



Blackall-Tambo Regional Council

Blackall-Tambo Regional Council

6 Coronation Drive, BLACKALL QLD 4472
PO Box 21, BLACKALL QLD 4472
P: (07) 4621 6600
F: (07) 4621 8855
admin@btrc.qld.gov.au
www.btrc.qld.gov.au

ABN: 42 062 968 922

DECISION NOTICE APPROVAL

PLANNING ACT 2016, SECTION 63

I refer to your application and advise that on 18 August 2020, Blackall-Tambo Regional Council decided to approve the application in full, subject to conditions. Details of the decision are as follows:

1. APPLICATION DETAILS

Application Number: DA 25-2020-2021
Properly Made Date: 21 April 2021
Decision Date: 18 August 2021
Planning Scheme: Blackall-Tambo Region Planning Scheme 2020

2. APPLICANT DETAILS

Name: Churches of Christ in Queensland
Postal Address: C/- Saunders Havill Group
9 Thompson Street
Bowen Hills QLD 4006
Email Address: Jasminhutrikino@saundershavill.com

3. PROPERTY DETAILS

Street Address: Lot 1 Coronation Drive, Blackall
Real Property Description: Lot 1 on SP318666
Local Government Area: Blackall-Tambo Regional Council

4. DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Material Change of Use for a Residential Care Facility and Retirement Facility (10 bedroom extension)

5. CURRENCY PERIOD

This development approval will lapse at the end of the period set out in section 85(1)(a) of the *Planning Act 2016*.

6. ASSESSMENT MANAGER CONDITIONS

1.0 PARAMETERS OF APPROVAL

- 1.1 The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor or invitee of the Developer at all times unless otherwise stated.
- 1.2 Where these conditions refer to “Council” in relation to requiring Council to approve or be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken and completed prior to commencement of the use and to Council’s satisfaction, unless otherwise stated in a development condition.
- 1.4 The cost of all works associated with the construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.
- 1.5 The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out for the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.
- 1.6 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.

2.0 APPROVED PLANS AND DOCUMENTS

- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

Plan/Document Name	Plan/Document Number	Date
Existing/Demolition Site Plan	DA101	23/06/21
Proposed Site Plan	DA102	23/06/21
Proposed Overall Floor Plan	DA103	23/06/21
Existing/Demolition Floor Plan	DA201	23/06/21
Proposed Floor Plan	DA202	23/06/21
Roof Plan	DA203	23/06/21
Elevations and Sections	DA501	23/06/21
Perspectives	DA901	23/06/21
Proposed Site Plan - Landscaping as amended by BTRC	DA102	23/6/2021 (amended 11/08/2021)

2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.

3.0 ACCESS AND PARKING WORKS

3.1 Provide and maintain a minimum of 24 car parking spaces on-site. All car parking spaces must be clearly identified by either line-marking or signage.

4.0 STORMWATER WORKS

4.1 Stormwater from the approved extension must drain to a lawful point of discharge. Stormwater run-off must not adversely affect adjoining land or infrastructure in comparison to the pre-development condition by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.

5.0 ENVIRONMENTAL HEALTH

5.1 Undertake the approved development so there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of noise, dust, vibration, odour, fumes, smoke, vapour, steam, soot, wastewater, waste products, oil or otherwise.

5.2 Maintain outdoor lighting to comply with AS4282 Control of Obstructive Effects of Outdoor Lighting.

5.3 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.

5.4 In accordance with the Environmental Protection (Waste Management) Regulations, all waste storage areas must be kept in a clean, tidy condition, and sufficient waste containers and services are to be provided to cater for the containment and removal of all waste generated on the site. Waste must be removed to a lawful landfill.

6.0 SERVICES

6.1 The approved extension must be serviced by the premises' existing connection to Council's reticulated water and sewerage networks.

6.2 Electricity and telecommunication services must be provided to the approved extension in accordance with the standards and requirements of the relevant service provider.

7.0 LANDSCAPING AND FENCING

7.1 The finished floor level of the approved extension must achieve a minimum 300mm freeboard above the defined flood level of 282 metres Australian Height Datum for Blackall.

8.0 LANDSCAPING AND FENCING

8.1 Establish and maintain landscaping in vacant areas identified on the approved 'Proposed Site Plan – Landscaping as amended by BTRC', except where pathways and outdoor recreation areas may be established. At a minimum, landscaping must be provided by way of turfing vacant areas.

8.2 Ensure the landscaped areas are subject to water and maintenance during the establishment phase, and an ongoing maintenance and replanting program as required.

8.3 Boundary fencing must be provided along the western boundary shared with Lot 2 on SP309900.

9.0 ASSET MANAGEMENT

9.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.

10.0 CONSTRUCTION ACTIVITIES

10.1 Prior to construction of the vehicle access and water and sewer connections, forms for a Minor Works on Road Application and a Water/Sewer Connection Application must be completed and submitted to Council to notify the details of work being undertaken.

10.2 Implement and maintain an Erosion and Sediment Control Plan (ESCP) on-site, in accordance with the IECA 2008 Best Practice Erosion and Sediment Control document (as amended) for the duration of the works, and until such time all exposed soil areas are permanently stabilised. The ESCP must be available on-site for inspection by Council Officers during the works.

10.3 The construction of any works must be undertaken in accordance with good engineering practice and workmanship and generally in accordance with the provisions of any relevant standards under the Blackall-Tambo Region Planning Scheme.

10.4 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site, unless otherwise approved in writing by Council.

10.5 Construction activity and noise must be limited to the hours of 06:30 to 18:30 Monday to Saturday, with no work to occur on Sundays or public holidays.

7. ADVISORY NOTES

A. Prior to commencing any construction activities, the applicant/developer will be required to obtain further development permits for building work, and plumbing and drainage work, and potentially for operational work, as required under relevant legislation for this work.

B. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements. Any provisions contained in this approval relating to the enforcement of any of the conditions shall be in addition to all other rights, powers and privileges that the Council may possess or obtain, and nothing contained in these conditions shall be construed so as to prejudice, affect or otherwise derogate or limit these rights, powers and privileges of the Council.

C. General environmental duty under the Environmental Protection Act 1994 and subordinate legislation prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

D. This development approval does not authorise any activity that may harm Aboriginal cultural heritage. It is advised that under section 23 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”).

8. STATEMENT OF REASONS

8.1 Description of Development

The development application is for a Development Permit for Material Change of Use for a Residential Care Facility and Retirement Facility (10 bedroom extension) approved as per Decision Notice DA 25-2020-2021.

8.2 Assessment Benchmarks

The following are the benchmarks that are applicable to this development:

Benchmark applying for the development	Benchmark reference
<ul style="list-style-type: none">• Strategic Framework• Township Zone Code• General Development Code	<i>Blackall-Tambo Region Planning Scheme 2020</i>

8.3 Relevant Matters

Nil.

8.4 Matters Raised in Submission

The development application did not require public notification.

8.5 Reason for Decision

The development application is approved and the reasons for the decision are based on findings on material questions of fact:

- A Residential Care Facility and Retirement Facility are consistent uses in the Commercial Precinct of the Township Zone;
- The scale and character of the proposed built form is compatible with existing building design on the site and in surrounding area;
- Development will be operated in a manner that is compatible with the amenity of the locality;
- Development will be adequately serviced by sealed vehicle accesses, on-site parking and reticulated infrastructure connections;
- The development outcome is consistent with the Strategic Intent of the Planning Scheme with regards to meeting the community needs of an aging population through suitable and well-designed accommodation and care; and
- Development does not conflict with the State Planning Policy 2017 and Central West Regional Plan 2009, as reflected in the Planning Scheme.

9. PROPERLY MADE SUBMISSIONS

The development application did not require public notification.

10. REFERRAL AGENCIES

PLANNING REGULATION 2017	FOR AN APPLICATION INVOLVING	NAME OF AGENCY	STATUS	ADDRESS
Schedule 10, Part 9, Subdivision 2, Table 4	Material change of use of premises near a State transport corridor.	The Chief Executive Department of State Development, Infrastructure, Local Government and Planning	Concurrence	Department of State Development, Infrastructure, Local Government and Planning Central Queensland Region Office PO Box 113 ROCKHAMPTON QLD 4700 Ph: (07) 4924 2913 Email: Rockhampton@dsdmip.qld.gov.au MyDAS2 online referrals: https://prod2.dev-assess.qld.gov.au/suite/

11. FURTHER DEVELOPMENT PERMITS REQUIRED

The following further development permits are required:

- Building Work; and
- Plumbing and Drainage Work.

