

File: 19/59W
Date: 11 March 2020

TJS Constructions (Qld) Pty Ltd
5/621 Alderley Street
TOOWOOMBA QLD 4350

Attention: John Biles

Dear Sir

**Decision Notice – approval (with conditions)
Material Change of Use
Lot 2 on RP119781, 'Wyaga', 15415 Gore Highway, Wyaga**

We wish to advise that on 11 March 2020 a decision was made to approve the material change of use development application for "Accommodation activities" – "Caretaker's accommodation" (Within a mapped flood hazard area) at Lot 2 on RP119781, 'Wyaga', 15415 Gore Highway, Wyaga. In accordance with the *Planning Act 2016*, please find attached Council's Decision Notice for the application.

Please read the conditions carefully as these include actions which must be undertaken **prior to the commencement of the use** as well as requirements for the ongoing operation of the use.

All conditions are required to be either complied with or bonded prior to the commencement of the use. Please note **Condition 26**, which requires a letter to be submitted to Council prior to commencement of the use, outlining and demonstrating compliance with each condition.

The applicant is required to **notify Council in writing of the date of the commencement** of the use, within fourteen (14) business days of commencement.

If you require any further information, please contact Council's Manager of Planning Services, Mrs Ronnie McMahon, on (07) 4671 7400 or rmcmahon@grc.qld.gov.au, who will be pleased to assist.

Yours faithfully



Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

Decision Notice approval

Planning Act 2016 section 63

Council File Reference: 19/59W
Council Contact: Mrs Ronnie McMahon: JMW
Council Contact Phone: (07) 4671 7400

11 March 2020

Applicant Details: TJS Constructions (Qld) Pty Ltd
5/621 Alderley Street
TOOWOOMBA QLD 4350

Attention: John Biles

The development application described below was properly made to Goondiwindi Regional Council on 15 January 2020.

Applicant details

Applicant name: TJS Constructions (Qld) Pty Ltd
Applicant contact details: John Biles
5/621 Alderley Street, Toowoomba
john@tjsbuilding.com.au
0417 708 660

Application details

Application number: 19/59W
Approval sought: Development Permit
Details of proposed development: "Accommodation activities" – "Caretaker's accommodation"
(Within a mapped flood hazard area)

Location details

Street address: 'Wyaga', 15415 Gore Highway, Wyaga
Real property description: Lot 2 on RP119781

Decision

Date of decision: 11 March 2020
Decision details: Approved in full with conditions. These conditions are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

Details of the approval

The application is not taken to be approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

The following approvals are given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - building work assessable under the planning scheme - plumbing or drainage work - material change of use - reconfiguring a lot - operational work	N/A	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

Conditions

This approval is subject to the conditions in Attachment 1.

Further development permits

Please be advised that the following development permits are required to be obtained before the development can be carried out:

1. Approval for building works under the *Building Act 1975*.

Properly made submissions

Not applicable—No part of the application required public notification.

Referral agencies for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
As per Schedule 10, Part 9, Division 1, Table 1, Item 1 (10.9.1.1.1) of the PR: <i>Development application for development on premises that are the subject of a designation made by the Minister, if—</i> <i>(a) the development is assessable development under a local categorising instrument; and</i> <i>(b) the infrastructure the subject of the designation is</i>	Department of State Development, Manufacturing, Infrastructure and Planning	Concurrence Agency	Department of State Development, Manufacturing, Infrastructure and Planning, Post: PO Box 825, Visit: 128 Margaret Street, TOOWOOMBA QLD 4350 ToowoombaSARA@dsd mip.qld.gov.au Ph: (07) 4616 7307

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
<p><i>to be supplied by a public sector entity; and</i></p> <p><i>(c) the premises are not owned by or for the State; and</i></p> <p><i>(d) the development is for a purpose other than the designated purpose; and</i></p> <p><i>(e) the development will not be carried out by or for the State</i></p>			
<p>As per Schedule 10, Part 8, Division 2, Table 1, Item 1 (10.8.2.1.1) of the PR:</p> <p><i>Development application for assessable development under section 15(1), unless the chief executive is the prescribed assessment for the application.</i></p>	Department of State Development, Manufacturing, Infrastructure and Planning	Concurrence Agency	<p>Department of State Development, Manufacturing, Infrastructure and Planning, Post: PO Box 825, Visit: 128 Margaret Street, TOOWOOMBA QLD 4350</p> <p>ToowoombaSARA@dsd mip.qld.gov.au</p> <p>Ph: (07) 4616 7307</p>
<p>As per Schedule 10, Part 9, Division 2, Table 2, Item 1 (10.9.2.2.1) of the PR:</p> <p><i>Development application for a material change of use that is assessable development under a local categorising instrument and does not relate to reconfiguring a lot, if—</i></p> <p><i>(a) all or part of the premises are within 100m of a substation site; or</i></p> <p><i>(b) both of the following apply—</i></p> <p><i>(i) all or part of the premises are subject to an easement for the benefit of a distribution entity, or</i></p>	Ergon Energy	Advice Agency	<p>townplanning@ergon.com.au</p>

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
<i>transmission entity, under the Electricity Act; (ii) the easement is for a transmission grid or supply network.</i>			

Approved plans and specifications

Copies of the following plans are enclosed.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: material change of use				
Site Locality Plan	Draftit Building Design & Drafting	15.01.20	19.078.01	Issue 6
Site Extract Plan	Draftit Building Design & Drafting	15.01.20	19.078.02	Issue 6
Floor Plan	Draftit Building Design & Drafting	15.01.20	19.078.03	Issue 6
Elevations	Draftit Building Design & Drafting	15.01.20	19.078.04	Issue 6

Currency period for the approval

This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*:

- [For material change of use] This approval lapses if the first change of use does not happen within **six (6) years**.

Rights of appeal

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For certain applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

Appeal by an applicant

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

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*.

Appeal by an eligible submitter

An eligible submitter for a development application may appeal to the Planning and Environment Court against the decision to approve the application, to the extent the decision relates to:

- any part of the development application that required impact assessment
- a variation request.

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the *Planning Act 2016*.

Attachment 5 is an extract from the *Planning Act 2016* that sets out the applicant's appeal rights and the appeal rights of a submitter.

To stay informed about any appeal proceedings which may relate to this decision visit: <https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution/pe-court-database>.

Attachment 4 is a Notice about decision - Statement of reasons, in accordance with section 63 (5) of the *Planning Act 2016*.

If you wish to discuss this matter further, please contact Council's Manager of Planning Services, Mrs Ronnie McMahon, on 07 4671 7400.

Yours Sincerely



Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Assessment manager and concurrence agency conditions
 Attachment 2—Approved Plans
 Attachment 3—Infrastructure Charges Notice
 Attachment 4—Notice about decision – Statement of reasons
 Attachment 5—*Planning Act 2016* Extracts



ATTACHMENTS

Attachment 1 – Assessment Manager’s Conditions

Part 1 – Assessment Manager’s Conditions

Part 2 – Department of State Development, Manufacturing, Infrastructure and Planning - Concurrence Agency Response

Attachment 2 – Approved Plans

Attachment 3 – Infrastructure Charges Notice

Attachment 4 – Notice about decision - Statement of reasons

Attachment 5 – *Planning Act 2016* Extracts

Planning Act 2016 appeal provisions

Planning Act 2016 lapse dates



Attachment 1 – Assessment Manager's Conditions



Assessment Manager's Conditions

Proposed Use:	"Accommodation activities" <ul style="list-style-type: none">• "Caretaker's accommodation" (Within a mapped flood hazard area)
Development:	Material Change of Use – Development Permit
Applicant:	TJS Constructions (Qld) Pty Ltd
Address:	'Wyaga', 15415 Gore Highway, Wyaga
Real Property Description:	Lot 2 on RP119781
Council File Reference:	19/59W

GENERAL CONDITIONS																
1.	Approval is granted for the purpose of a Material Change of Use for “Accommodation activities” - “Caretaker’s accommodation” (within a mapped flood hazard area) as defined in the <i>Goondiwindi Region Planning Scheme 2018</i> .															
2.	All conditions must be complied with or bonded prior to the commencement of the use, unless specified in an individual condition.															
3.	Except where changed by conditions of this approval, the development shall be in accordance with supporting information supplied by the applicant with the development application including the following plans: <table><tr><th>Drawing Number</th><th>Title</th><th>Date</th></tr><tr><td>19.078.01 (Issue 6)</td><td>Site Locality Plan</td><td>15.01.20</td></tr><tr><td>19.078.02 (Issue 6)</td><td>Site Extract Plan</td><td>15.01.20</td></tr><tr><td>19.078.03 (Issue 6)</td><td>Floor Plan</td><td>15.01.20</td></tr><tr><td>19.078.04 (Issue 6)</td><td>Elevations</td><td>15.01.20</td></tr></table> <p>Please note these plans are not approved Building Plans.</p>	Drawing Number	Title	Date	19.078.01 (Issue 6)	Site Locality Plan	15.01.20	19.078.02 (Issue 6)	Site Extract Plan	15.01.20	19.078.03 (Issue 6)	Floor Plan	15.01.20	19.078.04 (Issue 6)	Elevations	15.01.20
Drawing Number	Title	Date														
19.078.01 (Issue 6)	Site Locality Plan	15.01.20														
19.078.02 (Issue 6)	Site Extract Plan	15.01.20														
19.078.03 (Issue 6)	Floor Plan	15.01.20														
19.078.04 (Issue 6)	Elevations	15.01.20														

