File: 21/47W
Date: 23 September 2021

Greg Gilbert
PO Box 673
GOONDIWINDI QLD 4390

Dear Mr Gilbert

Decision Notice – approval (with conditions)
Material Change of Use
Lot 294 on MA3453, "Langwood" 421 Kildonan Road, Goondiwindi

We wish to advise that on 22 September 2021 a decision was made to approve the material change of use development application for *"Accommodation activities" – "Dwelling house"* (Dwelling within a flood hazard area) at Lot 294 on MA3453, "Langwood" 421 Kildonan Road, Goondiwindi. 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 28**, 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: 21/47W
Council Contact: Mrs Ronnie McMahon: LMM
Council Contact Phone: (07) 4671 7400

23 September 2021

Applicant Details: Greg Gilbert
PO Box 673
GOONDIWINDI QLD 4390

Attention: Greg Gilbert

The development application described below was properly made to Goondiwindi Regional Council on 04 August 2021.

Applicant details

Applicant name:	Greg Gilbert
Applicant contact details:	PO Box 673, Goondiwindi, QLD 4390 gilbertbuilding@tpg.com.au 0427 200 308

Application details

Application number:	21/47W
Approval sought:	Development Permit – Material Change of Use
Details of proposed development:	*"Accommodation activities"* – *"Dwelling house"* (Dwelling within a flood hazard area)

Location details

Street address:	"Langwood" 421 Kildonan Road, Goondiwindi
Real property description:	Lot 294 on MA3453

Decision

Date of decision:	22 September 2021
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	N/A		
- building work assessable under the planning scheme		☐	☐
- plumbing or drainage work		☐	☐
- material change of use		☒	☐
- reconfiguring a lot		☐	☐
- operational work		☐	
Carrying out building work *(*assessable under the *Building Act 1975)*	Schedule 9, part 1	☐	☐
Development on airport land if the land use plan for the airport land states the development is assessable development	Schedule 10, part 1, division 1		
- building work		☐	☐
- plumbing or drainage work		☐	☐
- material change of use (consistent with the land use plan)		☐	☐
- reconfiguring a lot		☐	☐
- operational work		☐	☐
Making a material change of use on airport land that is inconsistent with the land use plan for the airport land	Schedule 10, part 1, division 1	☐	☐
Making a material change of use for a brothel	Schedule 10, part 2, division 2	☐	☐
Carrying out operational work for the clearing of native vegetation	Schedule 10, part 3, division 2	☐	☐
Making a material change of use on contaminated land	Schedule 10, part 4, division 1	☐	☐
Making a material change of use of premises for an environmentally relevant activity	Schedule 10, part 5, division 2	☐	☐
Making a material change of use of premises for aquaculture	Schedule 10, part 6, division 1, subdivision 1	☐	☐
Carrying out operational work that is completely or partly in a declared fish habitat area	Schedule 10, part 6, division 2, subdivision 1	☐	☐