12. RIGHTS OF APPEAL

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016* (included in the attachment to this decision notice). For particular 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*).

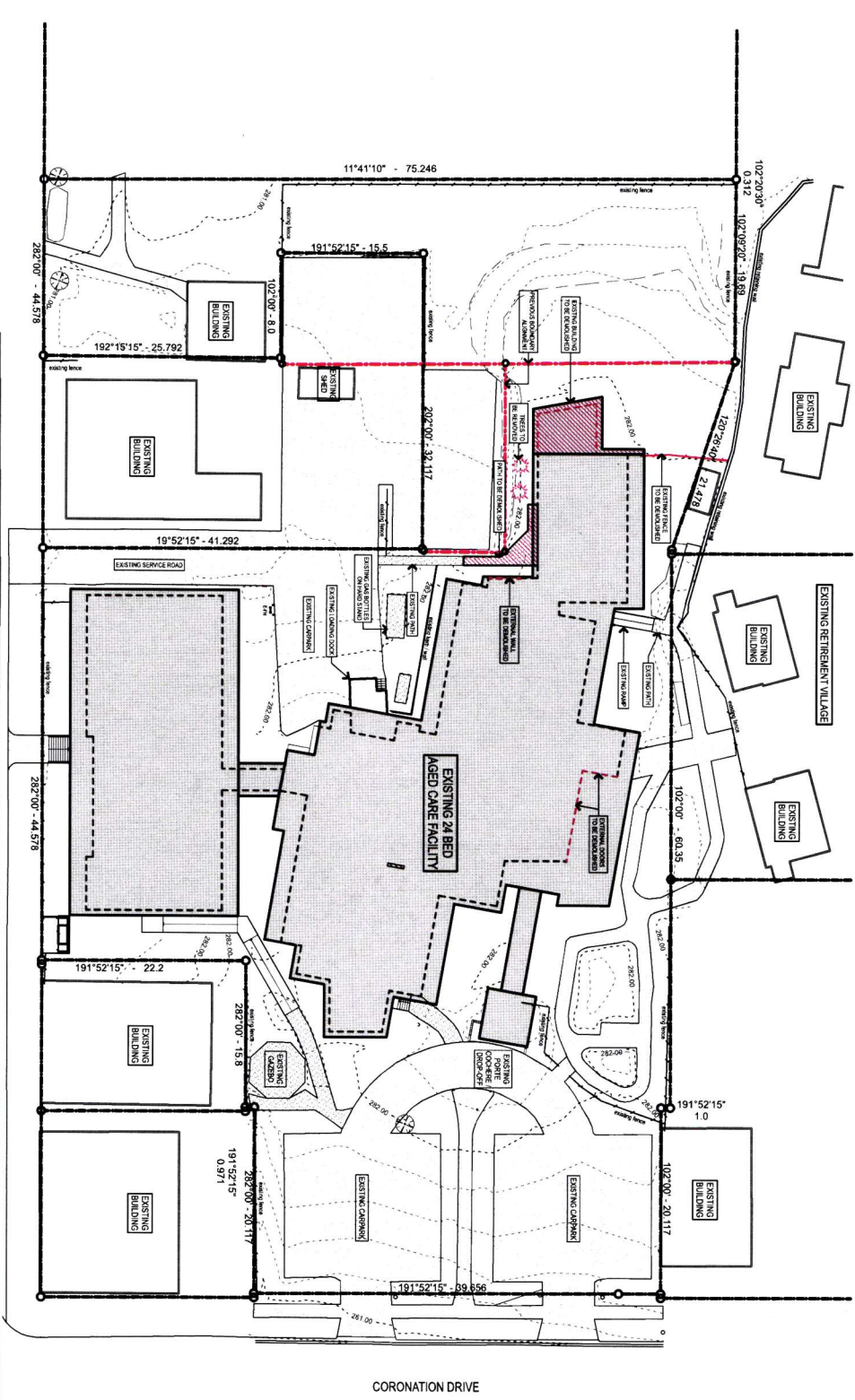
13. DELEGATED PERSON



DA Howard
CHIEF EXECUTIVE OFFICER
24 August 2021

Encl: **Attachment A** – Stamped Approved Plans
Attachment B – Referral Response
Attachment C – Appeal Provisions

Attachment A – Stamped Approved Plans



EXISTING / DEMOLITION SITE PLAN
SCALE 1:500

SHARROCK STREET

CORONATION DRIVE

BLACKALL-TAMBO REGIONAL COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material Change of Use for a Residential Care Facility and Retirement Facility (10 bedroom extension) Address: Lot 1 Coronation Drive, Blackall, described as lot 1 on SP3189666 Referred to in Council's Decision Notice for DA 25-2020-2021

Approval Date: 18 August 2021
Application Number: DA 25-2020-2021

NOTES - Site Plan
GFA has been calculated at the building level to the floor of the external walls. Eaves and include unenclosed balconies, stairs, ramps and other protrusions above the ground level.

AREAS

EXISTING SITE AREA - to previous site boundaries (shown red)	5,163 m ²
EXISTING SITE COVER - to previous site boundaries (shown red)	41.5%
EXISTING TOTAL GFA (approx.)	1,640 m ²
EXISTING GFA (to be demolished)	31 m ²

BEDROOMS	24
EXISTING BED NUMBERS	24

Rev	Date	Details	By	Check	Appr
B	23/08/21	DA REV / REVISION			DC
A	11/03/21	DEVELOPMENT APPLICATION			DC
0	03/71	PROJECT GFA MANAGER, DC			GN

PRELIMINARY NOT FOR CONSTRUCTION



+ Barcoo Living Multi Purpose Service

Mclean Place Aged Care Extensions & Alterations
Onr Shamrock St & Coronation St, Blackall QLD, 4472



Ph: 07 3320 1420
Fax: 07 3320 1425
Email: reception@merrinncranston.com
Name: George Balas, Orla'2460, NSW 10791
ANR 60 010 242 278

EXISTING / DEMOLITION SITE PLAN

SCALE 1:500 # AS1 APPROVAL DATE 23/6/21
PROJECT No. C732 DA101 B

1. The site plan is a preliminary design and is subject to change without notice.

2. The site plan is a preliminary design and is subject to change without notice.

3. The site plan is a preliminary design and is subject to change without notice.

AREAS

EXISTING SITE AREA - to previous site boundaries	5,183 m ²
EXISTING SITE COVER - to previous site boundaries	41.9%
EXISTING SITE COVER - to approved new site boundaries	32%
EXISTING TOTAL GFA (approx.)	1,640 m ²
EXISTING GFA (to be demolished)	31 m ²

APPROVED NEW SITE AREA

PROPOSED SITE COVER	6,027 m ²
PROPOSED EXTENSION GFA (approx.)	40.6%
PROPOSED ENCLOSED VERANDAH GFA	490 m ²
PROPOSED TOTAL GFA	37 m ²

BEDROOMS

EXISTING BED NUMBERS	24
PROPOSED NEW BED NUMBERS	10
PROPOSED TOTAL BED NUMBERS	34

REV	DATE	DESCRIPTION	BY
B	23/08/21	DATE/REVISION	DC
A	11/03/21	DEVELOPMENT APPLICATION	DC
REV	DATE	DESCRIPTION	BY
0	03/21	PRELIMINARY	DC

PRELIMINARY
NOT FOR CONSTRUCTION

Churches of Christ
in Queensland

+ Barcoo Living Multi Purpose Service

McLean Place Aged Care Extensions
& Alterations
Cnr Shamrock St & Coronation St, Blackall
QLD 4472

Merrin & Cranston
Architects

PH: 07 3320 1220
FAX: 07 3320 1125
EMAIL: info@merrinarchitects.com
CORPORATE: 04 2480 NSW 10791
NSW: 08 010 242 872