4.	<p>Complete and maintain the approved development as follows:</p> <ul style="list-style-type: none"> (i) Generally in accordance with development approval documents; and (ii) Strictly in accordance with those parts of the approved development which have been specified in detail by Council unless Council agrees in writing that those parts will be adequately complied with by amended specifications. <p>All development shall comply with any relevant provisions in the <i>Goondiwindi Region Planning Scheme 2018</i>, Council's standard designs for applicable work and any relevant Australian Standard that applies to that type of work.</p> <p>The development approval documents are the material contained in the development application, approved plans and supporting documentation including any written and electronic correspondence between the applicant, Council or any relevant agencies during all stages of the development application assessment processes.</p>
5.	<p>Obtain all required statutory approvals required prior to commencement of any works on site and/or the commencement of the use.</p>
6.	<p>Ensure that the development is resilient to flood events by ensuring design and built form appropriately responds to the potential risks of flooding.</p> <p>Residential dwellings in mapped flood hazard areas are to have floor levels established 0.3m above the 1% flood level determined for the site. For rural areas where there are no publically recorded flood levels, the level is to be determined on the best available flood information for the site.</p>
7.	<p>Ensure that the development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level, and does not increase the potential for flood damage either on-site or on other properties.</p>
	<p>ESSENTIAL SERVICES</p>
8.	<p>The development shall be connected to an appropriate potable water supply, to the satisfaction of and at no cost to Council.</p>
9.	<p>Prior to the commencement of the use, the development shall be connected to an onsite effluent disposal sewerage system in accordance with the <i>Queensland Plumbing and Wastewater Code</i>, to the satisfaction of and at no cost to Council. All sewer infrastructure (including effluent disposal areas) shall be fully located within site boundaries, to the satisfaction of and at no cost to Council.</p>

	PUBLIC UTILITIES
10.	The development shall be connected to an adequate electricity and telecommunications supply system, at no cost to Council.
	ROADS AND VEHICLES
11.	All site accesses shall be maintained, or upgraded if required, in accordance with the Department of Transport and Main Roads requirements.
	STORMWATER
12.	<p>Prior to the commencement of the use, the site shall be adequately drained and all stormwater shall be disposed of to a legal point of discharge in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region Planning Scheme 2018</i>, to the satisfaction of and at no cost to Council.</p> <p>Any increase in volume, concentration or velocity of stormwater from the site shall be channelled to lawful points of discharge or to other storage or dispersal arrangements which all must be agreed to in writing by Council.</p> <p>There shall be no change in direction or increase in the volume, concentration or velocity in any overland flow from the site to any adjoining properties unless agreed in writing by Council and the owners of any adjoining properties affected by these changes.</p> <p>The stormwater disposal system shall be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of waterways.</p>
13.	<p>Stormwater shall not be allowed to pond on the site during the development process and after development has been completed unless the type and size of ponding has been agreed in writing by Council.</p> <p>No ponding, concentration or redirection of stormwater shall occur on adjoining properties unless specifically agreed to in writing by Council and the owners of any adjoining properties affected by these changes.</p>
	AVOIDING NUISANCE
14.	<p>At all times while the use continues, provision must be made for on-site collection of general refuse in covered waste containers with a capacity sufficient for the use.</p> <p>Waste receptacles shall be placed in a screened area. The site must maintain a general tidy appearance.</p>

15.	At all times while the use continues, the development shall be conducted in accordance with the provisions of the <i>Environmental Protection Act 1994</i> (the Act) and all relevant regulations and standards under that Act. All necessary licences, permits and approvals under the Act, and all regulatory provisions and legislation shall be obtained and shall be maintained at all times while the use continues.
16.	At all times while the use continues, lighting of the site, including any security lighting, shall be such that the lighting intensity does not exceed 8.0 lux at a distance of 1.5 metres from the site at any property boundary. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties, motorists or the operational safety of the surrounding road network.
17.	No nuisance shall arise to adjoining premises as a result of dust, noise, lighting, odour, vibration, rubbish, contaminants, stormwater discharge or siltation or any other potentially detrimental impact at all times while the use continues.
18.	The operator shall be responsible for mitigating any complaint arising from on-site operations.
19.	Construction works must occur so they do not cause unreasonable interference with the amenity of adjoining premises. The site must be kept in a clean and tidy state at all times during construction.
DEVELOPER'S RESPONSIBILITIES	
20.	Any alteration or damage to roads and/or public infrastructure that is attributable to the progress of works or associated with the use of the site shall be repaired to Council's satisfaction or the cost of the repairs paid to Council.
21.	All contractors and subcontractors shall hold current, relevant and appropriate qualifications and insurances in place to carry out the works.
22.	All costs reasonably associated with the approved development, unless there is specific agreement by other parties to meet those costs, shall be met by the developer.
23.	At all times while the use continues, all requirements of the conditions of the development approval must be maintained.

	COMMENCEMENT OF USE
24.	<p>At its discretion, Council may accept bonds or other securities to ensure completion of specified development approval conditions or Council may accept cash payments for Council to undertake the necessary work to ensure completion of specified development approval conditions.</p> <p>It may be necessary for Council to use such bonds for the completion of outstanding works without a specific timeframe agreed.</p> <p>The decision to accept bonds or other securities to satisfy a condition will be that of Council, not the applicant.</p>
25.	<p>Council must be notified in writing of the date of the commencement of the use within 14 days of commencement.</p> <p>This approval will lapse if the use has not commenced within six (6) years of the date the development approval takes effect, in accordance with the provisions contained in section 85 of the <i>Planning Act 2016</i>.</p> <p>Section 86 of the <i>Planning Act 2016</i> sets out how an extension to the period of approval can be requested.</p>
26.	<p>A letter outlining and demonstrating that conditions have been, or how they will be, complied with, shall be submitted to Council prior to commencement of the use. Council Officers may require a physical inspection to confirm that all conditions have been satisfied to relevant standards.</p>
	PLEASE READ CAREFULLY – NOTES AND ADVICE
	<p><i>When approval takes effect</i></p> <p>This approval takes effect in accordance with section 85 of the <i>Planning Act 2016</i>.</p> <p><i>When approval lapses</i></p> <p>This approval will lapse if the use has not commenced within six (6) years of the date the development approval takes effect.</p> <p>Section 86 of the <i>Planning Act 2016</i> sets out how an extension to the period of approval can be requested.</p>
	<p>Infrastructure charges as outlined in the Infrastructure Charges Notice included in Attachment 3 shall be paid prior to the commencement of the use.</p>

	<p>This approval in no way removes the duty of care responsibility of the applicant under the <i>Aboriginal Cultural Heritage Act 2003</i>. Pursuant to Section 23(1) of the <i>Aboriginal Cultural Heritage Act 2003</i>, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the “cultural heritage duty of care”).</p>
	<p>This approval in no way authorises the clearing of native vegetation protected under the <i>Vegetation Management Act 1999</i>.</p>
	<p>The approved development does not authorize any deviation from the applicable Australian Standards nor from the application of any laws, including laws covering work place health and safety.</p>



Attachment 1 – Assessment Manager's Conditions

Part 2 – Department of State Development, Manufacturing, Infrastructure and Planning - Concurrence Agency Response





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

SARA reference: 2001-15081 SRA
Council reference: 19/59W

28 February 2020

Chief Executive Officer
Goondiwindi Regional Council
LMB 7
INGLEWOOD QLD 4387
mail@grc.qld.gov.au

Attention: Mrs Ronnie McMahon

Dear Ronnie

SARA response—15415 Gore Highway, Wyaga

(Referral agency response given under section 56 of the *Planning Act 2016*)

The development application described below was confirmed as properly referred by the Department of State Development, Manufacturing, Infrastructure and Planning (the department) on 30 January 2020.

Response

Outcome:	Referral agency response – with conditions.
Date of response:	28 February 2020
Conditions:	The conditions in Attachment 1 must be attached to any development approval.
Advice:	Advice to the applicant is in Attachment 2 .
Reasons:	The reasons for the referral agency response are in Attachment 3 .

Development details

Description:	Development permit	Material change of use accommodation activities - caretaker's accommodation (replacement of existing building).
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 8, Division 2, Subdivision 3, Table 1 (Planning Regulation 2017) Development on or adjoining a Queensland heritage place	
	Schedule 10, Part 9, Division 1, Table 1 (Planning Regulation 2017)	

Development on designated premises.

SARA reference: 2001-15081 SRA

Assessment Manager: Goondiwindi Regional Council

Street address: 15415 Gore Highway, Wyaga

Real property description: Lot 2 on RP119781

Applicant name: TJS Constructions (Qld) Pty Ltd

Applicant contact details: 5/621 Alderley Street
Toowoomba QLD 4350
terry@tjsbuilding.com.au

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules) Copies of the relevant provisions are in **Attachment 4**.

A copy of this response has been sent to the applicant for their information.