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Carrying out operational work that is the removal, destruction or damage of a marine plant	Schedule 10, part 6, division 3, subdivision 1	☐	☐
Carrying out operational work that is constructing or raising waterway barrier works	Schedule 10, part 6, division 4, subdivision 1	☐	☐
Making a material change of use for a hazardous chemical facility	Schedule 10, part 7, division 1	☐	☐
Development on a local heritage place (other than a Queensland heritage place) - building work assessable under the *Building Act 1975* - building work assessable under the planning scheme - plumbing or drainage work - material change of use - reconfiguring a lot - operational work	Schedule 10, part 8, division 1, subdivision 1	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
Development on or adjoining a Queensland heritage place - building work assessable under the *Building Act 1975* - building work assessable under the planning scheme - plumbing or drainage work - material change of use - reconfiguring a lot - operational work	Schedule 10, part 8, division 2, subdivision 1	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
Development interfering with koala habitat in koala habitat areas outside koala priority areas	Schedule 10, part 10, division 3, subdivision 1	☐	☐
Development interfering with koala habitat in koala habitat areas for extractive industries in key resource areas	Schedule 10, part 10, division 4, subdivision 1	☐	☐
Carrying out operational work for reconfiguring a lot, if the reconfiguration is also assessable development	Schedule 10, part 12, division 1	☐	☐
Development in a priority port's master planned area that the port overlay for the master planned area states is assessable development - building work - plumbing or drainage work - material change of use - reconfiguring a lot - operational work	Schedule 10, part 13, division 4, subdivision 1	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development on strategic port land if the land use plan for the strategic port land states the development is assessable development - building work - plumbing or drainage work - material change of use (consistent with the land use plan) - reconfiguring a lot - operational work	Schedule 10, part 13, division 5, subdivision 1	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐
Making a material change of use on strategic port land that is inconsistent with the land use plan	Schedule 10, part 13, division 5, subdivision 1	☐	☐
Reconfiguring a lot under the *Land Title Act 1994*	Schedule 10, part 14, division 1	☐	☐
Making a material change of use of premises for a tourist activity or sport and recreation activity in the SEQ regional landscape and rural production area or the SEQ rural living area	Schedule 10, part 16, division 2, subdivision 1	☐	☐
Making a material change of use of premises for a residential care facility in the SEQ regional landscape and rural production area or the SEQ rural living area	Schedule 10, part 16, division 3, subdivision 2	☐	☐
Making a material change of use of premises for a community activity, other than a residential care facility, in the SEQ regional landscape and rural production area or the SEQ rural living area	Schedule 10, part 16, division 3, subdivision 2	☐	☐
Making a material change of use of premises for indoor recreation in the SEQ regional landscape and rural production area or the SEQ rural living area	Schedule 10, part 16, division 4, subdivision 1	☐	☐
Making a material change of use of premises for a biotechnology industry in the SEQ regional landscape and rural production area or the SEQ rural living area	Schedule 10, part 16, division 6, subdivision 2	☐	☐
Making a material change of use of premises for a service station in the SEQ regional landscape and rural production area or the SEQ rural living area	Schedule 10, part 16, division 6, subdivision 2	☐	☐
Making a material change of use of premises for an urban activity other than a biotechnology industry or service station in the SEQ regional landscape and rural production area or the SEQ rural living area	Schedule 10, part 16, division 6, subdivision 2	☐	☐

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Making a material change of use of premises for two or more of the following: (i) a community activity (ii) indoor recreation (iii) a sport and recreation activity (iv) a tourist activity (v) an urban activity, in the SEQ regional landscape and rural production area or the SEQ rural living area	Schedule 10, part 16, division 7, subdivision 1	☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐
Carrying out operational work that is tidal works or work carried out completely or partly in a coastal management district	Schedule 10, part 17, division 1	☐	☐
Carrying out operational work that involves taking, or interfering with, water	Schedule 10, part 19, division 1, subdivision 1	☐	☐
Development for removing quarry material from a watercourse or lake - building work assessable under the *Building Act 1975* - building work assessable under the planning scheme - plumbing or drainage work - material change of use - reconfiguring a lot - operational work	Schedule 10, part 19, division 2, subdivision 1	☐ ☐ ☐ ☐ ☐ ☐	☐ ☐ ☐ ☐ ☐ ☐
Carrying out operational work that is the construction of a dam or relates to a dam.	Schedule 10, part 19, division 3, subdivision 1	☐	☐
Carrying out operational work for construction of a new category 2 or 3 levee or for modification of an existing category 2 or 3 levee	Schedule 10, part 19, division 4, subdivision 1	☐	☐
Carrying out operational work that is high impact earthworks in a wetland protection area	Schedule 10, part 20, division 2	☐	☐
Making a material change of use of premises for a wind farm	Schedule 10, part 21, division 1	☐	☐

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

There were no referral agencies for this application.

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]				
Locality Plan	RJS Designs	29/07/21	2129.01	AMDT 5
Site Plan	RJS Designs	29/07/21	2129.02	AMDT 5
Floor Plan	RJS Designs	29/07/21	2129.03	AMDT 5
Elevations – East & Front	RJS Designs	29/07/21	2129.04	AMDT 5
Elevations – West & South	RJS Designs	29/07/21	2129.05	AMDT 5

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 4 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 3 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 conditions
Attachment 2—Approved Plans
Attachment 3—Notice about decision – Statement of reasons
Attachment 4—*Planning Act 2016* Extracts