PROPOSED SITE PLAN

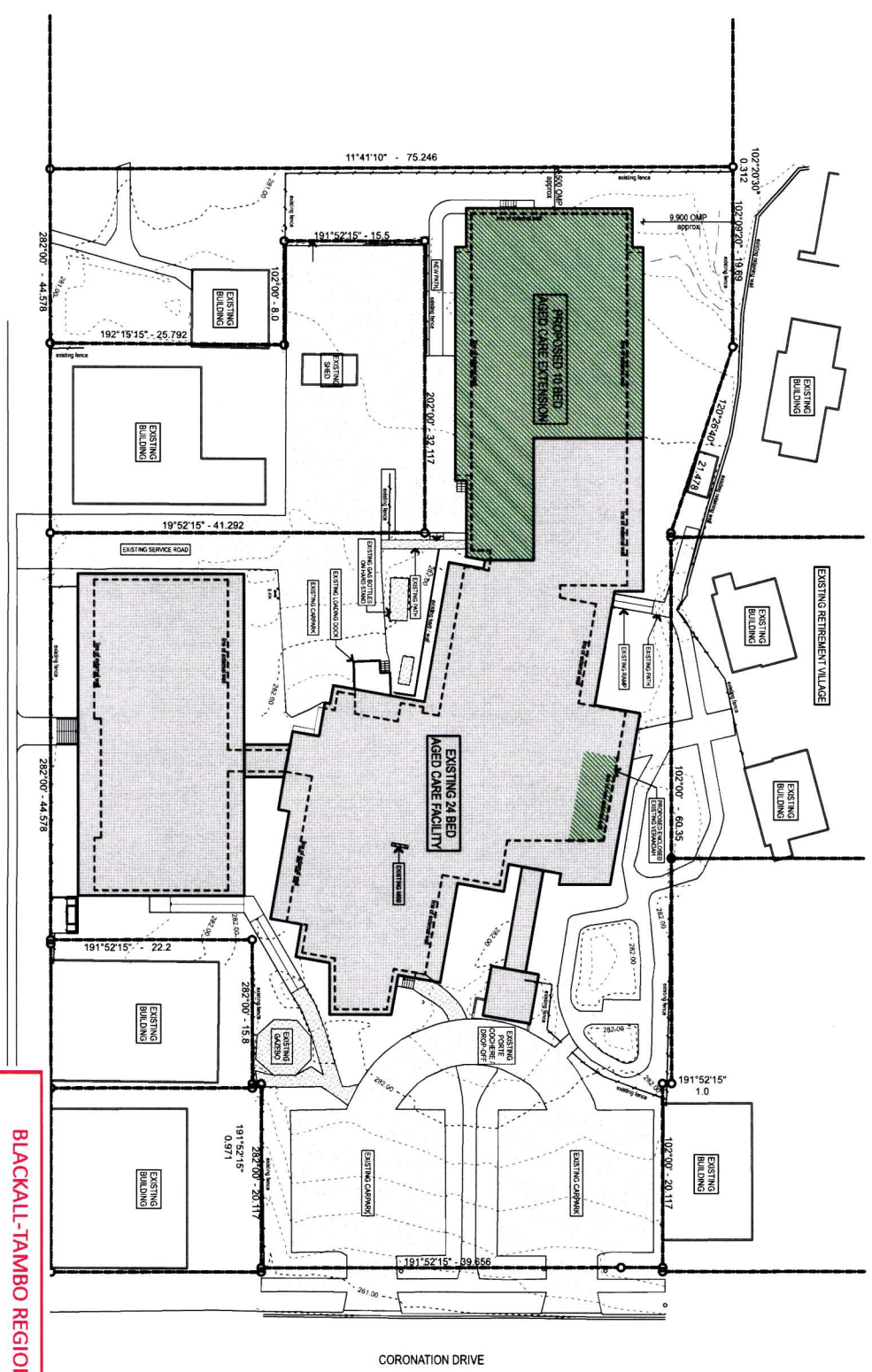
SCALE 1:500

PROJECT NO. 2316/21
SHEET NO. B

DATE 23/08/21

DA102

23/08/21



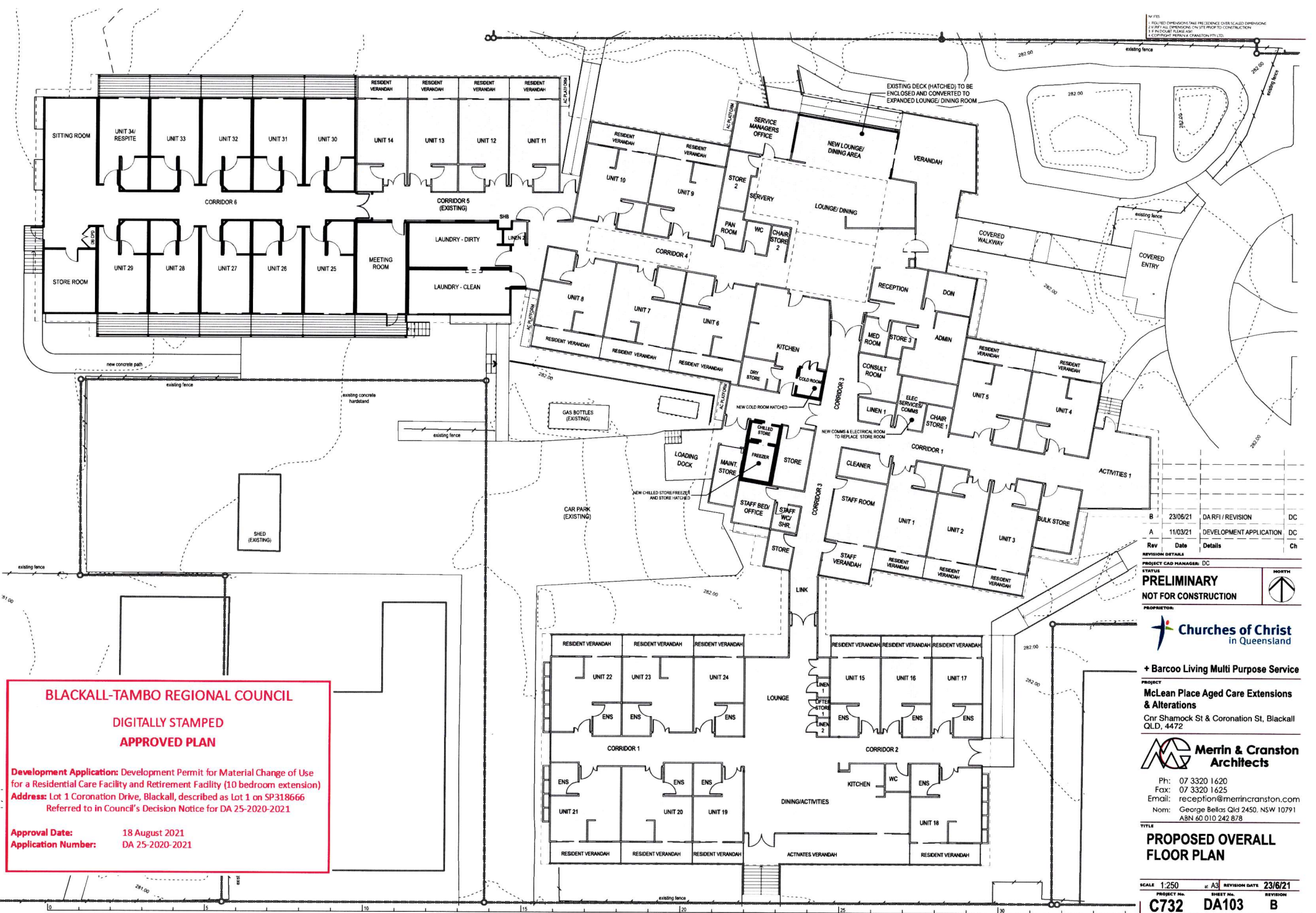
PROPOSED SITE PLAN
SCALE 1:500

BLACKALL-TAMBO REGIONAL COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material Change of Use for a Residential Care Facility and Retirement Facility (10 bedroom extension) Address: Lot 1 Coronation Drive, Blackall, described as Lot 1 on SP318666 Referred to in Council's Decision Notice for DA 25-2020-2021

Approval Date: 18 August 2021
Application Number: DA 25-2020-2021

1. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
 2. ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
 3. IF IN DOUBT PLEASE ASK
 4. COPYRIGHT MERRELL CRANSTON PTY LTD



BLACKALL-TAMBO REGIONAL COUNCIL

**DIGITALLY STAMPED
APPROVED PLAN**

Development Application: Development Permit for Material Change of Use for a Residential Care Facility and Retirement Facility (10 bedroom extension)
Address: Lot 1 Coronation Drive, Blackall, described as Lot 1 on SP318666
 Referred to in Council's Decision Notice for DA 25-2020-2021

