



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 14 December 2022, 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 37-2021-2022
Properly Made Date: 26 April 2022
Decision Date: 14 December 2022
Planning Scheme: Blackall-Tambo Region Planning Scheme 2020

2. APPLICANT DETAILS

Name: New Beginnings Church Blackall
Mr Robert Engwicht
Postal Address: PO Box 203
BLACKALL QLD 4472
Email Address: bobby.engwicht@outlook.com

3. PROPERTY DETAILS

Street Address: 18 Leek Street, Tambo
Real Property Description: Lot 1 on CP900484
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 Tourist Park

- Development Permit for Reconfiguring a Lot (1 lot into 2 lots)

5. CURRENCY PERIOD

This development approval will lapse at the end of the period set out in section 85(1)(a) and 85(1)(b) 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	Revision Number	Date
Thistle Street Aspect	Page 1	-	25/05/2022
Layout Proposed Site Plan	Page 3	-	26/05/2022 (Received date)
Caravan Park Proposed Site Plan	Page 4	-	26/05/2022 (Received date)
Type A & Shower-WC-Vanity & Elevations	Page 5	-	26/05/2022 (Received date)
Type B & C & Shower-WC-Vanity & Elevations	Page 6	-	26/05/2022 (Received date)

Type D & Laundry-WC-Shower & Elevations	Page 7	-	26/05/2022 (Received date)
Proposed Dwelling – Lower and Upper Floor	Page 8	-	26/05/2022 (Received date)
Proposed Dwelling Aspects	Page 9	-	26/05/2022 (Received date)
Site Layout	DWG-S01	A	26/09/2022
General Arrangement	CE22056-301-GA	A	19/10/2022
Landscape Plan Planting Plan	IY-666-18LE	-	19/10/2022

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 LIMITATIONS OF OPERATION

3.1 Hours of operation are limited from 7:00am to 6:00pm Monday to Sunday. No new guests are to be accepted into the Tourist Park outside these hours.

Advisory note: This relates to office hours and when guests may be accepted into the Tourist Park. It is accepted the use is an accommodation activity and guests (already checked in) will be staying 24 hours a day.

3.2 The Tourist Park is limited to a maximum of 16 caravan sites.

4.0 ENGINEERING CERTIFICATION

4.1 Prior to commencement of any engineering works, a Development Permit for Operational Work must be obtained, where required, for the following engineering works:

- 4.1.1 Road works and access and parking works
- 4.1.2 Reticulated water supply connection
- 4.1.3 Reticulated sewer supply
- 4.1.4 Earthworks
- 4.1.5 Stormwater works

4.2 For the submission, detailed design documentation must be provided and a Registered Professional Engineer of Queensland (RPEQ) must certify the engineering drawings and specifications for the engineering work.

4.3 An Engineer's Certificate of Construction must be signed and submitted to Council by a RPEQ verifying that all works have been carried out in accordance with the relevant standards, drawings, the development permit for operational works, and any specifications that result from the submission for engineering certification.

5.0 ACCESS AND PARKING WORKS

5.1 Design, construct and maintain the Thistle Street crossover in accordance with the approved plans (see Condition 2.1) and generally in accordance with the standard drawing, Figure 2 – Vehicle Crossover – Piped, from the General Development Code of the Blackall-Tambo Region Planning Scheme.

5.2 Design and construct the upgrade to Thistle Street and the intersection of Leek and Thistle Street, at no cost to Council, in accordance with the approved plans (see Condition 2.1)

and generally in accordance with the standards detailed in the *Capricorn Municipal Development Guidelines (including Standard Drawings and Specifications, Construction Specifications and Procedures, Design Specifications and Purchase Specifications)*.

- 5.3 Provide and maintain a minimum of eighteen (18) car parking spaces on-site for guests, four (4) car parking on-site for guests and two (2) car parking spaces for the caretaker's residence. All car parking spaces must be clearly delineated by either line-marking or signage.
- 5.4 Design and construct and maintain all car parking, service vehicle parking and manoeuvring areas in accordance with the approved plans (see Condition 2.1) and *AS2890.1 – Parking Facilities* and *Austrroads Publication AP-G34-13 – Austrroads Design Vehicle and Turning Path Templates*.
- 5.5 All car parking, caravan sites and vehicle manoeuvring areas must be either compacted gravel or concrete.
- 5.6 Install and maintain directional signage within the site to ensure the orderly and efficient movement of vehicles.
- 5.7 Provide dedicated visitor car parking areas generally in accordance with the approved plans (Condition 2.1).