For further information please contact Maria Johnson, Senior Planning Officer, on 4616 7302 or via email ToowoombaSARA@dsgmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Bernadette Plummer
A/Manager - DDSW Planning

cc TJS Constructions (Qld) Pty Ltd, terry@tjsbuilding.com.au

enc Attachment 1 - Referral agency conditions
Attachment 2 - Advice to the applicant
Attachment 3 - Reasons for referral agency response
Attachment 4 - Representations about a referral agency response
Attachment 5 - Approved plans and specifications

Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the plans and specifications referenced below are found at Attachment 5)

No.	Conditions	Condition timing
Material change of use – accommodation activities ‘caretaker’s accommodation (adjoining the boundary of a Queensland heritage place)		
10.8.2.3.1.1.—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of Department of Environment and Science (DES) to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	<p>The development must be carried out generally in accordance with the following plans:</p> <ul style="list-style-type: none"> • Site Plan, prepared by Draftit Building Design and Drafting dated 14.11.19 Project No. 19.078 No.01, Issue 4) • Elevations, prepared by Draftit Building Design and Drafting dated 14.11.19 (Project No. 19.078 No.03 Issue 4). 	At all times
2.	Provide written notice of the commencement of construction of the dwelling house to Environmental Services and Regulation, DES at palm@des.qld.gov.au .	Within 10 working days of the commencement of the material change of use.

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) v2.5. If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

(Given under section 56(7) of the *Planning Act 2016*)

The reasons for the department's decision are:

The development complies with SDAP State Code 14: Heritage Places. Specifically, the development:

- conserves the cultural heritage significance for the benefit of the community and future generations
- minimises and mitigates unavoidable impacts on cultural heritage significance
- maintains and enhance the setting and streetscape adjoining the state heritage place and views to and from the state heritage place, where these aspects form part of its cultural heritage significance
- will not impact the efficient delivery or functionality of the designated electricity infrastructure.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The SDAP (version 2.5), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system

Attachment 4—Representations about a referral agency response

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.

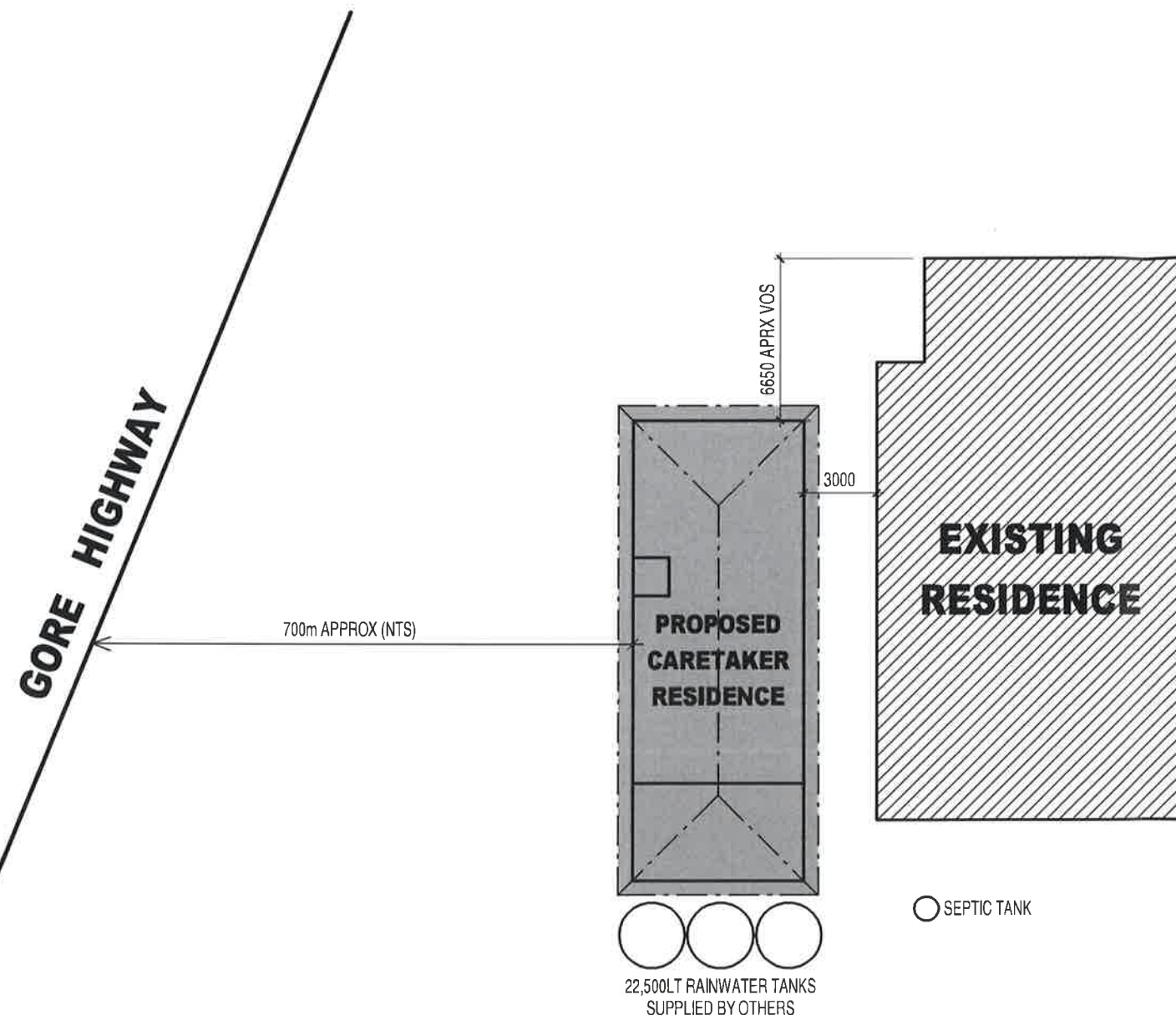
Attachment 5—Approved plans and specifications

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1 SITE PLAN

SCALE 1 : 250



PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2001-15081 SRA

Date: 28 February 2020

NOTES:

- SURVEY INFORMATION TO BE CONFIRMED BY LICENSED SURVEYOR PRIOR TO CONSTRUCTION.
- EXTENT OF SITE EARTHWORKS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- LOCATION OF BUILDING TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- ALL SERVICES TO BE LOCATED ON SITE PRIOR TO CONSTRUCTION.
- DRIVEWAY TO DETAIL BY OTHERS.
- SOP DENOTES SET OUT POINTS FOR BUILDING SETOUT.
- GROUND SURFACE DRAINAGE PIPE LOCATIONS & CONFIGURATIONS TO DETAIL BY OTHERS.
- ROOF STORMWATER IS TO DISCHARGE TO LOCAL GOVERNMENT REQUIREMENTS AND APPROVALS. TANK/S OVERFLOW AND DOWNPIPES NOT CONNECTED TO RAINWATER TANK/S TO DISCHARGE ON SITE TO NOMINATED DISCHARGE POINTS VIA BUBBLER SYSTEM. UPVC SURFACE DRAIN PIPES WITH A MIN. 1:100 FALL TO COMPLY WITH AS/NZS 3500:2003. A PHYSICAL AIR BREAK OR NON-RETURN VALVE IS TO BE PROVIDED AT THE TANK/S OVERFLOW BEFORE CONNECTING TO THE STORMWATER DRAINAGE SYSTEM. ALL WORK TO CONFORM TO PART MP 4.2 OF THE QUEENSLAND DEVELOPMENT CODE (WATER SAVING TARGETS). REFER TO ROOF DRAINAGE PLAN.
- RAINWATER TANK/S WITH A MINIMUM CAPACITY OF 45,000 LITRES TO BE PROVIDED OR AS SPECIFIED BY LOCAL GOVERNMENT PLANNING REQUIREMENTS. LOCATION OF TANK/S TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. DOWNPIPES CONNECTED TO RAINWATER TANK/S VIA UNDERGROUND SURFACE DRAIN PIPES TO BE FITTED WITH VERMIN PROOF RAINWATER HEADS. RAINWATER TANK/S TO BE CONNECTED FOR INTERNAL AND EXTERNAL USE AS SPECIFIED IN PART MP 4.2 OF THE QDC. ALL WORK TO CONFORM TO PART MP 4.2 OF THE QUEENSLAND DEVELOPMENT CODE (WATER SAVING TARGETS).
- RAINWATER TANK/S WITH A MINIMUM CAPACITY SPECIFIED BY THE LOCAL GOVERNMENT TO BE PROVIDED FOR POTABLE HOUSEHOLD WATER USAGE. LOCATION OF TANK/S TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. DOWNPIPES CONNECTED TO RAINWATER TANK/S VIA UNDERGROUND SURFACE DRAIN PIPES TO BE FITTED WITH VERMIN PROOF RAINWATER HEADS. REFER TO ROOF DRAINAGE PLAN.