Approval Date: 18 August 2021
Application Number: DA 25-2020-2021

B	23/08/21	DA RFI / REVISION	DC
A	11/03/21	DEVELOPMENT APPLICATION	DC
Rev	Date	Details	Ch
REVISION DETAILS			
PROJECT CAD MANAGER: DC			
STATUS			
PRELIMINARY			
NOT FOR CONSTRUCTION			
PROPRIETOR:			



+ Barcoo Living Multi Purpose Service

PROJECT
McLean Place Aged Care Extensions & Alterations
 Cnr Shamock St & Coronation St, Blackall QLD, 4472



Ph: 07 3320 1620
 Fax: 07 3320 1625
 Email: reception@merrincranston.com
 Nom: George Bellas Old 2450, NSW 10791
 ASN 60 010 242 878

TITLE
PROPOSED OVERALL FLOOR PLAN

SCALE	1:250	W	A3	REVISION DATE	23/6/21
PROJECT NO.	C732	SHEET NO.	DA103	REVISION	B

BLACKALL-TAMBO REGIONAL COUNCIL

**DIGITALLY STAMPED
APPROVED PLAN**

Development Application: Development Permit for Material Change of Use for a Residential Care Facility and Retirement Facility (10 bedroom extension)
Address: Lot 1 Coronation Drive, Blackall, described as Lot 1 on SP318666
Referred to in Council's Decision Notice for DA 25-2020-2021

Approval Date: 18 August 2021
Application Number: DA 25-2020-2021



Rev	Issue	Date	Chkd by
B	DA REF / REVISION	23/06/21	DC
A	DEVELOPMENT APPLICATION	11/03/21	DC

STATUS
PRELIMINARY
NOT FOR CONSTRUCTION

NOTES
1. FIGURES IN PARENTHESIS TAKE PRECEDENCE OVER SCALED DIMENSIONS
2. VERIFY ALL DIMENSIONS BY ON-SITE PRIOR TO CONSTRUCTION
3. IF IN DOUBT, PLEASE ASK
4. COPYRIGHT MERRIN & CRANSTON PTY LTD.

PROPRIETOR
Churches of Christ
in Queensland
+ Barcoo Living Multi Purpose Service

PROJECT
**McLean Place Aged Care
Extensions & Alterations**

**Merrin & Cranston
Architects**

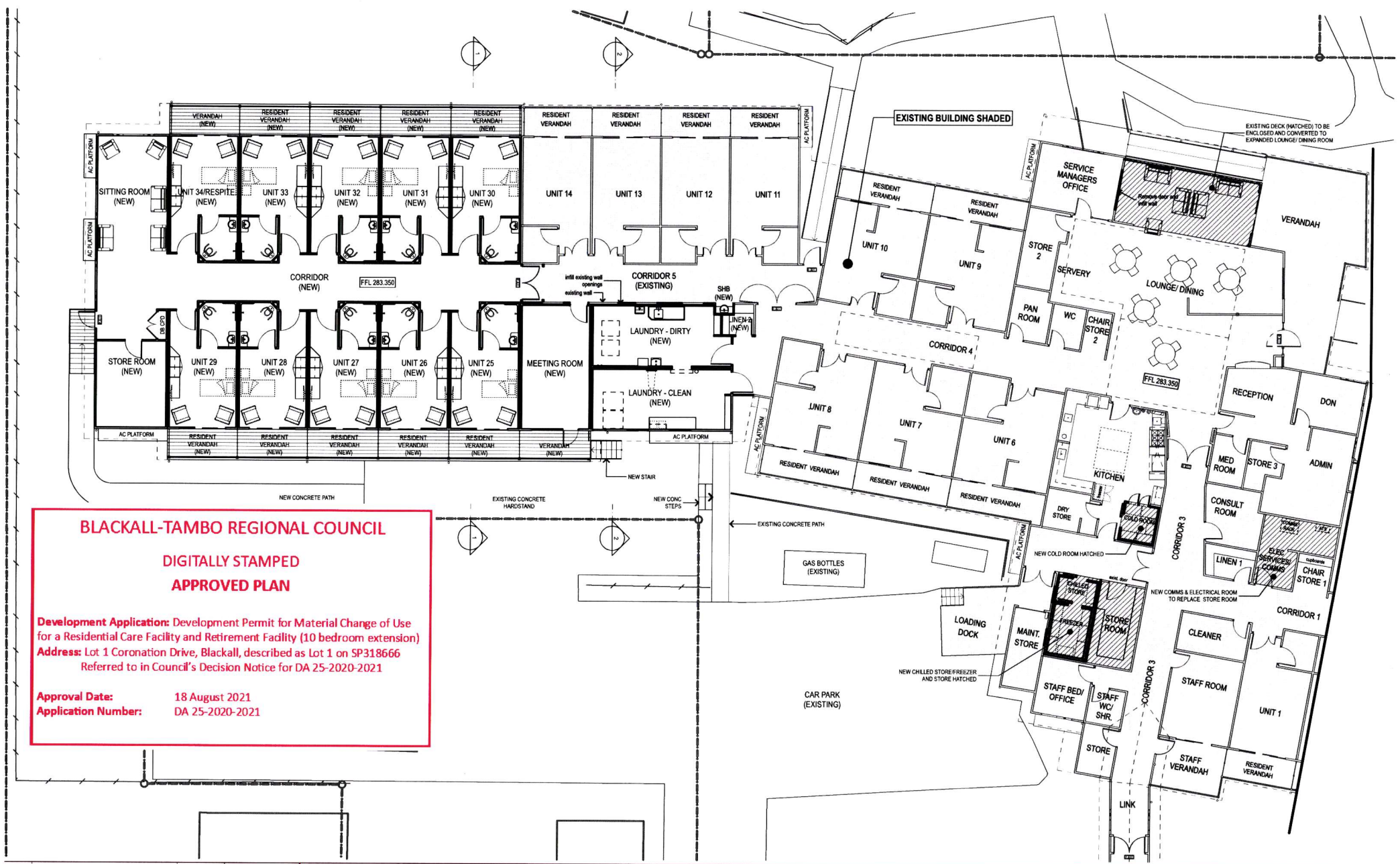
Ph: 07 3320 1620
Email: reception@merrincranston.com
Postal: 12 The Corso, Seven Hills, 4170

Nominated Architect:
George Belas Gld 4121, NSW 10791
ABN 60010242878

TITLE
**EXISTING / DEMOLITION FLOOR
PLAN**

SCALE: 1:200 at A3

PROJECT No.	SHEET	REVISION	DISTRIBUTION DATE
C732	DA201	B	23/6/21



BLACKALL-TAMBO REGIONAL COUNCIL

**DIGITALLY STAMPED
APPROVED PLAN**

Development Application: Development Permit for Material Change of Use for a Residential Care Facility and Retirement Facility (10 bedroom extension)
Address: Lot 1 Coronation Drive, Blackall, described as Lot 1 on SP318666
 Referred to in Council's Decision Notice for DA 25-2020-2021

Approval Date: 18 August 2021
Application Number: DA 25-2020-2021

Rev	Issue	Date	Chkd by
B	DA RFI / REVISION	23/06/21	DC
A	DEVELOPMENT APPLICATION	11/03/21	DC

STATUS
PRELIMINARY
 NOT FOR CONSTRUCTION

NOTES
 1. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS
 2. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
 3. IF IN DOUBT, RELEASE ASK
 4. COPYRIGHT MERRIN & CRANSTON PTY LTD.