6.0 FLOOD

- 6.1 Maintain and implement a current Flood Evacuation Plan for the approved use.
- 6.2.1 The Flood Evacuation Plan must consider:
 - 6.2.1 Trigger conditions for evacuation;
 - 6.2.2 Flood free or low flood hazard access, by way of trafficable roads to facilitate evacuation or provision of supplies;
 - 6.2.3 Location of local evacuation centres; and
 - 6.2.4 Roles and responsibilities of the manager/employees in implementing the Flood Evacuation Plan.
- 6.4 Make available a copy of the Flood Evacuation Plan on site at all times.

7.0 SITE MANAGEMENT PLAN

- 7.1 Maintain and implement a site management plan for the Tourist Park. The site management plan is to include measures to manage operational aspects of the development including, but not limited to, hours of operation, noise management, site care and maintenance, complaints management and refuse management.

8.0 ROOF AND ALLOTMENT DRAINAGE

- 8.1 Discharge of all roof and allotment drainage such that it does not restrict, impair or change the natural flow of runoff water or cause a nuisance to adjoining properties or infrastructure from the pre to the post-development condition.

9.0 STORMWATER WORKS

- 9.1 Undertake the development such that all stormwater, except for rainwater captured on-site in rainwater tanks, is to be drained from the site to a lawful point of discharge and carried without causing annoyance or nuisance to any person or property. All works must be designed, constructed and maintained in accordance with the *Queensland Urban Drainage Manual*.

10.0 SEWERAGE AND WATER

- 10.1 The premises must be connected to Council's reticulated water and sewerage network.
- 10.2 All works must be designed, constructed and maintained in accordance with the approved plans (refer to Condition 2.1), the *Plumbing and Drainage Act, Water Services Association of Australia (WSAA), 2011, "WSA 03-11 Water Supply Code of Australia" Version 3.1* and *Queensland Department of Energy and Water Supply, 2010, Planning Guidelines for Water Supply and Sewerage*.
- 10.3 Remove all redundant water supply and sewerage infrastructure, including but not limited to pipes and connection points.

11.0 TELECOMMUNICATION AND ELECTRICITY SUPPLY

- 11.1 The premises must be connected to electricity and telecommunication services in accordance with the standards and requirements of the relevant service provider.

12.0 WASTE MANAGEMENT

- 12.1 Store all waste within a waste storage area (for example, general waste, recyclable waste, pallets, empty drums etcetera). The waste storage area must be:
- 12.1.1 Designed to not cause nuisance to neighbouring properties;
 - 12.1.2 Screened from any road frontage or adjoining property;
 - 12.1.3 Of a sufficient size to accommodate a waste bin/s suitable to service the Tourist Park.

13.0 AMENITY AND ENVIRONMENTAL HEALTH

- 13.1 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, vibration, odour, fumes, smoke, vapour, steam soot, ash, wastewater, waste products, oil or otherwise
- 13.2 Install and operate all outdoor lighting to comply with *AS4282 – 1997 "Control of the Obtrusive Effects of Outdoor Lighting"*.

14.0 LANDSCAPING

- 14.1 Establish and maintain landscaping generally in accordance with the approved plans.
- 14.2 The landscaping must predominantly contain species consisting of native, drought tolerant groundcovers, shrubs, small trees and trees.

15.0 SITE WORKS AND EROSION AND SEDIMENT CONTROL

- 15.1 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.
- 15.2 Prepare and implement an Erosion and Sediment Control Strategy (ESCS) in accordance with the *IECA 2008 Best Practice Erosion and Sediment Control* (as amended).
- 15.3 Implement the ESCS for the duration of the construction phase and until such time all exposed soils areas are permanently stabilised (for example, turfed, hydro mulched, concreted or landscaped).