REAL PROPERTY DESCRIPTION	
LOCAL AUTHORITY	GOONDIWINDI REGIONAL COUNCIL
LOT & PLAN N°	2 ON RP119781
PARISH	
COUNTY	
SITE AREA	1204ha

SIGNATURES	
4	14.11.19 ISSUED FOR CONSTRUCTION
3	11.11.19 REVISED PLANS
2	29.10.19 REVISED PLANS
1	24.10.19 PRELIMINARY ISSUE
ISSUE	DATE DESCRIPTION
DRAFTIT BUILDING DESIGN & DRAFTING	
QBCC Licence No. 1145093	
P: 0407 657 235	
E: brett@draftit.com.au	
W: www.draftit.com.au	
WIND CLASSIFICATION	REGION A
N3	TERRAIN CATEGORY TC2.5
	TOPOGRAPHIC CLASSIFICATION T1
	SHIELDING CLASSIFICATION NS
CLIMATE ZONE	ALL DESIGN & CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA); THE QUEENSLAND DEVELOPMENT CODE (QDC); RESIDENTIAL TIMBER FRAME CONSTRUCTION (AS1684.2)
3	
PROJECT TYPE	
CLASS 1a DETACHED DWELLING	
PROJECT	
PROPOSED CARETAKER RESIDENCE	
CLIENTS	
BRAZIL ENTERPRISES PTY LTD	
PROJECT ADDRESS	
15415 GORE HIGHWAY, WYAGA	
SITE PLAN	
PROJECT STATUS	SHEET
FOR CONSTRUCTION	A3
DESIGNED	DATE
BDH	14.11.19
	SCALE
	As indicated
PROJECT N°	
19.078	
DRAWING N°	ISSUE
01	4

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2001-15081 SRA

Date: 28 February 2020

CORRUGATED COLORBOND
ROOF SHEETING @ 22.5° PITCH

FCL 2.700

FFL 0.000

ENTRY DOOR TO
CLIENTS SELECTION

1

ELEVATION FRONT

SCALE 1 : 100

FCL 2.700

FFL 0.000

600mm OVERHANG
GENERALLY

CORRUGATED COLORBOND CLADDING
ON BATTENS - SHOWN TRANSPARENT

2

ELEVATION RIGHT

SCALE 1 : 100

FCL 2.700

FFL 0.000

75x75 SHS SUPPORT POST

'LINEA' CLADDING ON STEEL FRAME

1/3 GLASS DOOR

3

ELEVATION REAR

SCALE 1 : 100

FCL 2.700

FFL 0.000

ALUMINIUM FRAMED
SLIDING GLASS WINDOWS

4

ELEVATION LEFT

SCALE 1 : 100

NOTES:

FFL - DENOTES FINISHED FLOOR LEVEL
FCL - DENOTES FINISHED CEILING LEVEL

SIGNATURES

4	14.11.19	ISSUED FOR CONSTRUCTION
3	11.11.19	REVISED PLANS
2	29.10.19	REVISED PLANS
1	24.10.19	PRELIMINARY ISSUE
ISSUE	DATE	DESCRIPTION



QBCC Licence No. 1145093

P: 0407 657 235

E: brett@draftit.com.au

W: www.draftit.com.au

WIND CLASSIFICATION	REGION TERRAIN CATEGORY	A
N3	TC2.5	
	TOPOGRAPHIC CLASSIFICATION	T1
	SHIELDING CLASSIFICATION	NS
CLIMATE ZONE	ALL DESIGN & CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA) THE QUEENSLAND DEVELOPMENT CODE (QDC) RESIDENTIAL TIMBER FRAME CONSTRUCTION (AS1684.2)	3

PROJECT TYPE

CLASS 1a DETACHED DWELLING

PROJECT

PROPOSED CARETAKER RESIDENCE


CLIENTS

BRAZIL ENTERPRISES PTY LTD

PROJECT ADDRESS

15415 GORE HIGHWAY, WYAGA

ELEVATIONS

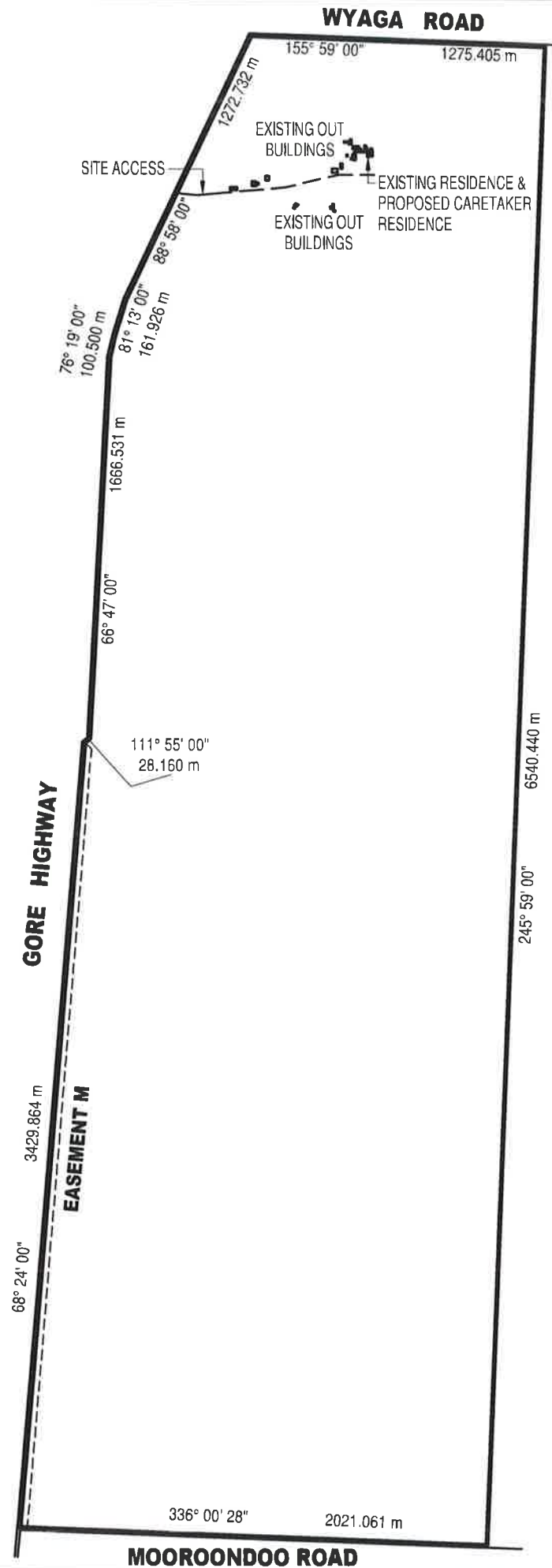
PROJECT STATUS FOR CONSTRUCTION			SHEET A3
DESIGNED BDH	DATE 14.11.19	SCALE 1 : 100	
		PROJECT N° 19.078	
		DRAWING N° 03	
		ISSUE 4	



Attachment 2 – Approved Plans



E:\03_P\Project Files\2019\190776 - Wyaga Homestead [LUS\190776\4].vrt



1 SITE LOCALITY PLAN

SCALE 1 : 25000

NOTES:

- SURVEY INFORMATION TO BE CONFIRMED BY LICENSED SURVEYOR PRIOR TO CONSTRUCTION.
- EXTENT OF SITE EARTHWORKS TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- LOCATION OF BUILDING TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION.
- ALL SERVICES TO BE LOCATED ON SITE PRIOR TO CONSTRUCTION.
- DRIVEWAY TO DETAIL BY OTHERS.
- SOP DENOTES SET OUT POINTS FOR BUILDING SETOUT.
- GROUND SURFACE DRAINAGE PIPE LOCATIONS & CONFIGURATIONS TO DETAIL BY OTHERS.
- ROOF STORMWATER IS TO DISCHARGE TO LOCAL GOVERNMENT REQUIREMENTS AND APPROVALS. TANK/S OVERFLOW AND DOWNPIPES NOT CONNECTED TO RAINWATER TANK/S TO DISCHARGE ON SITE TO NOMINATED DISCHARGE POINTS VIA BUBBLER SYSTEM. UPVC SURFACE DRAIN PIPES WITH A MIN. 1:100 FALL TO COMPLY WITH AS/NZS 3500:2003. A PHYSICAL AIR BREAK OR NON-RETURN VALVE IS TO BE PROVIDED AT THE TANK/S OVERFLOW BEFORE CONNECTING TO THE STORMWATER DRAINAGE SYSTEM. ALL WORK TO CONFORM TO PART MP 4.2 OF THE QUEENSLAND DEVELOPMENT CODE (WATER SAVING TARGETS). REFER TO ROOF DRAINAGE PLAN.
- RAINWATER TANK/S WITH A MINIMUM CAPACITY OF 45,000 LITRES TO BE PROVIDED OR AS SPECIFIED BY LOCAL GOVERNMENT PLANNING REQUIREMENTS. LOCATION OF TANK/S TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. DOWNPIPES CONNECTED TO RAINWATER TANK/S VIA UNDERGROUND SURFACE DRAIN PIPES TO BE FITTED WITH VERMIN PROOF RAINWATER HEADS. RAINWATER TANK/S TO BE CONNECTED FOR INTERNAL AND EXTERNAL USE AS SPECIFIED IN PART MP 4.2 OF THE QDC. ALL WORK TO CONFORM TO PART MP 4.2 OF THE QUEENSLAND DEVELOPMENT CODE (WATER SAVING TARGETS).
- RAINWATER TANK/S WITH A MINIMUM CAPACITY SPECIFIED BY THE LOCAL GOVERNMENT TO BE PROVIDED FOR POTABLE HOUSEHOLD WATER USAGE. LOCATION OF TANK/S TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION. DOWNPIPES CONNECTED TO RAINWATER TANK/S VIA UNDERGROUND SURFACE DRAIN PIPES TO BE FITTED WITH VERMIN PROOF RAINWATER HEADS. REFER TO ROOF DRAINAGE PLAN.