PROPRIETOR
 Churches of Christ
 in Queensland
 + Barcoo Living Multi Purpose Service

PROJECT
**McLean Place Aged Care
 Extensions & Alterations**

**Merrin & Cranston
 Architects**

Ph: 07 3320 1420
 Email: reception@merrincranston.com
 Postal: 12 The Corso, Seven Hills, 4170

Nominated Architect:
 George Bellas, Qld 4121, NSW 10791
 ABN 60010242878

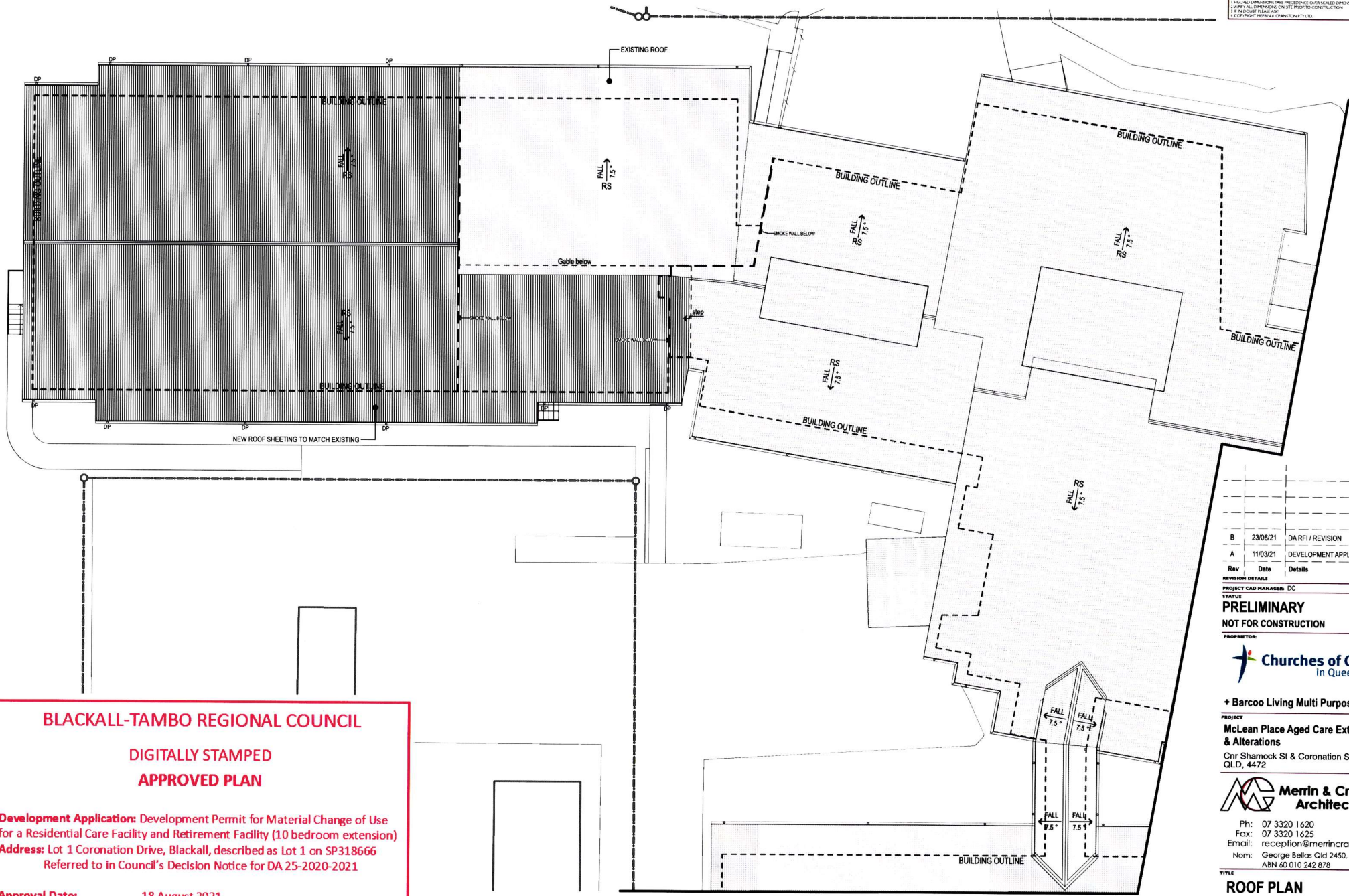
TITLE
PROPOSED FLOOR PLAN

SCALE
 1:200 at A3

DRAWN
 NORTH

PROJECT No.	SHEET	REVISION	DISTRIBUTION DATE
C732	DA202	B	23/6/21

1. W.P.F.
 2. REQUIRED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 3. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
 4. IF IN DOUBT, PLEASE ASK.
 5. COPYRIGHT MERRIN & CRANSTON PTY LTD.



BLACKALL-TAMBO REGIONAL COUNCIL

**DIGITALLY STAMPED
 APPROVED PLAN**

Development Application: Development Permit for Material Change of Use for a Residential Care Facility and Retirement Facility (10 bedroom extension)
Address: Lot 1 Coronation Drive, Blackall, described as Lot 1 on SP318666
 Referred to in Council's Decision Notice for DA 25-2020-2021

Approval Date: 18 August 2021
Application Number: DA 25-2020-2021

Rev	Date	Details	Ch
B	23/06/21	DA RFI / REVISION	DC
A	11/03/21	DEVELOPMENT APPLICATION	DC

REVISION DETAILS
 PROJECT CAD MANAGER: DC

STATUS
PRELIMINARY
 NOT FOR CONSTRUCTION



+ Barcoo Living Multi Purpose Service

PROJECT
McLean Place Aged Care Extensions & Alterations
 Cnr Shamook St & Coronation St, Blackall QLD, 4472

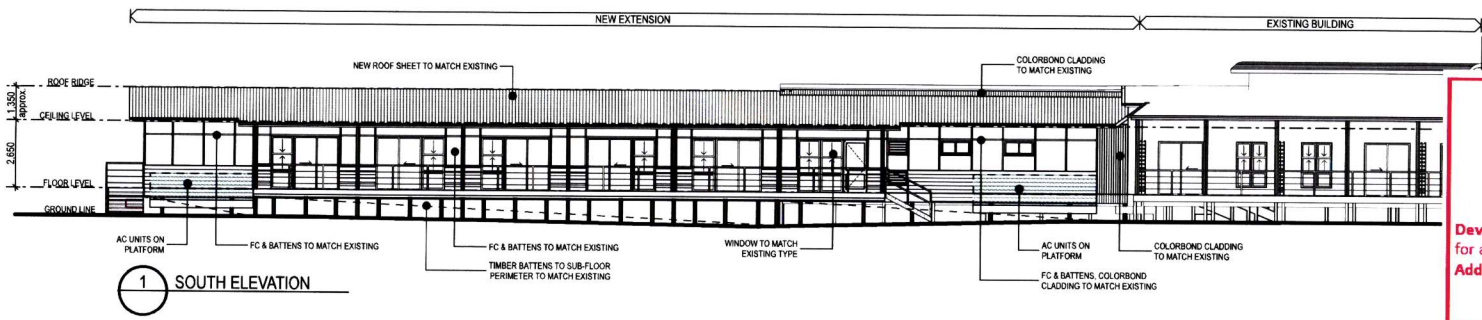


Ph: 07 3320 1620
 Fax: 07 3320 1625
 Email: reception@merrincranston.com
 Nom: George Bellas Qld 2450, NSW 10791
 ABN 60 010 242 878