16.0 ASSET MANAGEMENT

- 16.1 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.

ADDITIONAL CONDIUIONS FOR RECONFIGURING OF A LOT (1 LOT INTO 2 LOTS)

17.0 ENDORSEMENT OF SURVEY PLAN

- 17.1 Council will not endorse or release the survey plan for this development until such time as:
 - (a) All conditions attached to this development approval for Reconfiguring a Lot have been fully satisfied;
 - (b) A statement demonstrating compliance with all conditions attached to this development approval has been submitted to Council; and
 - (c) All outstanding rates and charges relating to the site have been paid.

18.0 APPROVED PLANS AND DOCUMENTS

- 18.1 The approved reconfiguration of a lot must be completed and maintained generally in accordance with the lot layout shown on Layout Proposed Site Plan with reference Page 3 and dated 26/05/2022 (received date).
- 18.2 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.

19.0 ACCESS

- 19.1 The existing access to Leek Street for the Church must be maintained.

20.0 SERVICES

- 20.1 Each proposed lot must have separate services.

21.0 PUBLIC UTILITIES

- 21.1 The applicant is responsible for the cost of any alteration to public utilities as a result of complying with conditions of this Development Permit.
- 21.2 Any alteration of any public utility or other facilities necessitated by the development of the land or associated construction works external to the site shall be at no cost to Council.

21.3 Any damage caused to any public utility during the course of construction shall be repaired to the satisfaction of Council's Delegated Officer and at no cost to Council prior to the sealing of the Survey Plan.

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").
- E. The Tourist Park will require approval to operate under Schedule 14 of the Blackall-Tambo Regional Council Subordinate Local Law No.1 (Administration) 2010.

8. STATEMENT OF REASONS

8.1 Description of Development

The development application is for a Development Permit for Material Change of Use for a Tourist Park and Development Permit for Reconfiguring a Lot (1 lot into 2 lots) approved as per Decision Notice DA 37-2021-2022.

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 Submissions

Matter raised in submission	Response to matter raised
<p>Concern that the proposed development will affect water pressure in the locality.</p>	<p>Council requested further information regarding the capacity of the existing water infrastructure and how the development will be managed. In response the applicant provided an Infrastructure Report.</p> <p>The Infrastructure Report concludes that the existing water network has capacity available to provide supply to an expected maximum transient population of 32 people.</p> <p>A condition has been included that requires the submission of an operational works application that will include detailed information regarding the design of any reticulated water works.</p>
<p>What is the maximum capacity or people that can stay at the caravan park.</p>	<p>The Tourist Park has capacity for 16 caravans and its occupants. The applicant has advised that it is expected that any one time the maximum number of occupants could be 32.</p>
<p>How will sewerage be managed and is the existing sewerage infrastructure sufficient to manage the sewerage generated by the development.</p>	<p>Council requested further information regarding the capacity of the existing sewer infrastructure and how the development will be managed. In response the applicant provided an Infrastructure Report.</p> <p>The Infrastructure Report concludes that the addition of the transient population and calculated flows to the existing Blackall gravity sewer network is not likely to generate any wider community impacts.</p> <p>A condition has been included that requires the submission of an operational works application that will include detailed information regarding the design of any reticulated sewer works.</p>
<p>Concern regarding stormwater run-off and how it will be managed.</p>	<p>Council requested further information regarding how stormwater will be managed. In response the applicant provided an Infrastructure Report.</p> <p>The Infrastructure Report concludes that in order to manage stormwater a detention basin will be required. The detention basin will capture all overland</p>

