Regulatory Services Branch of Council prior to commencement of the use the subject of this approval.

General

- 14 A copy of the decision notice and accompanying stamped approved plans for this material change of use shall be submitted with any application for the carrying out of building work.

Department of Main Roads

- 15 The development shall incorporate the appropriate (Local Government) setback from the future State-controlled road boundary as defined on Main Roads' Plan No.106/TP02027.

- B The applicant be advised that nothing in this Decision Notice alleviates to need to observe all relevant legislation, Council's Planning Schemes and Local Laws.
- C The applicant be advised that suitable provision is required for the disabled in accordance with Standard Building Regulation and AS1428.1(1998).
- D The applicant be advised that removal of any contaminated soil from the site requires prior approval from the Environmental Protection Agency (EPA) (Contaminated Land Unit) under the Environmental Protection Act 1994 (EP Act).

Author:
(Michael Falk)

DocumentID

Authorised by:
Warren Rowe



Page 4 of 50: PETQA STATPLANNING MASTERS MRID-DELTA-NO.2012-001-12-41 PM

(Senior Town Planner)
(4 June 2002)

Director Planning Environment & Transport

Published on DESI Disclosure Log
RTI Act 2009

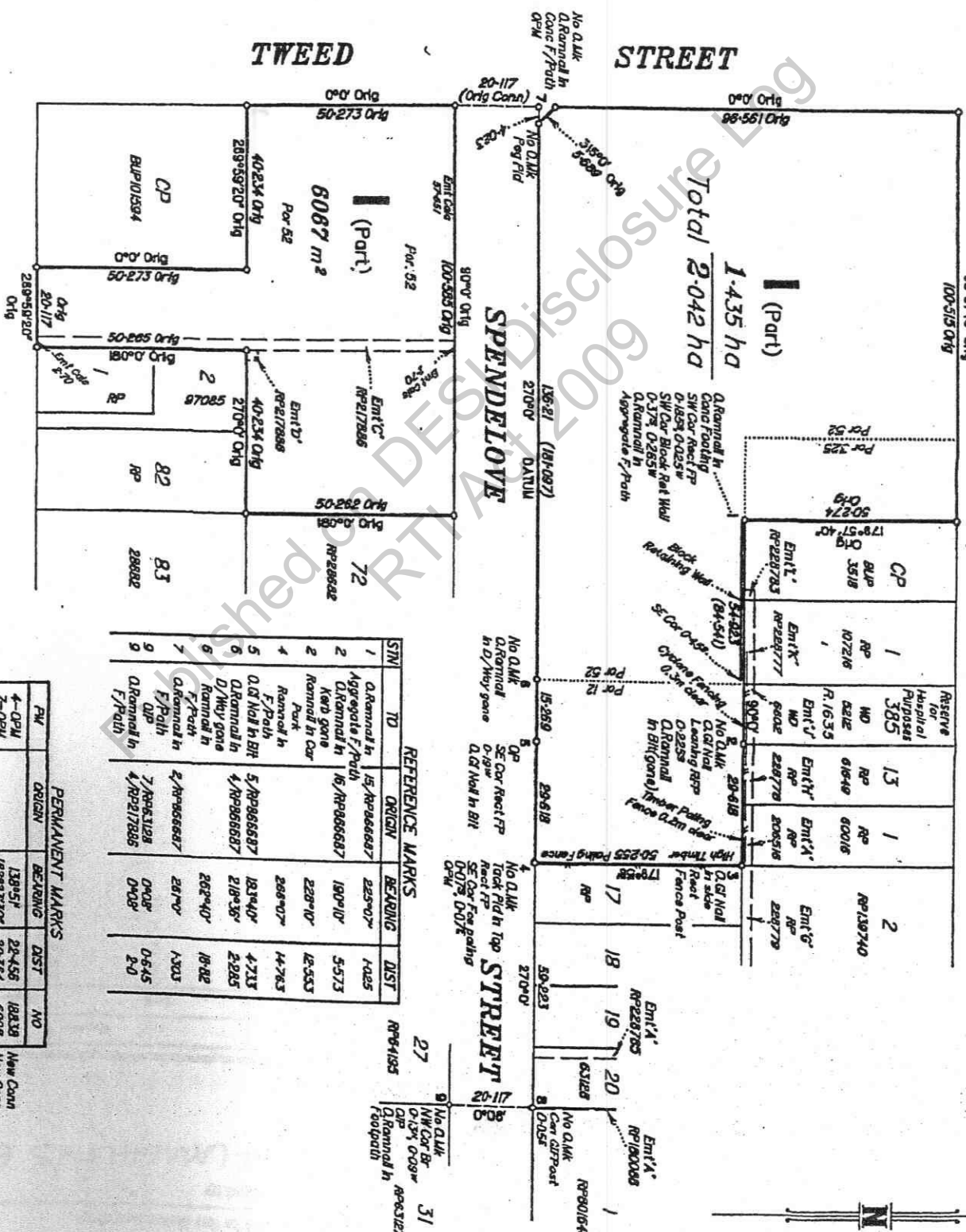
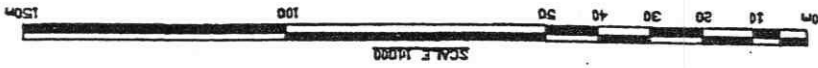
Document3

Page 5 of 56:PEI/OA STATE PLANNING MASS/ERS MKD-DELA.DOT-17.06.2002 12:41 PM

CONFIDENTIAL
LAND SECTION
18 JUN 2002

DATE: 2/12/2018
 (6) Personal info
 (6) Personal info
 B.B.H. PLY LTD. ACK (010 427 531)
 hereby certify that this company has surveyed the land
 comprised in this plan by Paul David Jones.
 Licensed Surveyor for those work the company accepts
 responsibility; that the plan in accordance with the
 Survey Act 1975 and the Survey Regulations 1982
 and that the same were correctly prepared on 23/10/18

PARISH: NERANG COUNTY: Ward
 Meticulous of RP866687
 Plan of Lot 1
 Cancelling Lots 15 & 16 on RP63128,
 Lot 1 on RP866687 & Lot 6 on RP892947
 Scale: 1:1000
 STANDARD
 SP105469
 CONTAMINATED LAND SECTION



SN	TO	ORIGIN	BEARING	DIST
1	Q/Rominal in Aggregate F/Path	15/RP866687	229°07'	1.025
2	Q/Rominal in Road gone	16/RP866687	190°10'	5.573
2	Rominal in Car Park		228°10'	12.553
4	Rominal in F/Path		268°07'	14.763
5	Q/Rominal in D/Why gone	5/RP866687	183°40'	4.713
6	Rominal in F/Path	4/RP866687	218°36'	2.285
6	Rominal in F/Path		262°40'	18.82
7	Q/Rominal in F/Path	2/RP866687	281°0'	1.503
9	Q/Rominal in F/Path	7/RP63128 4/RP217896	0°0'0" 0°0'0"	0.645 8.0

PERMANENT MARKS	ORIGIN	BEARING	DIST	NO
4-OPU		138°57'	25°45'	18839
7-OPU		182°23'30"	20°56'4"	6508

27
 RP84195

31
 No O.L.M.
 NW Cor Br
 O.L.M. O.030
 Q/Rominal in F/Path

Original Information compiled from RP866687 & RP892947 in the Department of Natural Resources

BENNETT & BENNETT 98/177A34 (18177AALL.DWG)