TITLE
ROOF PLAN

SCALE	PROJECT NO.	SHEET NO.	REVISION DATE	REVISION
1:200	A3		23/6/21	
	C732	DA203		B

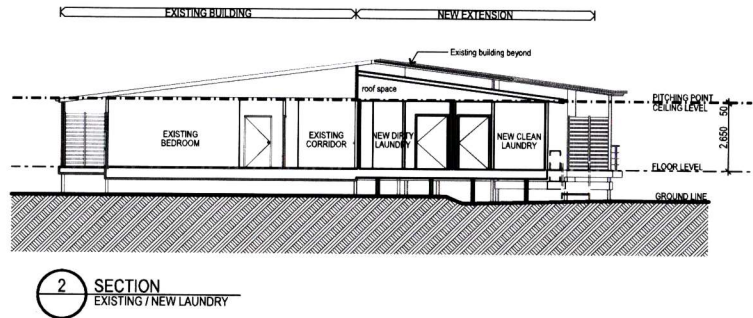
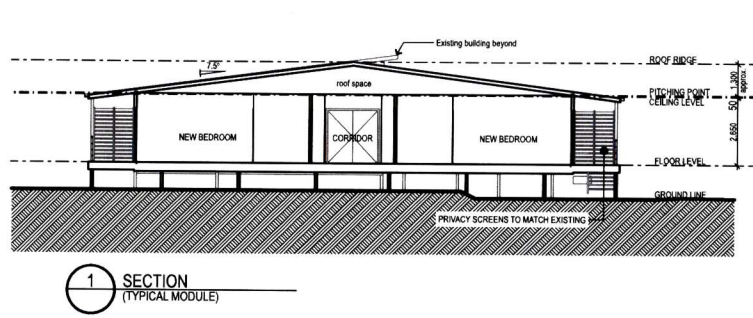
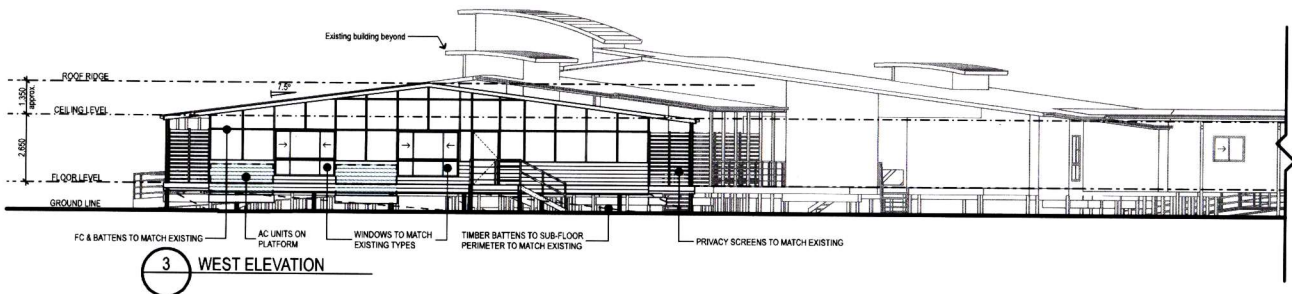
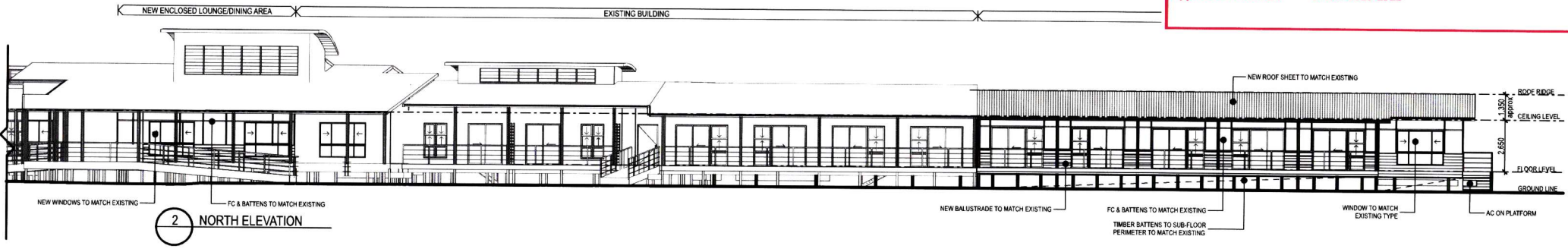
1. W/RTS
 2. EXISTING DIMENSIONS TAKE PRECEDENCE OVER CALLED DIMENSIONS
 3. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
 4. IN PROGRESS PLEASE WAIT
 5. COPYRIGHT MERRIN & CRANSTON PTY. LTD.



BLACKALL-TAMBO REGIONAL COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for Material Change of Use for a Residential Care Facility and Retirement Facility (10 bedroom extension)
Address: Lot 1 Coronation Drive, Blackall, described as Lot 1 on SP318666 Referred to in Council's Decision Notice for DA 25-2020-2021

Approval Date: 18 August 2021
Application Number: DA 25-2020-2021



Rev	Date	Details	Ch
B	23/08/21	DA RFI / REVISION	DC
A	11/03/21	DEVELOPMENT APPLICATION	DC

REVISION DETAILS

PROJECT CAD MANAGER:	DC
STATUS:	NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

PROFESSOR:



+ Barcoo Living Multi Purpose Service

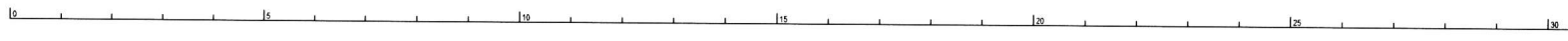
PROJECT
McLean Place Aged Care Extensions & Alterations
 Cnr Shamock St & Coronation St, Blackall QLD, 4472



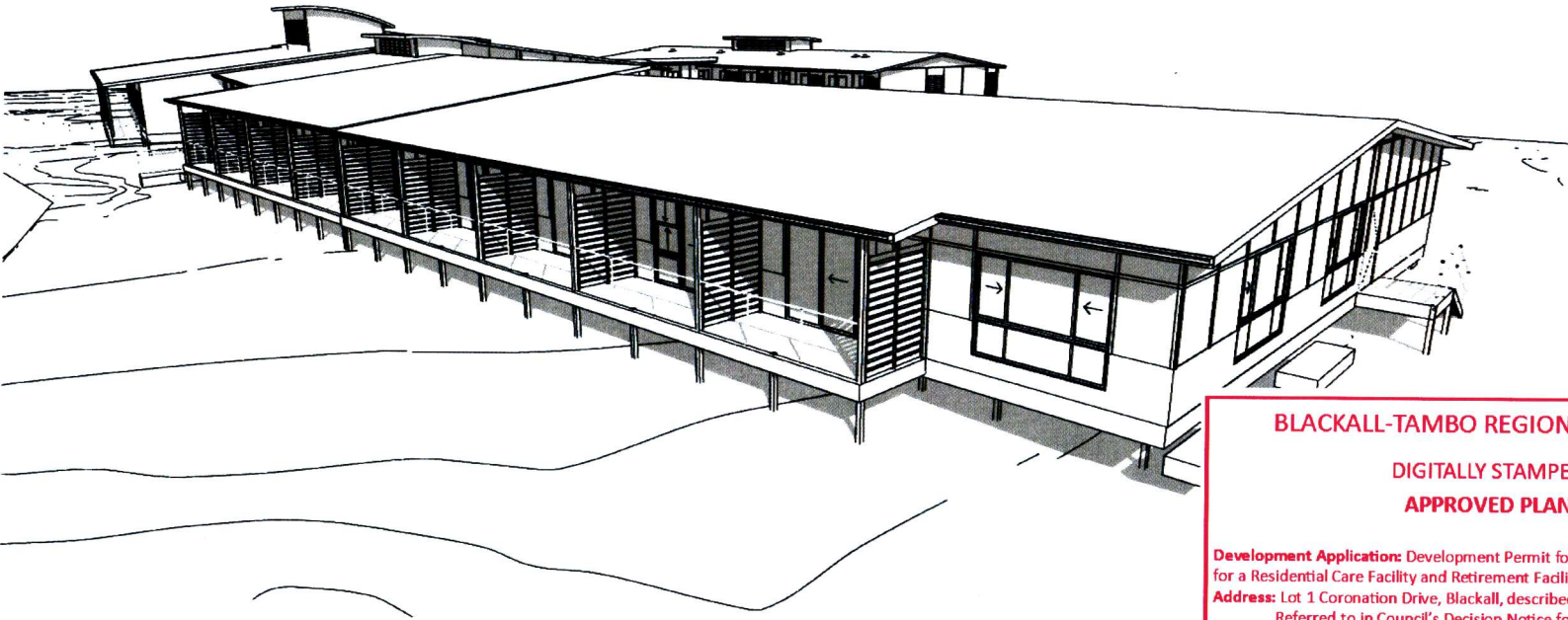
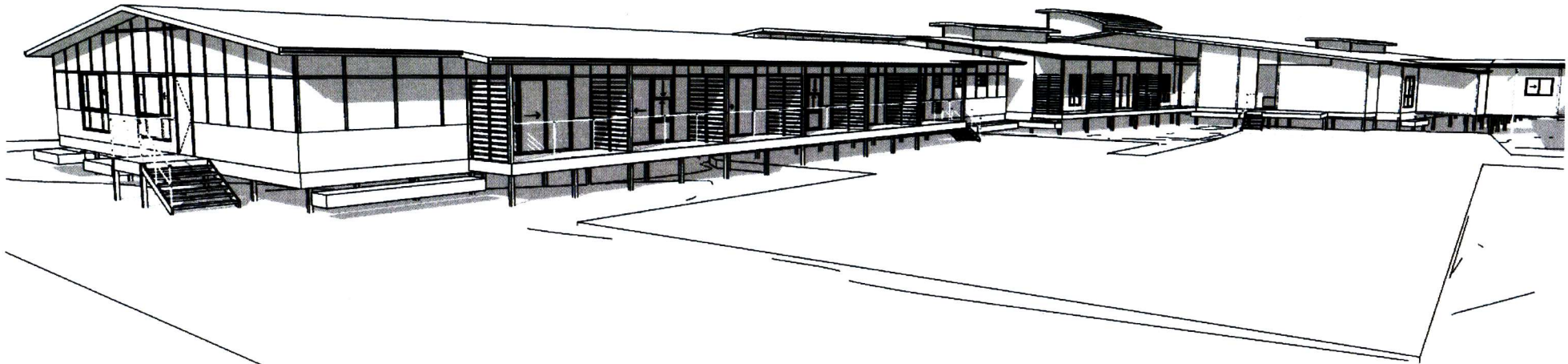
Ph: 07 3320 1620
 Fax: 07 3320 1625
 Email: reception@merrincranston.com
 Nom: George Bellas Qld 2450, NSW 10791
 ABN 60 010 242 878