ATTACHMENTS

Attachment 1 – Assessment Manager's Conditions

Attachment 2 – Approved Plans

Attachment 3 – Notice about decision - Statement of reasons

Attachment 4 – *Planning Act 2016* Extracts

Planning Act 2016 appeal provisions

Planning Act 2016 lapse dates

Attachment 1 – Assessment Manager's Conditions

Assessment Manager's Conditions

Approved Use:	*"Accommodation activities"* • *"Dwelling house"* (Dwelling within a mapped flood hazard area)
Development:	Material Change of Use – Development Permit
Applicant:	Greg Gilbert
Address:	"Langwood", 421 Kildonan Road, Goondiwindi
Real Property Description:	Lot 294 on MA3453
Council File Reference:	21/47W

	GENERAL CONDITIONS
1.	Approval is granted for the purpose of a Material Change of Use for *"Accommodation activities"* – *"Dwelling house"* (Dwelling within a mapped flood hazard area), as defined in the *Goondiwindi Region Planning Scheme 2018 (Version 2).*
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:

Drawing Number	Title	Date
2129.01, AMDT 5	Locality Plan	29/07/21
2129.02, AMDT 5	Site Plan	29/07/21
2129.03, AMDT 5	Floor Plan	29/07/21
2129.04, AMDT 5	Elevations – Front & East	29/07/21
2129.05, AMDT 5	Elevations – West & South	29/07/21

Please note these plans are not approved Building Plans.

4.	Complete and maintain the approved development as follows: (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. All development shall comply with any relevant provisions in the *Goondiwindi Region Planning Scheme 2018 (Version 2),* Council's standard designs for applicable work and any relevant Australian Standard that applies to that type of work. 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.
5.	Obtain all required statutory approvals prior to commencement of any works on site and/or the commencement of the use, including but not limited to, a building approval issued by an accredited Building Surveyor (Certifier).
6.	Ensure that the development is resilient to flood events by ensuring design and built form appropriately responds to the potential risks of flooding. Finished floor levels for the proposed residential dwelling shall be a minimum of 300mm above the defined flood event.
7.	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.
	ESSENTIAL SERVICES
8.	Prior to the commencement of the use, the development shall be connected to an adequate volume and supply of potable water, to the satisfaction of and at no cost to Council.
9.	Prior to the commencement of the use, the development shall be connected to a suitably designed onsite effluent disposal system in accordance with the *Queensland Plumbing and Wastewater Code*, to the satisfaction of an 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.
	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, from the edge of the existing road to the property boundary, shall be constructed to a residential standard in accordance with Schedule 6.2.1 – Standard Drawing in Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the *Goondiwindi Region Planning Scheme 2018 (Version 2)*, to the satisfaction of and at no cost to Council. Crossovers shall be either constructed or bonded prior to the commencement of the use. The developer shall contact Council's Engineering Department to ensure the correct specifications are obtained for all civil works prior to commencement of any works onsite. A qualified Council Officer may inspect construction works at the request of the developer to ensure compliance with this condition.
	STORMWATER
12.	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 *Goondiwindi Region Planning Scheme 2018 (Version 2)*, to the satisfaction of and at no cost to Council. 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. There shall be no change in direction or increase in the volume, concentration or velocity in 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. The stormwater disposal system shall be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of waterways.
13.	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. 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.

	EARTHWORKS AND EROSION CONTROL
14.	Any filling or excavation shall be undertaken in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the *Goondiwindi Region Planning Scheme 2018 (Version 2)* or to other relevant engineering standards to the satisfaction of and at no cost to Council. Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.
15.	All works associated with the development must be carried out in a manner that minimises erosion and controls sediment. Best practice erosion and sediment control measures shall be in place at the location of all works prior to work commencing and remain until work is completed in accordance with Schedule 6.2 – Planning Scheme Policy 1 – land development Standards of the *Goondiwindi Region Planning Scheme 2018 (Version 2)* to the satisfaction of and at no cost to Council. Control procedures are to be established to ensure sediment from the site is not deposited off site. The developer shall ensure no increase in any silt loads or contaminants in overland flow from the site during the development process and after development has been completed.
	AVOIDING NUISANCE
16.	At all times while the use continues, provision must be made for storage of general refuse in covered waste containers with a capacity sufficient for the use. Waste receptacles shall be placed in a screened area. The site must maintain a general tidy appearance.
17.	All construction waste is to be contained on site in either a skip container or enclosed trailer. Construction waste is to be separated and delivered to Council's waste facility with recycling of any materials to be undertaken at the waste facility.
18.	At all times while the use continues, the development shall be conducted in accordance with the provisions of the *Environmental Protection Act 1994* (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.
19.	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.
20.	The operator shall be responsible for mitigating any complaint arising from on-site operations.