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice.
Council Reference: 19/59W
Dated: 11/03/2020
Signed: *R/M McMahon*
Print Name: RONNIE MCMAHON
(Under Delegation: ASSESSMENT MANAGER)

REAL PROPERTY DESCRIPTION

LOCAL AUTHORITY	GOONDIWINDI REGIONAL COUNCIL
LOT & PLAN N°	2 ON RP119781
PARISH	WYAGA
COUNTY	MARSH
SITE AREA	1204ha

SIGNATURES

ISSUE	DATE	DESCRIPTION
6	15.01.20	REVISED SITE PLAN
5	19.12.19	REVISED SITE PLAN
4	14.11.19	ISSUED FOR CONSTRUCTION
3	11.11.19	REVISED PLANS
2	29.10.19	REVISED PLANS
1	24.10.19	PRELIMINARY ISSUE



QBCC Licence No. 1145093
P: 0407 657 235
E: brett@draftit.com.au
W: www.draftit.com.au


WIND CLASSIFICATION	REGION	A
N3	TERRAIN CATEGORY	TC2.5
	TOPOGRAPHIC CLASSIFICATION	T1
	SHIELDING CLASSIFICATION	NS
CLIMATE ZONE	ALL DESIGN & CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH: THE BUILDING CODE OF AUSTRALIA (BCA); THE QUEENSLAND DEVELOPMENT CODE (QDC); RESIDENTIAL TOWER FRAME CONSTRUCTION (AS/NZS 2937)	
3		

PROJECT TYPE
CLASS 1a DETACHED DWELLING
PROJECT
PROPOSED REPLACEMENT RESIDENCE

CLIENTS
BRAZIL ENTERPRISES PTY LTD

PROJECT ADDRESS
15415 GORE HIGHWAY, WYAGA

SITE LOCALITY PLAN

PROJECT STATUS FOR CONSTRUCTION		SHEET A3
DESIGNED BDH	DATE 15.01.20	SCALE As indicated
	PROJECT N° 19.078	
	DRAWING N° 01	ISSUE 6

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 19/594
Dated: 11/03/2020
Signed: *Rm'm*
Print Name: RONNIE McMAHON
(Under Delegation) ASSESSMENT MANAGER

WYAGA ROAD

GORE HIGHWAY

155° 59' 00" 1275.405 m

500m APPROX (VOS)

700m APPROX (VOS)

1272.732 m

88° 58' 00"

SITE ACCESS

EXISTING OUT BUILDINGS

EXISTING OUT BUILDINGS

EXISTING OUT BUILDINGS

EXISTING OUT BUILDINGS

EXISTING OUT BUILDINGS

EXISTING RESIDENCE
SEPTIC TANK
22,500LT RAINWATER TANKS
SUPPLIED BY OTHERS
PROPOSED CARETAKER RESIDENCE

3000
8650
APX (VOS)

REAL PROPERTY DESCRIPTION

LOCAL AUTHORITY	GOONDIWINDI REGIONAL COUNCIL
LOT & PLAN N°	2 ON RP119781
PARISH	WYAGA
COUNTY	MARSH
SITE AREA	1204ha

1 SITE EXTRACT PLAN

SCALE 1 : 4000

SIGNATURES

6	15.01.20	REVISED SITE PLAN
5	19.12.19	REVISED SITE PLAN
4	14.11.19	ISSUED FOR CONSTRUCTION
3	11.11.19	REVISED PLANS
2	29.10.19	REVISED PLANS
1	24.10.19	PRELIMINARY ISSUE
ISSUE	DATE	DESCRIPTION



QBCC Licence No. 1145093

P: 0407 657 235

E: brett@draftit.com.au

W: www.draftit.com.au

WIND CLASSIFICATION	REGION	A
N3	TERRAIN CATEGORY	TC2.5
	TOPOGRAPHIC CLASSIFICATION	T1
	SHIELDING CLASSIFICATION	NS

CLIMATE ZONE	ALL DESIGN & CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH: THE BUILDING CODE OF AUSTRALIA (BCA); THE QUEENSLAND DEVELOPMENT CODE (QDC); RESIDENTIAL TIMBER FRAME CONSTRUCTION (AS1842)
3	


PROJECT TYPE
CLASS 1a DETACHED DWELLING

PROJECT
PROPOSED REPLACEMENT RESIDENCE

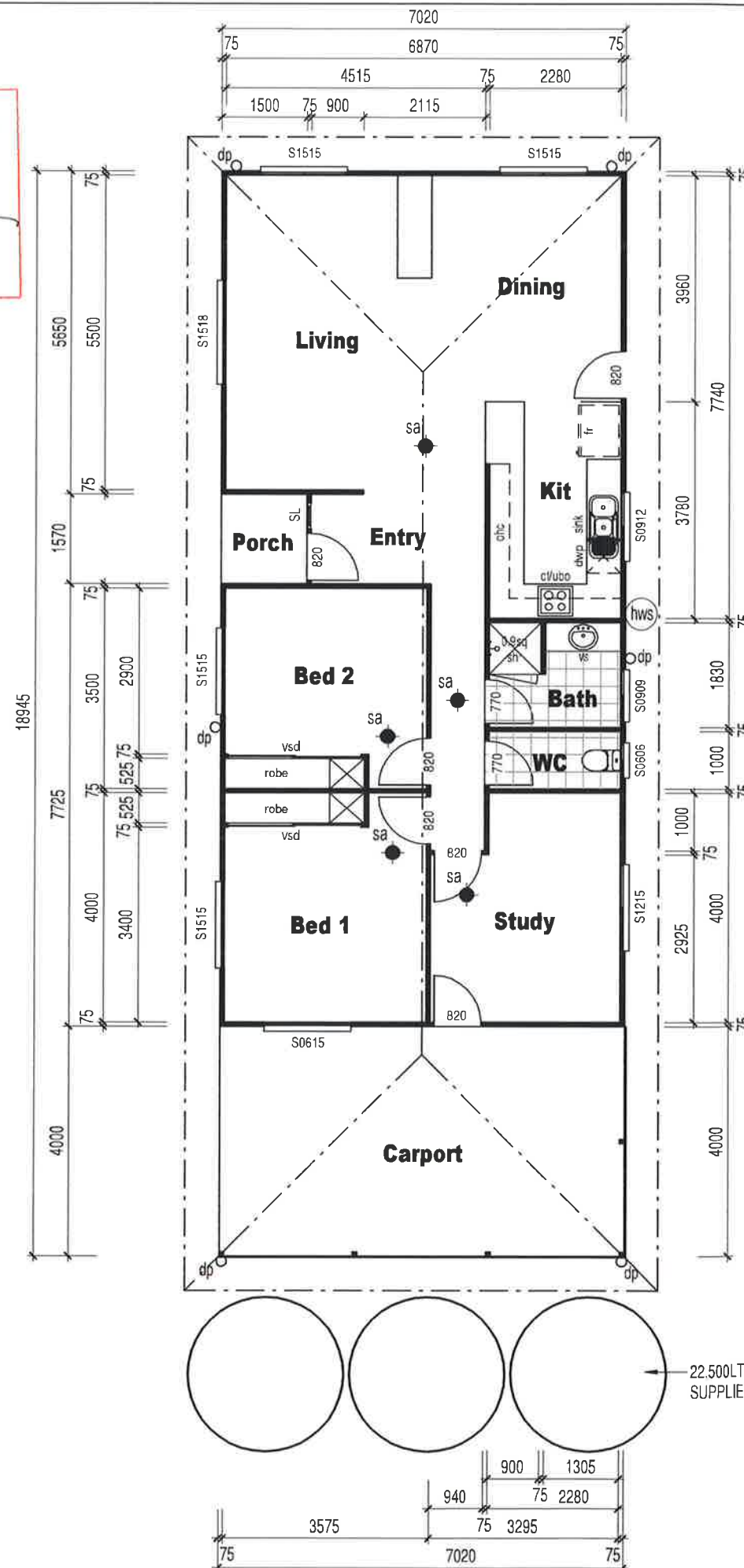
CLIENTS
BRAZIL ENTERPRISES PTY LTD

PROJECT ADDRESS
15415 GORE HIGHWAY, WYAGA

SITE EXTRACT PLAN

PROJECT STATUS FOR CONSTRUCTION			SHEET A3
DESIGNED BDH	DATE 15.01.20	SCALE 1 : 4000	
	PROJECT N° 19.078		ISSUE 6
	DRAWING N° 02		

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 19/59W
Dated: 15/03/2020
Signed: *R.M.M.*
Print Name: RONNIE McMAHON
(Under Delegation) ASSESSMENT MANAGER



NOTES

1. REFRIGERATOR, FREEZER, DISHWASHER & WASHING MACHINES SHOWN ON PLAN IS NOT INCLUDED WITH CONTRACT.
2. ALL PLUMBING FIXTURES AND INSTALLATIONS INCLUDING PRESSURE LIMITING DEVICES, HOT WATER SYSTEMS AND DUAL FLUSH TOILET SUITES TO BE WELS RATED IN ACCORDANCE WITH AS/NZ 6400 - 2005 & AS 3500.
3. ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH CLAUSE 3.8.1 OF BCA. ALL WET AREAS TO HAVE A FALL TO A FLOOR WASTE.
4. ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH CLAUSE 3.6 OF BCA.
5. DOOR FRAME HEIGHTS - INTERNAL: 2090 EXTERNAL: 2135
6. DOORS TO WC's TO HAVE LIFT OFF HINGES.
7. ALL DIMENSIONS AND DESIGN INFORMATION TO BE CONFIRMED ON SITE.

sa ● DENOTES LOCATION OF SMOKE ALARMS. INSTALL IN ACCORDANCE WITH CLAUSE 3.7.2 OF BCA & AS3786

hws ○ DENOTES LOCATION OF HOT WATER SYSTEM. CONFIRM LOCATION ON SITE.

hc + DENOTES LOCATION OF EXTERNAL HOSE COCKS. CONFIRM LOCATION ON SITE.

dp ○ DENOTES LOCATION OF EXTERNAL ROOF DOWNPIPES. CONFIRM LOCATION ON SITE. REFER TO ROOF DRAINAGE PLAN.

acu □ DENOTES LOCATION OF AIR CONDITIONING CONDENSER UNIT. CONFIRM LOCATION ON SITE.

sky ○ DENOTES LOCATION OF ROOF SKYLIGHT.