TITLE
ELEVATIONS AND SECTIONS

SCALE 1:200 at A3 REVISION DATE 23/6/21
 PROJECT NO. C732 SHEET NO. DA501 REVISION B



NOTES
 1. CHECK DIMENSIONS AND FREQUENCIES OVER SCALED DIMENSIONS
 2. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
 3. IF IN DOUBT PLEASE ASK
 4. COPYRIGHT MERLIN & CRANSTON PTY LTD



Rev	Date	Details	Ch
B	23/06/21	DA RFI / REVISION	DC
A	11/03/21	DEVELOPMENT APPLICATION	DC

REVISION DETAILS

PROJECT CAD MANAGER: DC

STATUS

PRELIMINARY

NOT FOR CONSTRUCTION

PROPRIETOR:

CHURCHES OF CHRIST IN QUEENSLAND

Churches of Christ
in Queensland

+ Barcoo Living Multi Purpose Service

PROJECT

McLean Place Aged Care Extensions & Alterations

Cnr Shamock St & Coronation St, Blackall QLD, 4472

Merrin & Cranston Architects

Ph: 07 3320 1620
 Fax: 07 3320 1625
 Email: reception@merrincranston.com
 Nom: George Bellas Gld 2450, NSW 10791
 ABN 60 010 242 878

TITLE

PERSPECTIVES

SCALE 1:1.67, 1:2 @ A3 REVISION DATE 23/6/21

PROJECT NO. SHEET NO. REVISION

C732 DA901 B

BLACKALL-TAMBO REGIONAL COUNCIL

DIGITALLY STAMPED APPROVED PLAN

Development Application: Development Permit for Material Change of Use for a Residential Care Facility and Retirement Facility (10 bedroom extension)

Address: Lot 1 Coronation Drive, Blackall, described as Lot 1 on SP318666

Referred to in Council's Decision Notice for DA 25-2020-2021

Approval Date: 18 August 2021

Application Number: DA 25-2020-2021

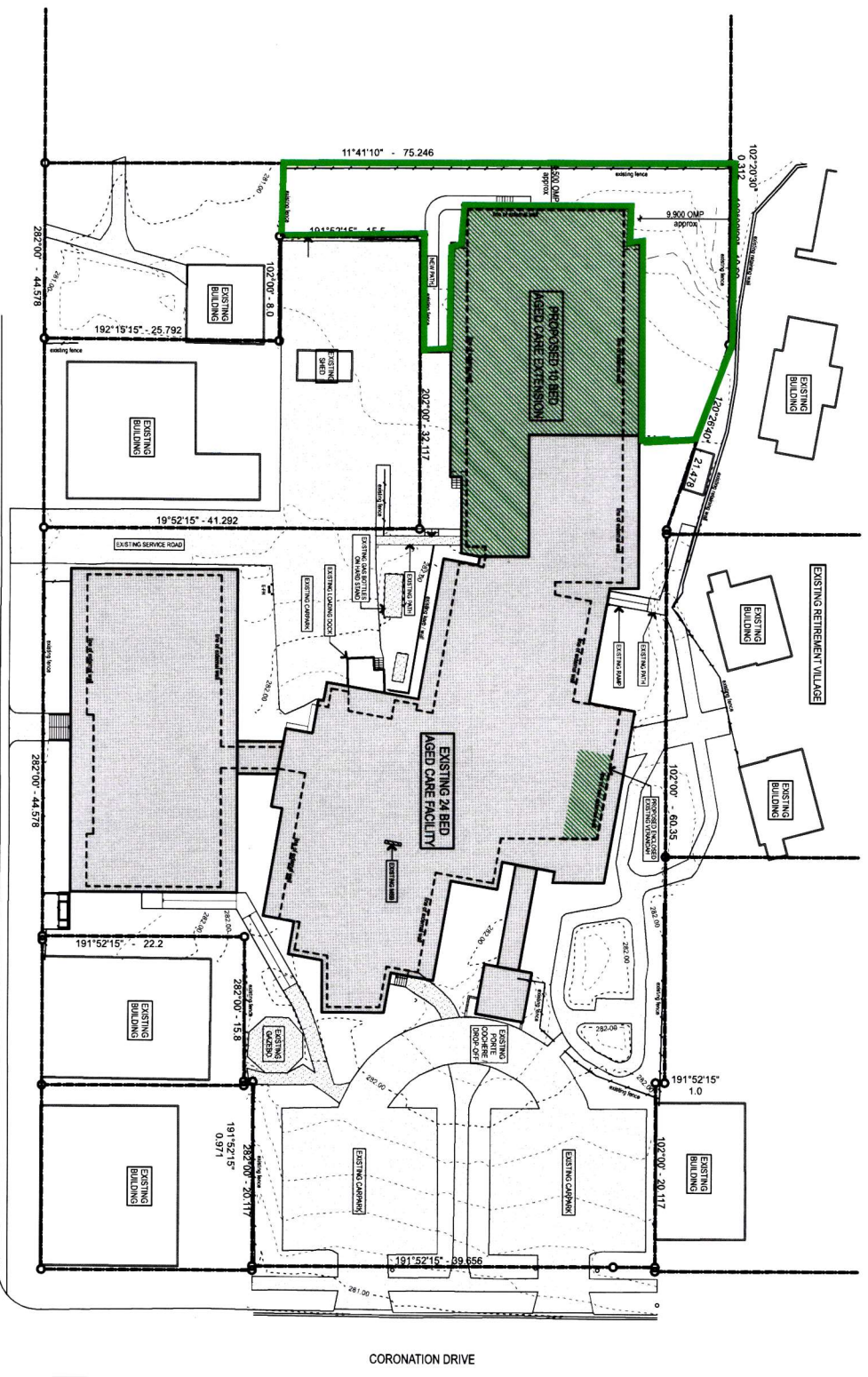
NOTES - Site Plan

1. All dimensions are to the centre of the wall unless otherwise stated.
 2. All dimensions are to the centre of the wall unless otherwise stated.
 3. All dimensions are to the centre of the wall unless otherwise stated.
 4. All dimensions are to the centre of the wall unless otherwise stated.
 5. All dimensions are to the centre of the wall unless otherwise stated.

AREAS

EXISTING SITE AREA - to previous site boundaries	5,153 m ²
EXISTING SITE COVER - to previous site boundaries	41.9%
EXISTING SITE COVER - to approved new site boundaries	32%
EXISTING TOTAL GFA (approx.)	1,640 m ²
EXISTING GFA (to be demolished)	31 m ²

APPROVED NEW SITE AREA	5,602 m ²
PROPOSED SITE COVER	40.6%
PROPOSED EXTENSION GFA (approx.)	490 m ²
PROPOSED ENG OSED VERANDAH GFA	37 m ²
PROPOSED TOTAL GFA	2,169 m ²
BEDROOMS	
EXISTING BED NUMBERS	24
PROPOSED NEW BED NUMBERS	10
PROPOSED TOTAL BED NUMBERS	34



PROPOSED SITE PLAN
 SCALE 1:300

Proposed landscaping (turf or other)

BLACKALL-TAMBO REGIONAL COUNCIL
 DIGITALLY STAMPED
 APPROVED PLAN

Development Application: Development Permit for Material Change of Use for a Residential Care Facility and Retirement Facility (10 bedroom extension) Address: Lot 1 Coronation Drive, Blackall, described as lot 1 on SP318666 Referred to in Council's Decision Notice for DA 25-2020-2021

Approval Date: 18 August 2021
 Application Number: DA 25-2020-2021



Churches of Christ
 in Queensland

+ Barcoo Living Multi Purpose Service
 PROJECT
McLean Place Aged Care Extensions & Alterations
 Cnr Shamrock St & Coronation St, Blackall QLD, 4472



Merrin & Cranston
 Architects

Ph: 07 3320 1420
 Fax: 07 3320 1425
 Email: reception@merrincranston.com
 Name: George Bellis OIA 2460, NSW 10791
 ABN 60 010 242 878

PROPOSED SITE PLAN
 Landscaping as amended by
 BTRC | 11/08/2021

PROJECT No. **C732** **DA102** **B**

Attachment B – Referral Response



SARA reference: 2104-21955 SRA
 Council reference: 25-2020-2021
 Applicant reference: 10494

13 May 2021

Chief Executive Officer
 Blackall Tambo Regional Council
 PO Box 21
 Blackall Qld 4472
 admin@btrc.qld.gov.au

Dear Sir/Madam

SARA response—Coronation Drive, Blackall

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 4 May 2021.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application.
Date of response:	13 May 2021
Advice:	Advice to the applicant is in Attachment 1 .
Reasons:	The reasons for the referral agency response are in Attachment 2 .