21.	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
22.	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.
23.	All contractors and subcontractors shall hold current, relevant and appropriate qualifications and insurances in place to carry out the works.
24.	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.
25.	At all times while the use continues, all requirements of the conditions of the development approval must be maintained.
	COMMENCEMENT OF USE
26.	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. It may be necessary for Council to use such bonds for the completion of outstanding works without a specific timeframe agreed. The decision to accept bonds or other securities to satisfy a condition will be that of Council, not the applicant.
27.	Council must be notified in writing of the date of the commencement of the use within 14 days of commencement. 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 *Planning Act 2016*. Section 86 of the *Planning Act 2016* sets out how an extension to the period of approval can be requested.

28.	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.
	PLEASE READ CAREFULLY – NOTES AND ADVICE
	When approval takes effect This approval takes effect in accordance with section 85 of the P*lanning Act 2016.* *When approval lapses* This approval will lapse if the use has not commenced within **six (6) years** of the date the development approval takes effect. Section 86 of the *Planning Act 2016* sets out how an extension to the period of approval can be requested.
	This approval in no way removes the duty of care responsibility of the applicant under the *Aboriginal Cultural Heritage Act 2003.* Pursuant to Section 23(1) of the *Aboriginal Cultural Heritage Act 2003*, 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").
	This approval in no way authorises the clearing of native vegetation protected under the *Vegetation Management Act 1999.*
	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.

Attachment 2 – Approved Plans

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/47W
Dated: 23 September 2021
Signed: RM
Print Name: Mrs Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

SIGNATURES:

OWNERS:

BUILDER:

locality plan

AMENDMENTS			
No.	DATE	AUTHOR	AMENDMENT
1	18:06:21	R.J.S.	ISSUE FOR COMMENT
2	22:06:21	R.J.S.	REVISED ISSUE FOR COMMENT
3	28:06:21	R.J.S.	REVISED ISSUE FOR COMMENT
4	26:07:21	R.J.S.	REVISED ISSUE FOR COMMENT
5	29:07:21	R.J.S.	ISSUE FOR CONSTRUCTION

PLOT SCALE 1=100
PLOT DATE 28:07:21

MASTER BUILDERS COOTAMUNDRA Proud Member 30

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND THE BUILDING CODE OD AUSTRALIA
DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THIS BUILDING
VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENTS SHALL BE MADE WITHOUT APPROVAL

0 1cm 2cm 3cm 4cm 5cm
FULL SIZE ON ORIGINAL

PROJECT:
EXTENSIONS TO RESIDENCE
N3 TC2.5 - T1 - PS

RJS designs

CLIENT: MAL & GENEVIEVE GOLLAN
SHEET NAME: locality plan
DRAWN: R.J. STEGER
e-mail: ksteger @bigpond.net.au
ph 0417983505
QBCC LICENCE No. 57682
ABN 60139377296

COPYRIGHT - 2020 - R.J. STEGER
SHEET SIZE @ 1:100 - A3
SHEET 1 OF 11

PROJECT ADDRESS:
421 KILDONAN ROAD, GOONDIWINDI

SCALE: 1 : 2500
DWG No. 2129.01
AMDT 5

KILDONAN ROAD

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/47W
Dated: 23 September 2021
Signed: RM McMahon
Print Name: Mrs Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

NOTES!

1. CONFIRM LOCATION OF BUILDINGS ON SITE PRIOR TO CONSTRUCTION.
2. SURVEY INFORMATION TO BE CONFIRMED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION
3. CONFIRM LOCATION OF ALL SERVICES ON SITE PRIOR TO CONSTRUCTION.
4. HOUSE TREATMENT PLANT DETAILS AND INSTALLATION BY OTHERS

REAL PROPERTY DESCRIPTION

LOT No 294
M.A. 3453

SIGNATURES:

OWNERS:

BUILDER:

site plan

AMENDMENTS

No.	DATE	AUTHOR	AMENDMENT
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PLOT SCALE 1=100
PLOT DATE 29:07:21

MASTER BUILDERS QUEENSLAND Proud Member 30

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DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THIS BUILDING
VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENTS SHALL BE MADE WITHOUT APPROVAL