EF ○ DENOTES LOCATION OF MECHANICAL EXHAUST FAN. PROVIDING 40 AIR CHANGES PER HOUR AT A RATE OF NOT LESS THAN 62 LITRES PER SECOND IN ACCORDANCE WITH AS3666 & AS1668.2. EXHAUST FANS DUCTED EXTERNALLY & BE LIGHT SWITCH ACTIVATED

ENERGY EFFICIENCY REQUIREMENTS TO ENERGY RATING PROFESSIONALS CERTIFICATES

BUILDING PERIMETER	
LIVING	43.93 m

BUILDING AREA	
LIVING	104.914 m ²
CARPORT	28.080 m ²
	132.994 m ²

SIGNATURES		
ct	- cook top	
dwp	- dishwasher provision	
itub	- insert laundry tub	
ohc	- overhead cupboards	
pty	- pantry	
shr	- shower	
tub	- glow tub	
ubo	- under bench oven	
vs	- vanity sink	
wc	- toilet	
wm	- washing machine	
wo	- wall oven	
6	15.01.20	REVISED SITE PLAN
5	19.12.19	REVISED SITE PLAN
4	14.11.19	ISSUED FOR CONSTRUCTION
3	11.11.19	REVISED PLANS
2	29.10.19	REVISED PLANS
1	24.10.19	PRELIMINARY ISSUE
ISSUE	DATE	DESCRIPTION
 DRAFTIT BUILDING DESIGN & DRAFTING		
QBCC Licence No. 1145093		
P: 0407 657 235		
E: brett@draftit.com.au		
W: www.draftit.com.au		
WIND CLASSIFICATION	REGION	A
N3	TERRAIN CATEGORY	TC2.5
	TOPOGRAPHIC CLASSIFICATION	T1
	SHIELDING CLASSIFICATION	NS
CLIMATE ZONE	ALL DESIGN & CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH: THE BUILDING CODE OF AUSTRALIA (BCA); THE QUEENSLAND DEVELOPMENT CODE (QDC); RESIDENTIAL TYPICAL FRAME CONSTRUCTION (AS1684.2)	
3		
PROJECT TYPE CLASS 1a DETACHED DWELLING		
PROJECT PROPOSED REPLACEMENT RESIDENCE		
CLIENTS BRAZIL ENTERPRISES PTY LTD		
PROJECT ADDRESS 15415 GORE HIGHWAY, WYAGA		
FLOOR PLAN		
PROJECT STATUS FOR CONSTRUCTION		SHEET A3
DESIGNED BDH	DATE 15.01.20	SCALE 1 : 100
	PROJECT NO 19.078	
	DRAWING NO 03	ISSUE 6

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 19/594
Dated: 11/03/2020
Signed: R.M.M.
Print Name: RONNIE McMAHON
(Under Delegation) ASSESSMENT MANAGER

CORRUGATED COLORBOND
ROOF SHEETING @ 22.5° PITCH

FCL 2.700

FFL 0.000

ENTRY DOOR TO
CLIENTS SELECTION

1

ELEVATION FRONT

SCALE 1 : 100

FCL 2.700

FFL 0.000

600mm OVERHANG
GENERALLY

CORRUGATED COLORBOND CLADDING
ON BATTENS - SHOWN TRANSPARENT

2

ELEVATION RIGHT

SCALE 1 : 100

FCL 2.700

FFL 0.000

75x75 SHS SUPPORT POST

'LINEA' CLADDING ON STEEL FRAME

1/3 GLASS DOOR

3

ELEVATION REAR

SCALE 1 : 100

FCL 2.700

FFL 0.000

ALUMINIUM FRAMED
SLIDING GLASS WINDOWS

4

ELEVATION LEFT

SCALE 1 : 100

NOTES:

FFL - DENOTES FINISHED FLOOR LEVEL
FCL - DENOTES FINISHED CEILING LEVEL

SIGNATURES

ISSUE	DATE	DESCRIPTION
6	15.01.20	REVISED SITE PLAN
5	19.12.19	REVISED SITE PLAN
4	14.11.19	ISSUED FOR CONSTRUCTION
3	11.11.19	REVISED PLANS
2	29.10.19	REVISED PLANS
1	24.10.19	PRELIMINARY ISSUE



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WIND CLASSIFICATION	REGION	A
N3	TERRAIN CATEGORY	TC2.5
	TOPOGRAPHIC CLASSIFICATION	T1
	SHIELDING CLASSIFICATION	NS
CLIMATE ZONE	ALL DESIGN & CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH: THE BUILDING CODE OF AUSTRALIA (BCA); THE QUEENSLAND DEVELOPMENT CODE (QDC); RESIDENTIAL TIMBER FRAME CONSTRUCTION (AS1842)	
3		

PROJECT TYPE
CLASS 1a DETACHED DWELLING
PROJECT
PROPOSED REPLACEMENT RESIDENCE

CLIENTS
BRAZIL ENTERPRISES PTY LTD

PROJECT ADDRESS
15415 GORE HIGHWAY, WYAGA

ELEVATIONS

PROJECT STATUS FOR CONSTRUCTION		SHEET A3
DESIGNED BDH	DATE 15.01.20	SCALE 1 : 100
PROJECT NO. 19.078		DRAWING NO. 04
		ISSUE 6



Attachment 3 – Infrastructure Charges Notice





Goondiwindi Customer Service
Centre
4 McLean Street
Goondiwindi
Inglewood Customer Service
Centre
18 Elizabeth Street
Inglewood

Locked Mail Bag 7
Inglewood QLD 4387

Telephone: 07 4671 7400
Fax: 07 4671 7433

Email: mail@grc.qld.gov.au


Infrastructure Charges Notice

Address	'Wyaga', 15415 Gore Highway, Wyaga
Owner	Brazil Enterprises Pty Ltd TTE The Wyaga Trust
Applicant	TJS Constructions (Qld) Pty Ltd
Application No.	19/59W
Lot and Survey Plan	Lot 2 on RP119781
Date	11 March 2020
Approval	Development Permit – Material Change of Use

Development Application Details
"Accommodation activities" - "Caretaker's accommodation" (Within a mapped flood hazard area)

Type of Charge	Charge Area (A, B, C, D or E)	Type of Charge	Charge Amount (\$)	Unit	Total Charge (\$)
Caretaker's accommodation	E	Water, sewerage, transport and parks	1,080 per each 3 or more bedroom dwelling	1 additional Dwelling Unit	\$1,080

Due Date	When the change of use happens	Total Charge (\$)	1,080
Charge to be paid to	Goondiwindi Regional Council		
Lapse Date	11 March 2026		

Authorised by: 

An offset has been applied to this notice for existing dwellings, at the rate of \$1,080 per dwelling.

Print Name: **Mrs Ronnie McMahon**
Manager of Planning Services

In accordance with the Planning Act 2016

Office Use – Receipt Number

Charges – 1250-1150-0000

Drainage – 1250-1151-0000





Attachment 4 – Notice about decision - Statement of reasons



Notice about decision - Statement of reasons

The following information is provided in accordance with section 63 (5) of the *Planning Act 2016* and must be published on the assessment managers website.

The development application for "Accommodation activities" – "Caretaker's accommodation" (Within a mapped flood hazard area)

19/59W

'Wyaga', 15415 Gore Highway, Wyaga

Lot 2 on RP119781

On 11 March 2020, the above development application was:

- ☐ approved in full or
- ☐ approved in part for _____ or
- ☒ approved in full with conditions or
- ☐ approved in part for _____, with conditions or
- ☐ refused.

1. Reasons for the decision

The reasons for this decision are:

- *Having regard to the relevant criteria in the Flood Hazard Overlay Code of the Goondiwindi Region Planning Scheme 2018, the proposed development satisfied all relevant criteria, and was approved subject to appropriate, relevant and reasonable conditions.*

2. Assessment benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
Flood Hazard Overlay Code	Goondiwindi Region Planning Scheme 2018: AO1.1, AO1.2, AO1.3, AO1.4, AO2.3, AO3.1, AO3.2, AO4

3. Compliance with benchmarks

Not applicable, as the proposed development complied with all applicable benchmarks.

4. Relevant matters for impact assessable development

Not applicable, as the proposed development was code assessable.

5. Matters raised in submissions for impact assessable development

Not applicable, as the proposed development was code assessable.

6. Matters prescribed by Regulation

Not applicable for this proposed development.



Attachment 5 – *Planning Act 2016* Extracts



EXTRACT FROM *PLANNING ACT 2016* RELATING TO APPEAL RIGHTS

Chapter 6 Dispute Resolution, Part 1 Appeal Rights

229 Appeals to tribunal or P&E Court

(1) *Schedule 1 states—*

(a) *matters that may be appealed to—*

- (i) *either a tribunal or the P&E Court; or*
- (ii) *only a tribunal; or*
- (iii) *only the P&E Court; and*

(b) *the person—*

- (i) *who may appeal a matter (the appellant); and*
- (ii) *who is a respondent in an appeal of the matter; and*
- (iii) *who is a co-respondent in an appeal of the matter; and*
- (iv) *who may elect to be a co-respondent in an appeal of the matter.*

(2) *An appellant may start an appeal within the appeal period.*

(3) *The **appeal period** is—*

- (a) *for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or*
- (b) *for an appeal against a deemed refusal—at any time after the deemed refusal happens; or*
- (c) *for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or*
- (d) *for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or*
- (e) *for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the*

deemed approval notice to the assessment manager; or

- (f) *for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.*

Note—

See the P&E Court Act for the court's power to extend the appeal period.