Development details

Description:	Development permit	Material change of use for building extension to a residential care facility and retirement facility.
SARA role:	Referral Agency.	
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017)	
	Development application for a material change of use within 25m of a State-controlled road	
SARA reference:	2104-21955 SRA	
Assessment Manager:	Blackall Tambo Regional Council	

Street address: Coronation Drive, Blackall
Real property description: 1SP318666
Applicant name: Churches of Christ in Queensland
Applicant contact details: 9 Thompson Street
Bowen Hills QLD 4006
jasminhurikino@saundershavill.com

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 3**.

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

For further information please contact Jonas Griffin Fodaro, Planning Officer, on 0749242915 or via email RockhamptonSARA@dsmip.qld.gov.au who will be pleased to assist.

Yours sincerely



Anthony Walsh
Manager Planning

cc Churches of Christ in Queensland, jasminhurikino@saundershavill.com

enc Attachment 1 - Advice to the applicant
Attachment 2 - Reasons for referral agency response
Attachment 3 - Representations provisions

Attachment 1— 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) v2.6. If a word remains undefined it has its ordinary meaning.

Attachment 2— Reasons for referral agency response

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

The reasons for the SARA's decision are:

- The proposal is for a material change of use for a building extension to a residential care facility and retirement facility.
- There is no new or changed access to a state-controlled road as part of the application.
- The development complies with relevant provisions of State code 1 of the State Development Assessment Provisions, version 2.6.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 2.6)
- The Development Assessment Rules
- SARA DA Mapping system

Attachment 3— Change representation provisions

(page left intentionally blank)

Attachment C – Appeal Provisions

Attachment 3 - Extract of Appeal Provisions

Chapter 6 Dispute resolution

[s 229]

- (2) The person is taken to have engaged in the representative's conduct, unless the person proves the person could not have prevented the conduct by exercising reasonable diligence.
- (3) In this section—
 - conduct** means an act or omission.
 - representative** means—
 - (a) of a corporation—an executive officer, employee or agent of the corporation; or
 - (b) of an individual—an employee or agent of the individual.
 - state of mind**, of a person, includes the person's—
 - (a) knowledge, intention, opinion, belief or purpose; and
 - (b) reasons for the intention, opinion, belief or purpose.

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 an appeal relating to the *Plumbing and Drainage Act 2018*—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or

- (iii) otherwise—20 business days after the day the notice is given; or
- (g) 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, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; 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 to an appeal by filing a notice of election in the approved form—
- (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.

- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (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, any tribunal or another entity; and

- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any 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.

Schedule 1 Appeals

section 229

1 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 2018*; 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.

Schedule 1

- (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
<p>1. Development applications</p> <p>For a development application other than an excluded application, an appeal may be made against—</p> <ul style="list-style-type: none">(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.

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application
<p>2. Change applications</p> <p>For a change application other than an excluded application, an appeal may be made against—</p> <p>(a) the responsible entity's decision on the change application; or</p> <p>(b) a deemed refusal of the change application.</p>			

Table 1			
Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 The applicant</p> <p>2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice</p>	<p>The responsible entity</p>	<p>If an affected entity starts the appeal—the applicant</p>	<p>1 A concurrence agency for the development application</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 A private certifier for the development application</p> <p>4 Any eligible advice agency for the change application</p> <p>5 Any eligible submitter for the change application</p>
<p>3. Extension applications</p> <p>For an extension application other than an extension application called in by the Minister, an appeal may be made against—</p> <p>(a) the assessment manager’s decision on the extension application; or</p> <p>(b) a deemed refusal of the extension application.</p>			

**Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal**

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 The applicant</p> <p>2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application</p>	<p>The assessment manager</p>	<p>If a concurrence agency starts the appeal—the applicant</p>	<p>If a chosen assessment manager is the respondent—the prescribed assessment manager</p>
<p>4. Infrastructure charges notices</p> <p>An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds—</p> <p>(a) the notice involved an error relating to—</p> <p style="padding-left: 20px;">(i) the application of the relevant adopted charge; or</p> <p><i>Examples of errors in applying an adopted charge—</i></p> <ul style="list-style-type: none"> • the incorrect application of gross floor area for a non-residential development • applying an incorrect ‘use category’, under a regulation, to the development <p style="padding-left: 20px;">(ii) the working out of extra demand, for section 120; or</p> <p style="padding-left: 20px;">(iii) an offset or refund; or</p> <p>(b) there was no decision about an offset or refund; or</p> <p>(c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or</p> <p>(d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</p>			

Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
<p>5. Conversion applications An appeal may be made against—</p> <p>(a) the refusal of a conversion application; or</p> <p>(b) a deemed refusal of a conversion application.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
<p>6. Enforcement notices An appeal may be made against the decision to give an enforcement notice.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The enforcement authority	—	If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government

<p align="center">Table 2 Appeals to the P&E Court only</p>			
<p>1. Appeals from tribunal</p> <p>An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of—</p> <p>(a) an error or mistake in law on the part of the tribunal; or</p> <p>(b) jurisdictional error.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
<p>2. Eligible submitter appeals</p> <p>For a development application or change application other than an excluded application, an appeal may be made against the decision to approve the application, to the extent the decision relates to—</p> <p>(a) any part of the development application or change application that required impact assessment; or</p> <p>(b) a variation request.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency's referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>

Table 2 Appeals to the P&E Court only			
<p>3. Eligible submitter and eligible advice agency appeals</p> <p>For a development application or change application other than an excluded application, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to—</p> <p>(a) any part of the development application or change application that required impact assessment; or</p> <p>(b) a variation request.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p> <p>3 An eligible advice agency for the development application or change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency’s referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>
<p>4. Compensation claims</p> <p>An appeal may be made against—</p> <p>(a) a decision under section 32 about a compensation claim; or</p> <p>(b) a decision under section 265 about a claim for compensation; or</p> <p>(c) a deemed refusal of a claim under paragraph (a) or (b).</p>			

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—
5. Registered premises An appeal may be made against a decision of the Minister under chapter 7, part 4.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 A person given a decision notice about the decision 2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision	The Minister	—	If an owner or occupier starts the appeal—the owner of the registered premises
6. Local laws An appeal may be made against a decision of a local government, or conditions applied, under a local law about— <ul style="list-style-type: none"> (a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or (b) the erection of a building or other structure. 			

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—

Table 3 Appeals to a tribunal only			
<p>1. Building advisory agency appeals</p> <p>An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	<p>1 A concurrence agency for the development application related to the approval</p> <p>2 A private certifier for the development application related to the approval</p>

Table 3 Appeals to a tribunal only			
<p>2. Inspection of building work</p> <p>An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision	—	—
<p>3. Certain decisions under the Building Act and the <i>Plumbing and Drainage Act 2018</i></p> <p>An appeal may be made against—</p> <p>(a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or</p> <p>(b) a decision under the <i>Plumbing and Drainage Act 2018</i>, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision	The entity that made the decision	—	—
<p>4. Local government failure to decide application under the Building Act</p> <p>An appeal may be made against a local government's failure to decide an application under the Building Act within the period required under that Act.</p>			

Table 3 Appeals to a tribunal only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The local government to which the application was made	—	—
<p>5. Failure to make a decision about an application or other matter under the <i>Plumbing and Drainage Act 2018</i></p> <p>An appeal may be made against a failure to make a decision under the <i>Plumbing and Drainage Act 2018</i>, other than a failure by the Queensland Building and Construction Commission to make a decision, within the period required under that Act, if an information notice about the decision was required to be given under that Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive an information notice about the decision	The entity that failed to make the decision	—	—