



DSDMIP reference: TUL2020/0081
Local government reference: 4174/12

7 May 2020

Central Highlands Healthcare
PO Box 1844
Emerald QLD 4720
finance@chhealth.com.au

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Attention: Renee Barlow

Dear Ms Barlow

**Temporary use licence Decision Notice – Extension to existing use (Respiratory Clinic)
at 2 Jack Street, Emerald**

(Decision Notice given under section 275J of the *Planning Act 2016*)

As a delegate of the chief executive of the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP), I advise that your application for a temporary use licence to extend the existing use to establish a Respiratory Clinic at 2 Jack Street, Emerald is approved.

Applicant details

Applicant: Central Highlands Healthcare
Applicant contact details: PO Box 1844
Emerald QLD 4720
finance@chhealth.com.au

Premises details

Street address: 2 Jack Street, Emerald
Real property description: Lots 1 and 2 on SP300939
Local government area: Central Highlands Regional Council
Existing use: Commercial Premises (Medical Centre)

Decision details

Decision: Temporary use licence is approved under section 275I of the *Planning Act 2016*.
Conditions: This approval is subject to the conditions in **Attachment 1**
Details of relevant change: Extension to an existing use (Respiratory Clinic)

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.statedevelopment.qld.gov.au
ABN 29 230 178 530

Approved changes:

- Amend condition 2 of Central Highlands Regional Council's Decision Notice dated 2 February 2018 and reference 4174/12
- Include a new condition requiring a minimum of seven (7) additional temporary overflow car parking spaces within the site.

Date of decision: 6 May 2020

Timing: This temporary use licence is in effect for the period of the COVID-19 emergency applicable event declared in accordance with section 275K of the *Planning Act 2016*.

Applicable event name: COVID-19 emergency

Applicable event declaration: 20 March 2020

Applicable event end date: 20 June 2020 (unless extended under s275F of the *Planning Act 2016*)

This temporary use licence is effective under section 275L of the *Planning Act 2016*. It does not constitute a development approval under section 63 or change to an existing development permit under section 83 of the *Planning Act 2016*.

This temporary use licence authorises the use of premises within the jurisdiction of the *Planning Act 2016*. A temporary use licence does not remove the need to obtain any other approvals that might be required by local, State and/or Commonwealth jurisdictions.

It is the responsibility of the holder of this licence to determine whether other permits or approvals are required before the use can lawfully commence.

If you require further information, please contact Javier Samanes, A/ Principal Planning Officer, Planning and Development Services, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 4037 3237 or javier.samanes@dsdmip.qld.gov.au who will be pleased to assist.



Steve Conner
Executive Director
Development Assessment Division

cc: Central Highlands Regional Council – tplanning@chrc.qld.gov.au

Attachment 1 – Temporary use licence conditions

No.	Conditions of temporary use licence																																			
Altered condition of 4174/12																																				
2	<p>The development must be carried out generally in accordance with the stamped approved plans as detailed in the following schedule, unless otherwise amended by conditions of this approval.</p> <table border="1" data-bbox="343 555 1481 1182"> <thead> <tr> <th data-bbox="343 555 571 633">Plan Title</th> <th data-bbox="571 555 799 633">Plan/Document No.</th> <th data-bbox="799 555 1027 633">Revision No.</th> <th data-bbox="1027 555 1256 633">Plan Date</th> <th data-bbox="1256 555 1481 633">Prepared by</th> </tr> </thead> <tbody> <tr> <td data-bbox="343 633 571 745">Proposed Site Master Plan Option 1</td> <td data-bbox="571 633 799 745">AD03</td> <td data-bbox="799 633 1027 745">P11</td> <td data-bbox="1027 633 1256 745">6/05/2013</td> <td data-bbox="1256 633 1481 745">BEAT Architects</td> </tr> <tr> <td data-bbox="343 745 571 857">Proposed Emerald GP Super Clinic</td> <td data-bbox="571 745 799 857">QD04</td> <td data-bbox="799 745 1027 857">B</td> <td data-bbox="1027 745 1256 857">29.11.13</td> <td data-bbox="1256 745 1481 857">BEAT Architects</td> </tr> <tr> <td data-bbox="343 857 571 947">Ground Floor Plan 1 of 2</td> <td data-bbox="571 857 799 947">QD05</td> <td data-bbox="799 857 1027 947">B</td> <td data-bbox="1027 857 1256 947">29.11.13</td> <td data-bbox="1256 857 1481 947">BEAT Architects</td> </tr> <tr> <td data-bbox="343 947 571 1037">Ground Floor Plan 2 of 2</td> <td data-bbox="571 947 799 1037">QD06</td> <td data-bbox="799 947 1027 1037">B</td> <td data-bbox="1027 947 1256 1037">29.11.13</td> <td data-bbox="1256 947 1481 1037">BEAT Architects</td> </tr> <tr> <td data-bbox="343 1037 571 1126">Elevations Page 1 of 2</td> <td data-bbox="571 1037 799 1126">QD10</td> <td data-bbox="799 1037 1027 1126">B</td> <td data-bbox="1027 1037 1256 1126">29.11.13</td> <td data-bbox="1256 1037 1481 1126">BEAT Architects</td> </tr> <tr> <td data-bbox="343 1126 571 1182">Elevations Page 2 of 2</td> <td data-bbox="571 1126 799 1182">QD11</td> <td data-bbox="799 1126 1027 1182">B</td> <td data-bbox="1027 1126 1256 1182">29.11.13</td> <td data-bbox="1256 1126 1481 1182">BEAT Architects</td> </tr> </tbody> </table> <p>The approval limits the development to 'Stage 1 GP Super Clinic' on Plan Number QD03 and a Respiratory Clinic within temporary structures including associated vehicle manoeuvring areas, car parking areas and landscaped areas. All future aspects of the development do not form part of this approval and are subject to a separate Development Application.</p> <p>This approval has a relevant period of four (4) years and will remain in force until 14 August 2017. Should the development not be completed within this timeframe, this approval will lapse. A new application will need to be made to Council, unless an approval has been obtained for an extension of this period.</p>	Plan Title	Plan/Document No.	Revision No.	Plan Date	Prepared by	Proposed Site Master Plan Option 1	AD03	P11	6/05/2013	BEAT Architects	Proposed Emerald GP Super Clinic	QD04	B	29.11.13	BEAT Architects	Ground Floor Plan 1 of 2	QD05	B	29.11.13	BEAT Architects	Ground Floor Plan 2 of 2	QD06	B	29.11.13	BEAT Architects	Elevations Page 1 of 2	QD10	B	29.11.13	BEAT Architects	Elevations Page 2 of 2	QD11	B	29.11.13	BEAT Architects
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1.	The development must provide a minimum of seven (7) additional temporary overflow car parking spaces within the site.																																			

Note: The above 'Altered condition of 4174/12' overrides condition 2 of Central Highlands Regional Council's Decision Notice dated 2 February 2018 and reference 4174/12. All other conditions of the Central Highlands Regional Council Decision Notice remain applicable to the approved use.