(4) *Each respondent and co-respondent for an appeal may be heard in the appeal.*

(5) *If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.*

(6) *To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—*

(a) *the adopted charge itself; or*

(b) *for a decision about an offset or refund—*

(i) *the establishment cost of trunk infrastructure identified in a LGIP; or*

(ii) *the cost of infrastructure decided using the method included in the local government's charges resolution.*

230 Notice of appeal

(1) *An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—*

(a) *is in the approved form; and*

(b) *succinctly states the grounds of the appeal.*

(2) *The notice of appeal must be accompanied by the required fee.*

(3) *The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—*

(a) *the respondent for the appeal; and*

(b) *each co-respondent for the appeal; and*

(c) *for an appeal about a development application under schedule 1, table 1, item 1—each*

principal submitter for the development application; and

- (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
- (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
- (f) for an appeal to the P&E Court—the chief executive; and
- (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.

(4) The **service period** is—

- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section—

decision includes—

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

non-appealable, for a decision or matter, means the decision or matter—

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

- (1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.
- (2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Part 2 Development tribunal

Division 1 General

233 Appointment of referees

- (1) The Minister, or chief executive, (the appointer) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—
 - (a) has the qualifications or experience prescribed by regulation; and
 - (b) has demonstrated an ability—
 - (i) to negotiate and mediate outcomes between parties to a proceeding; and

(ii) to apply the principles of natural justice; and

(iii) to analyse complex technical issues; and

(iv) to communicate effectively, including, for example, to write informed succinct and well-organised decisions, reports, submissions or other documents.

(2) The appointer may—

(a) appoint a referee for the term, of not more than 3 years, stated in the appointment notice; and

(b) reappoint a referee, by notice, for further terms of not more than 3 years.

(3) If an appointer appoints a public service officer as a referee, the officer holds the appointment concurrently with any other appointment that the officer holds in the public service.

(4) A referee must not sit on a tribunal unless the referee has given a declaration, in the approved form and signed by the referee, to the chief executive.

(5) The appointer may cancel a referee's appointment at any time by giving a notice, signed by the appointer, to the referee.

(6) A referee may resign the referee's appointment at any time by giving a notice, signed by the referee, to the appointer.

(7) In this section—

appointment notice means—

(a) if the Minister gives the notice—a gazette notice; or

(b) if the chief executive gives the notice—a notice given to the person appointed as a referee.

234 Referee with conflict of interest

(1) This section applies if the chief executive informs a referee that the chief executive proposes to appoint the referee as a tribunal member, and either or both of the following apply—

(a) the tribunal is to hear a matter about premises—

(i) the referee owns; or

(ii) for which the referee was, is, or is to be, an architect, builder, drainer, engineer, planner, plumber, plumbing inspector, certifier, site evaluator or soil assessor; or

(iii) for which the referee has been, is, or will be, engaged by any party in the referee's capacity as an accountant, lawyer or other professional; or

(iv) situated or to be situated in the area of a local government of which the referee is an officer, employee or councillor;

(b) the referee has a direct or indirect personal interest in a matter to be considered by the tribunal, and the interest could conflict with the proper performance of the referee's functions for the tribunal's consideration of the matter.

(2) However, this section does not apply to a referee only because the referee previously acted in relation to the preparation of a relevant local planning instrument.

(3) The referee must notify the chief executive that this section applies to the referee, and on doing so, the chief executive must not appoint the referee to the tribunal.

(4) If a tribunal member is, or becomes, aware the member should not have been appointed to the tribunal, the member must not act, or continue to act, as a member of the tribunal.

235 Establishing development tribunal

(1) The chief executive may at any time establish a tribunal, consisting of up to 5 referees, for tribunal proceedings.

(2) The chief executive may appoint a referee for tribunal proceedings if the chief executive considers the referee has the qualifications or experience for the proceedings.

(3) The chief executive must appoint a referee as the chairperson for each tribunal.

(4) A regulation may specify the qualifications or experience required for particular proceedings.

(5) After a tribunal is established, the tribunal's membership must not be changed.

236 Remuneration

A tribunal member must be paid the remuneration the Governor in Council decides.

237 Tribunal proceedings

- (1) A tribunal must ensure all persons before the tribunal are afforded natural justice.*
- (2) A tribunal must make its decisions in a timely way.*
- (3) A tribunal may—*
 - (a) conduct its business as the tribunal considers appropriate, subject to a regulation made for this section; and*
 - (b) sit at the times and places the tribunal decides; and*
 - (c) hear an appeal and application for a declaration together; and*
 - (d) hear 2 or more appeals or applications for a declaration together.*
- (4) A regulation may provide for—*
 - (a) the way in which a tribunal is to operate, including the qualifications of the chairperson of the tribunal for particular proceedings; or*
 - (b) the required fee for tribunal proceedings.*

238 Registrar and other officers

- (1) The chief executive may, by gazette notice, appoint—*
 - (a) a registrar; and*
 - (b) other officers (including persons who are public service officers) as the chief executive considers appropriate to help a tribunal perform its functions.*
- (2) A person may hold the appointment or assist concurrently with any other public service appointment that the person holds.*

Division 2 Applications for declarations

239 Starting proceedings for declarations

- (1) A person may start proceedings for a declaration by a tribunal by filing an application, in the approved form, with the registrar.*
- (2) The application must be accompanied by the required fee.*

240 Application for declaration about making of development application

- (1) The following persons may start proceedings for a declaration about whether a development application is properly made—*
 - (a) the applicant;*
 - (b) the assessment manager.*
- (2) However, a person may not seek a declaration under this section about whether a development application is accompanied by the written consent of the owner of the premises to the application.*
- (3) The proceedings must be started by—*
 - (a) the applicant within 20 business days after receiving notice from the assessment manager, under the development assessment rules, that the development application is not properly made; or*
 - (b) the assessment manager within 10 business days after receiving the development application.*
- (4) The registrar must, within 10 business days after the proceedings start, give notice of the proceedings to the respondent as a party to the proceedings.*
- (5) In this section—*

respondent means—

- (a) if the applicant started the proceedings—the assessment manager; or*
- (b) if the assessment manager started the proceedings—the applicant.*

241 Application for declaration about change to development approval

- (1) This section applies to a change application for a development approval if—*
 - (a) the approval is for a material change of use of premises that involves the use of a classified building; and*
 - (b) the responsible entity for the change application is not the P&E Court.*
- (2) The applicant, or responsible entity, for the change application may start proceedings for a*

declaration about whether the proposed change to the approval is a minor change.

- (3) *The registrar must, within 10 business days after the proceedings start, give notice of the proceedings to the respondent as a party to the proceedings.*

- (4) *In this section—*

respondent means—

- (a) *if the applicant started the proceedings—the responsible entity; or*
- (b) *if the responsible entity started the proceedings—the applicant.*

Division 3 Tribunal proceedings for appeals and declarations

242 Action when proceedings start

If a document starting tribunal proceedings is filed with the registrar within the period required under this Act, and is accompanied by the required fee, the chief executive must—

- (a) *establish a tribunal for the proceedings; and*
- (b) *appoint 1 of the referees for the tribunal as the tribunal's chairperson, in the way required under a regulation; and*
- (c) *give notice of the establishment of the tribunal to each party to the proceedings.*

243 Chief executive excusing noncompliance

- (1) *This section applies if—*

- (a) *the registrar receives a document purporting to start tribunal proceedings, accompanied by the required fee; and*
- (b) *the document does not comply with any requirement under this Act for validly starting the proceedings.*

- (2) *The chief executive must consider the document and decide whether or not it is reasonable in the circumstances to excuse the noncompliance (because it would not cause substantial injustice in the proceedings, for example).*

- (3) *If the chief executive decides not to excuse the noncompliance, the chief executive must give a notice stating that the document is of no effect,*

because of the noncompliance, to the person who filed the document.

- (4) *The chief executive must give the notice within 10 business days after the document is given to the chief executive.*

- (5) *If the chief executive does excuse the noncompliance, the chief executive may act under section 242 as if the noncompliance had not happened.*

244 Ending tribunal proceedings or establishing new tribunal

- (1) *The chief executive may decide not to establish a tribunal when a document starting tribunal proceedings is filed, if the chief executive considers it is not reasonably practicable to establish a tribunal.*

Examples of when it is not reasonably practicable to establish a tribunal—

- *there are no qualified referees or insufficient qualified referees because of a conflict of interest*
- *the referees who are available will not be able to decide the proceedings in a timely way*

- (2) *If the chief executive considers a tribunal established for tribunal proceedings—*

(a) *does not have the expertise to hear or decide the proceedings; or*

(b) *is not able to make a decision for proceedings (because of a tribunal member's conflict of interest, for example); the chief executive may decide to suspend the proceedings and establish another tribunal, complying with section 242(c), to hear or re-hear the proceedings.*

- (3) *However, the chief executive may instead decide to end the proceedings if the chief executive considers it is not reasonably practicable to establish another tribunal to hear or re-hear the proceedings.*

- (4) *If the chief executive makes a decision under subsection (1) or (3), the chief executive must give a decision notice about the decision to the parties to the proceedings.*

- (5) *Any period for starting proceedings in the P&E Court, for the matter that is the subject of the tribunal proceedings, starts again when the chief*

executive gives the decision notice to the party who started the proceedings.