	<p>flow before it is discharged to a lawful point of discharge.</p> <p>A condition has been included to ensure stormwater from the approved development must drain to a lawful point of discharge. The condition also requires that stormwater run-off must not adversely affect adjoining land or infrastructure by way of blocking, altering or diverting existing stormwater runoff patterns or have the potential to cause damage to other infrastructure.</p>
<p>There is no need for another caravan park in Blackall.</p>	<p>It is considered that the proposal is a suitable development in the Mixed Use Precinct of the Township Zone. The Mixed Use Precinct functions as a transition space between residential and non-residential areas.</p> <p>It is considered that the site is ideally located to provide for a Tourist Park. The proposal will provide a different offering than currently in the Township and will add healthy competition. An additional Tourist park in Blackall will also have the potential to attract additional tourists in the tourist season which will have economic benefits for businesses.</p> <p>Conditions have been imposed to ensure that any potential impacts associated with the Tourist Park can be appropriately managed.</p>
<ul style="list-style-type: none"> • Concerns with privacy of surrounding residents. • The existing fence will not provide adequate privacy. 	<p>Council requested further information regarding amenity and privacy, in particular details on proposed landscaping and fencing.</p> <p>In response the applicant has provided a detailed landscape plan that incorporates extensive landscaping, in particular to the northern boundary where the site adjoins residential dwellings. The landscape plan also includes fencing to all boundaries.</p> <p>It is considered that the fencing and proposed vegetation will provide a clear barrier between the development and residential dwellings.</p>
<p>Noise impacts generated from the proposal.</p>	<p>The proposal is not expected to generate excessive noise. A condition</p>

	<p>has been included to ensure a site management plan is developed that includes measures to manage operational aspects of the development including noise generation.</p> <p>The Tourist Park will also require approval to operate under Schedule 14 of the Blackall-Tambo Regional Council Subordinate Local Law No.1 (Administration) 2010.</p> <p>The Local Law requires that caravan parks are operated in a way which will not cause nuisance, inconvenience or annoyance to the occupiers of adjoining land.</p>
<p>Concerns the proposed fire pit will cause impacts in terms of smoke, embers and ash.</p>	<p>A condition has been included that requires a Site Management Plan. The Site Management Plan will include measures to manage operational aspects of the Tourist Park.</p> <p>The Tourist Park will also require approval to operate under Schedule 14 of the Blackall-Tambo Regional Council Subordinate Local Law No.1 (Administration) 2010.</p> <p>The Local Law requires that caravan parks are operated in a way which will not cause nuisance, inconvenience or annoyance to the occupiers of adjoining land.</p>
<p>Concern that the proposed development will cause impact on the local electricity supply.</p>	<p>The locality is serviced by overhead electricity supply and the development has been conditioned to connect to this network.</p> <p>Any work relating to electricity supply will be the responsibility of Ergon Energy as the local energy provider.</p>
<p>There is no detail regarding earthworks and potential impacts from earthworks.</p>	<p>Due to the relatively flat nature of the site, minimal earthworks are proposed. A condition has been included to ensure erosion and sediment measures are installed and maintained during site works.</p>
<p>Query on whether the zoning is zoned as business or residential.</p>	<p>The site is located in the Mixed Use Precinct of the Township Zone.</p> <p>The purpose of the Township Zone is to</p>

	<p>provide a variety of uses and activities to service local residents, including, business, community, education, industrial, open space, recreation, residential or retail uses or activities. Tourist attractions and short-term accommodation are also permitted where appropriate for the area.</p> <p>The Mixed Use Precinct functions as a transition space between residential and non-residential areas. It is considered that the Mixed Use Precinct is a suitable area for a use of this nature and scale, where its impacts are appropriately managed.</p>
<p>The nature and scale of the development is not compatible with the residential nature of the area.</p>	<p>The site is located in the Mixed Use Precinct of the Township Zone.</p> <p>The Mixed Use Precinct functions as a transition space between residential and non-residential areas. It is considered that the Mixed Use Precinct is a suitable area for a use of this nature and scale, where its impacts are appropriately managed.</p>
<p>The proposed caretaker's accommodation is not consistent with buildings in the locality.</p>	<p>Whilst it is noted that the caretaker's accommodation is two storeys it is below 8.5m in height. It is noted that a dwelling house is permitted to have a maximum height of 8.5m in the Township zone.</p> <p>The caretaker's accommodation incorporates timber and tin construction, in particular timber weather boards and a pitched Colourbond roof that is consistent with materials used in dwelling houses in the locality.</p>
<p>The proposed design does not allow for passive surveillance of the streetscape, nor does it increase the safety of the neighbourhood with increased transient activity.</p>	<p>The proposal incorporates a caretaker's residence that includes windows that overlook Thistle Street. The proposal also includes a low fence to Thistle Street that will allow for casual surveillance.</p>
<ul style="list-style-type: none"> • The proposed access will impact traffic. • The proposed parking is not sufficient. • The existing church does not provide sufficient parking. 	<p>The new access will be from a previously unformed part of Thistle Street. The proposed access is located a reasonable distance from the intersection of Leek Street and Thistle Street and is unlikely to impact traffic.</p>