0 1m 2m 3m 4m 5m
FULL SIZE ON ORIGINAL

PROJECT:
PROPOSED NEW RESIDENCE
N3 TC2.5 - T1 - PS

RJS designs

CLIENT: MAL & GENEVIEVE GOLLAN
SHEET NAME: site plan

DRAWN: R.J. STEGER
e-mail: ksteger @bigpond.net.au
ph 0417983505
QBCC LICENCE No. 57682
ABN 60139377296

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SHEET SIZE @ 1:100 - A3
SHEET 2 OF 11

PROJECT ADDRESS:
421 KILDONAN ROAD, GOONDIWINDI

SCALE: 1 : 2000
DWG No. 2129.02
AMDT 5

NOTES!

S.A. DENOTES LOCATION OF INTERCONNECTED SMOKE ALARMS INSTALLED IN ACCORDANCE WITH CLAUSE 3.7.2 OF THE B.C.A. AND AS3786 AND QFES QLD. REQUIREMENTS

d.p. DENOTES LOCATIONS OF EXTERNAL DOWNPIPES REFER TO SHEET 09 FOR ROOF DRAINAGE CALCULATIONS

DENOTES LOCATION OF HOT WATER SYSTEMS

DENOTES LOCATION OF CEILING ACCESS TO BE CONFIRMED BY BUILDER

D.B. DENOTES LOCATION OF ELECTRICAL DISTRIBUTION BOARD

DENOTES CEILING FAN MINIMUM BLADE DIA. 900mm FITTED WITH SPEED CONTROLLER

DENOTES CEILING FAN MINIMUM BLADE DIA. 1200mm FITTED WITH SPEED CONTROLLER

fwg DENOTES LOCATIONS OF FLOOR WASTE GULLY

ALL PLUMBING FIXTURES & INSTALLATION INCLUDING PRESSURE LIMITING DEVICES, HOT WATER SYSTEMS & DUAL FLUSH TOILETS TO BE WELS RATED IN ACCORDANCE WITH AS/NZS 6400 - 2005 & AS 3500

ALL WET AREAS TO BE WATERPROOFED IN ACCORDANCE WITH CLAUSE 3.8.1 OF THE B.C.A.

ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH CLAUSE 3.6 OF THE B.C.A.
ALL WINDOWS TO BE 5mm GREY TINT GLASS

REFRIGERATOR, DISHWASHER & WASHING MACHINE SHOWN ON PLANS NOT INCLUDED IN CONTRACT

FLOOR AREA 354.8 SQ. METRES
OUTDOOR LIVING 82.3 SQ. METRES
FRONT PORCH 17.5 SQ. METRES
TOTAL AREA 454.6 SQ. METRES

floor plan

SIGNATURES:

OWNERS:

BUILDER:

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SHEET SIZE @ 1:100 - A3

SHEET 3 OF 11

AMENDMENTS

No.	DATE	AUTHOR	AMENDMENT
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4	26:07:21	R.J.S.	REVISED ISSUE FOR COMMENT
5	29:07:21	R.J.S.	ISSUE FOR CONSTRUCTION

PLOT SCALE 1=100
PLOT DATE 29:07:21

MASTER BUILDERS QUEENSLAND Proud Member 30

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA
DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THIS BUILDING
VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENTS SHALL BE MADE WITHOUT APPROVAL

0 1m 2m 3m 4m 5m
FULL SIZE ON ORIGINAL

PROJECT:
PROPOSED NEW RESIDENCE
N3 TC2.5 - T1 - PS

RJS designs

CLIENT: MAL & GENEVIEVE GOLLAN

SHEET NAME: floor plan

DRAWN: R.J. STEGER
e-mail: ksteger @bigpond.net.au
ph 0417983505
QBCC LICENCE No. 57682
ABN 60139377296

PROJECT ADDRESS:
421 KILDONAN ROAD, GOONDIWINDI

SCALE: 1 : 100

DWG No. 2129.03

AMDT 5

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice

Council Reference: 21/47w

Dated: 23 September 2021

Signed: RMM

Print Name: Ms Ronnie McMahon

(Under Delegation) ASSESSMENT MANAGER

elevation to east

front elevation

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/470
Dated: 23 September 2021
Signed: RM
Print Name: Mrs Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