- (6) The decision notice must state the effect of subsection (5).

245 Refunding fees

The chief executive may, but need not, refund all or part of the fee paid to start proceedings if the chief executive decides under section 244—

- (a) not to establish a tribunal; or
- (b) to end the proceedings.

246 Further material for tribunal proceedings

- (1) The registrar may, at any time, ask a person to give the registrar any information that the registrar reasonably requires for the proceedings.

Examples of information that the registrar may require—

- material about the proceedings (plans, for example)
- information to help the chief executive decide whether to excuse noncompliance under section 243
- for a deemed refusal—a statement of the reasons why the entity responsible for deciding the application had not decided the application during the period for deciding the application.

- (2) The person must give the information to the registrar within 10 business days after the registrar asks for the information.

247 Representation of Minister if State interest involved

If, before tribunal proceedings are decided, the Minister decides the proceedings involve a State interest, the Minister may be represented in the proceedings.

248 Representation of parties at hearing

A party to tribunal proceedings may appear—

- (a) in person; or
- (b) by an agent who is not a lawyer.

249 Conduct of tribunal proceedings

- (1) Subject to section 237, the chairperson of a tribunal must decide how tribunal proceedings are to be conducted.

- (2) The tribunal may decide the proceedings on submissions if the parties agree.

- (3) If the proceedings are to be decided on submissions, the tribunal must give all parties a notice asking for the submissions to be made to the tribunal within a stated reasonable period.

- (4) Otherwise, the tribunal must give notice of the time and place of the hearing to all parties.

- (5) The tribunal may decide the proceedings without a party's submission (written or oral) if—

- (a) for proceedings to be decided on submissions—the party's submission is not received within the time stated in the notice given under subsection (3); or

- (b) for proceedings to be decided by hearing—the person, or the person's agent, does not appear at the hearing.

- (6) When hearing proceedings, the tribunal—

- (a) need not proceed in a formal way; and
- (b) is not bound by the rules of evidence; and
- (c) may inform itself in the way it considers appropriate; and
- (d) may seek the views of any person; and
- (e) must ensure all persons appearing before the tribunal have a reasonable opportunity to be heard; and
- (f) may prohibit or regulate questioning in the hearing.

- (7) If, because of the time available for the proceedings, a person does not have an opportunity to be heard, or fully heard, the person may make a submission to the tribunal.

250 Tribunal directions or orders

A tribunal may, at any time during tribunal proceedings, make any direction or order that the tribunal considers appropriate.

Examples of directions—

- a direction to an applicant about how to make their development application comply with this Act
- a direction to an assessment manager to assess a development application, even though the referral agency's response to the assessment manager was to refuse the application

251 Matters tribunal may consider

- (1) This section applies to tribunal proceedings about—
 - (a) a development application or change application; or
 - (b) an application or request (however called) under the Building Act or the Plumbing and Drainage Act.
- (2) The tribunal must decide the proceedings based on the laws in effect when—
 - (a) the application or request was properly made; or
 - (b) if the application or request was not required to be properly made—the application or request was made.
- (3) However, the tribunal may give the weight that the tribunal considers appropriate, in the circumstances, to any new laws.

252 Deciding no jurisdiction for tribunal proceedings

- (1) A tribunal may decide that the tribunal has no jurisdiction for tribunal proceedings, at any time before the proceedings are decided—
 - (a) on the tribunal's initiative; or
 - (b) on the application of a party.
- (2) If the tribunal decides that the tribunal has no jurisdiction, the tribunal must give a decision notice about the decision to all parties to the proceedings.
- (3) Any period for starting proceedings in the P&E Court, for the matter that is the subject of the tribunal proceedings, starts again when the tribunal gives the decision notice to the party who started the proceedings.

- (4) The decision notice must state the effect of subsection (3).
- (5) If the tribunal decides to end the proceedings, the fee paid to start the proceedings is not refundable.

253 Conduct of appeals

- (1) This section applies to an appeal to a tribunal.
- (2) Generally, the appellant must establish the appeal should be upheld.
- (3) However, for an appeal by the recipient of an enforcement notice, the enforcement authority that gave the notice must establish the appeal should be dismissed.
- (4) The tribunal must hear and decide the appeal by way of a reconsideration of the evidence that was before the person who made the decision appealed against.
- (5) However, the tribunal may, but need not, consider—
 - (a) other evidence presented by a party to the appeal with leave of the tribunal; or
 - (b) any information provided under section 246.

254 Deciding appeals to tribunal

- (1) This section applies to an appeal to a tribunal against a decision.
- (2) The tribunal must decide the appeal by—
 - (a) confirming the decision; or
 - (b) changing the decision; or
 - (c) replacing the decision with another decision; or
 - (d) setting the decision aside, and ordering the person who made the decision to remake the decision by a stated time; or
 - (e) for a deemed refusal of an application—
 - (i) ordering the entity responsible for deciding the application to decide the application by a stated time and, if the entity does not comply with the order, deciding the application; or
 - (ii) deciding the application.

(3) However, the tribunal must not make a change, other than a minor change, to a development application.

(4) The tribunal's decision takes the place of the decision appealed against.

(5) The tribunal's decision starts to have effect—

(a) if a party does not appeal the decision—at the end of the appeal period for the decision; or

(b) if a party appeals against the decision to the P&E Court—subject to the decision of the court, when the appeal ends.

255 Notice of tribunal's decision

A tribunal must give a decision notice about the tribunal's decision for tribunal proceedings, other than for any directions or interim orders given by the tribunal, to all parties to proceedings.

256 No costs orders

A tribunal must not make any order as to costs.

257 Recipient's notice of compliance with direction or order

If a tribunal directs or orders a party to do something, the party must notify the registrar when the thing is done.

258 Tribunal may extend period to take action

(1) This section applies if, under this chapter, an action for tribunal proceedings must be taken within a stated period or before a stated time, even if the period has ended or the time has passed.

(2) The tribunal may allow a longer period or a different time to take the action if the tribunal considers there are sufficient grounds for the extension.

259 Publication of tribunal decisions

The registrar must publish tribunal decisions under the arrangements, and in the way, that the chief executive decides.

Schedule 1 Appeals

section 229

Appeal rights and parties to appeals

(1) Table 1 states the matters that may be appealed to—

(a) the P&E court; or

(b) a tribunal.

(2) However, table 1 applies to a tribunal only if the matter involves—

(a) the refusal, or deemed refusal of a development application, for—

(i) a material change of use for a classified building; or

(ii) operational work associated with building work, a retaining wall, or a tennis court; or

(b) a provision of a development approval for—

(i) a material change of use for a classified building; or

(ii) operational work associated with building work, a retaining wall, or a tennis court; or

(c) if a development permit was applied for—the decision to give a preliminary approval for—

(i) a material change of use for a classified building; or

(ii) operational work associated with building work, a retaining wall, or a tennis court; or

(d) a development condition if—

(i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and

(ii) the building is, or is proposed to be, not more than 3 storeys; and

(iii) the proposed development is for not more than 60 sole-occupancy units; or

(e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or

(f) a decision for, or a deemed refusal of, a change

application for a development approval that is only for a material change of use of a classified building; or

(g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or

(h) a decision to give an enforcement notice—

(i) in relation to a matter under paragraphs (a) to (g); or

(ii) under the Plumbing and Drainage Act; or

(i) an infrastructure charges notice; or

(j) the refusal, or deemed refusal, of a conversion application; or

(l) a matter prescribed by regulation.

(3) Also, table 1 does not apply to a tribunal if the matter involves—

(a) for a matter in subsection (2)(a) to (d)—

(i) a development approval for which the development application required impact assessment; and

(ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or

(b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.

(4) Table 2 states the matters that may be appealed only to the P&E Court.

(5) Table 3 states the matters that may be appealed only to the tribunal.

(6) In each table—

(a) column 1 states the appellant in the appeal; and

(b) column 2 states the respondent in the appeal; and

(c) column 3 states the co-respondent (if any) in the appeal; and

(d) column 4 states the co-respondents by election (if any) in the appeal.

(7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.

(8) In this section—

storey see the Building Code, part A1.1.

Table 1

Appeals to the P&E Court and, for certain matters, to a tribunal

1. Development applications

For a development application other than a development application called in by the

Minister, an appeal may be made against—

(a) the refusal of all or part of the development application; or

(b) the deemed refusal of the development application; or

(c) a provision of the development approval; or

(d) if a development permit was applied for—the decision to give a preliminary approval.

**EXTRACT FROM THE PLANNING ACT 2016
RELATING TO LAPSE DATES**

***Division 4 Lapsing of and extending
development approvals***

85 Lapsing of approval at end of current period

*(1) A part of a development approval lapses at the end of the following period (the **currency period**)—*

(a) for any part of the development approval relating to a material change of use—if the first change of use does not happen within—

(i) the period stated for that part of the approval; or

(ii) if no period is stated—6 years after the approval starts to have effect;

(b) for any part of the development approval relating to reconfiguring a lot—if a plan for the reconfiguration that, under the Land Title Act, is required to be given to a local government for approval is not given to the local government within—

(i) the period stated for that part of the approval; or

(ii) if no period is stated—4 years after the approval starts to have effect;

(c) for any other part of the development approval if the development does not substantially start within—

(i) the period stated for that part of the approval; or

(ii) if no period is stated—2 years after the approval starts to take effect.

(2) If part of a development approval lapses, any monetary security given for that part of the approval must be released.