NOTE!
F.F. DENOTES FINISHED FLOOR LEVEL
F.C. DENOTES FINISHED CEILING LEVEL

SIGNATURES:

OWNERS:

BUILDER:

AMENDMENTS			
No.	DATE	AUTHOR	AMENDMENT
1	18:06:21	R.J.S.	ISSUE FOR COMMENT
2	22:06:21	R.J.S.	REVISED ISSUE FOR COMMENT
3	28:06:21	R.J.S.	REVISED ISSUE FOR COMMENT
4	26:07:21	R.J.S.	REVISED ISSUE FOR COMMENT
5	29:07:21	R.J.S.	ISSUE FOR CONSTRUCTION

PLOT SCALE 1=100
PLOT DATE 29:07:21

MASTER BUILDERS QUEENSLAND Proud Member 30

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA. DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THIS BUILDING. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENTS SHALL BE MADE WITHOUT APPROVAL

0 1m 2m 3m 4m 5m
FULL SIZE ON ORIGINAL

PROJECT:
PROPOSED NEW RESIDENCE
N3 TC2.5 - T1 - PS

RJS designs

CLIENT: MAL & GENEVIEVE GOLLAN
SHEET NAME: elevations

DRAWN: R.J. STEGER
e-mail: ksteger @bigpond.net.au
ph 0417983505
QBCC LICENCE No. 57682
ABN 60139377296

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SHEET SIZE @ 1:100 - A3
SHEET 4 OF 11

PROJECT ADDRESS:
421 KILDONAN ROAD, GOONDIWINDI

SCALE: 1 : 100
DWG No. 2129.04
AMDT 5

elevation to west

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 21/47W
Dated: 23 September 2021
Signed:
Print Name: Mrs Ronnie McMahon
(Under Delegation) ASSESSMENT MANAGER

elevation to south

SIGNATURES:

OWNERS:

BUILDER:

NOTE!
F.F. DENOTES FINISHED FLOOR LEVEL
F.C. DENOTES FINISHED CEILING LEVEL

AMENDMENTS

No.	DATE	AUTHOR	AMENDMENT
1	18:06:21	R.J.S.	ISSUE FOR COMMENT
2	22:06:21	R.J.S.	REVISED ISSUE FOR COMMENT
3	28:06:21	R.J.S.	REVISED ISSUE FOR COMMENT
4	26:07:21	R.J.S.	REVISED ISSUE FOR COMMENT
5	29:07:21	R.J.S.	ISSUE FOR CONSTRUCTION

PLOT SCALE 1=100
PLOT DATE 28:07:21

MASTER BUILDERS QUEENSLAND Proud Member 30

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA
DESIGNER SHALL NOT BE RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THIS BUILDING
VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES AND NO AMENDMENTS SHALL BE MADE WITHOUT APPROVAL

0 1m 2m 3m 4m 5m
FULL SIZE ON ORIGINAL

PROJECT:
PROPOSED NEW RESIDENCE
N3 TC2.5 - T1 - PS

RJS designs

CLIENT: MAL & GENEVIEVE GOLLAN
SHEET NAME: elevations

DRAWN: R.J. STEGER
e-mail: ksteger @bigpond.net.au
ph 0417983505
QBCC LICENCE No. 57682
ABN 60139377296

PROJECT ADDRESS:
421 KILDONAN ROAD, GOONDIWINDI

SCALE: 1 : 100
DWG No. 2129.05
AMDT 5

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SHEET SIZE @ 1:100 - A3
SHEET 5 OF 11

Goondiwindi REGIONAL COUNCIL

Attachment 3 – 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" – "Dwelling house"* (Dwelling within a mapped flood hazard area)

21/47W

"Langwood", 421 Kildonan Road, Goondiwindi

Lot 294 on MA3453

On 22 September 2021, 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 (Version 2), 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 (Version 2):* AO1.1, AO1.2, AO1.3, AO1.4, AO2.2, AO3.1, AO3.2, AO4, AO5.1, AO5.2, AO6.1, AO6.2, PO7

3. Compliance with benchmarks

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

4. Relevant matters for impact assessable development

Not applicable, as the development was code assessable.

5. Matters raised in submissions for impact assessable development

Not applicable, as the development was code assessable.

6. Matters prescribed by Regulation

Not applicable to this development.

Goondiwindi REGIONAL COUNCIL

Attachment 4 – *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.