<ul style="list-style-type: none"> Will the applicant be accountable for the required road infrastructure upgrades that are needed to accommodate this proposal or Blackall-Tambo Regional Council and thus the Rate payer? 	<p>The applicant has provided plans that detail the extent of work required to upgrade Thistle Street. The works required to Thistle Street have been conditioned to be provided before the use commences and will be at the cost of the applicant.</p> <p>The proposal includes a reconfiguration of a lot component that will ensure the existing church will be self-contained including its parking, access and landscaping. The church has sufficient parking, and the proposed development will not impact on that parking.</p>
<p>Threatened species of Flora and Fauna have been identified in the area. Has an impact assessment/consideration been given to the affect of such development in an area which back onto bushland in which these species potentially reside?</p>	<p>The proposal maintains mature vegetation and will incorporate additional vegetation that is endemic to the area. The proposal includes fencing to all boundaries to ensure no aspect of the proposal extends into the adjoining land.</p>
<p>Concerns that the site is affected by flooding.</p>	<p>The applicant has carried out a site survey which demonstrates that the levels of the land are above the Blackall flood level of 282m AHD. The proposed caretaker's accommodation although located on land above the Blackall flood level will incorporate a minimum 300mm freeboard.</p> <p>A condition has been included to ensure a flood evacuation plan is developed and made available to guests staying at the Tourist Park.</p>

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) The site is contained within the Mixed Use Precinct which functions as a transition space between residential and non-residential areas, therefore it is considered the site is reasonable location for a Tourist Park
- b) The Tourist Park will contribute to the Region's tourism industry by adding an additional and different option for tourists
- c) The proposal will not compromise the safety or efficiency of the local road network, in fact the proposal will improve the road network as the proposal includes the upgrading of Thistle Street which is currently unformed. The upgrade will be carried out at no cost to Council
- d) The proposal can be adequately serviced without impacting surrounding development

- e) Although mapped as being in the flood hazard overlay, the site levels are above the Blackall flood level of 282m AHD
- f) The proposal incorporates extensive landscaping, in particular to northern boundary where the site adjoins residential dwellings.
- g) Conditions have been imposed to ensure any impacts associated with the Tourist Park are appropriately managed
- h) Development does not conflict with the State Planning Policy 2017 and Central West Regional Plan 2009.

9. PROPERLY MADE SUBMISSIONS

- Deborah Heap
51-53 Garden Street, BLACKALL QUEENSLAND 4472
info@blackallcaravanpark.com.au
- Robert & Chris Parnaby
143 Thistle Street, BLACKALL QUEENSLAND 4472
cparnaby@bigpond.com
- Brett & Kirsty Hayman
7 Leek Street, BLACKALL QUEENSLAND 4472
kg_langdon@bigpond.com
- Todd & Melissa De Hennin
26 Leek Street, BLACKALL QUEENSLAND 4472
todd_dehennin@me.com
- Jason & Mari Yaxley
28 Bedford Street, BLACKALL QUEENSLAND 4472
jasonyaxley@protonmail.com
- David & Kahlee Dendle
140 Thistle Street, BLACKALL QUEENSLAND 4472
dkdendle@aol.com.au
- Christopher & Rosemary Heard
43 Walter Street, BLACKALL QUEENSLAND 4472
- Kahlee Dendle
140 Thistle Street, BLACKALL QUEENSLAND 4472

10. REFERRAL AGENCIES

The application did not require referral to any referral agencies.

11. FURTHER DEVELOPMENT PERMITS REQUIRED

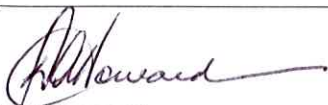
The following further development permits are required:

- Operational Work
- 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
19 December 2022

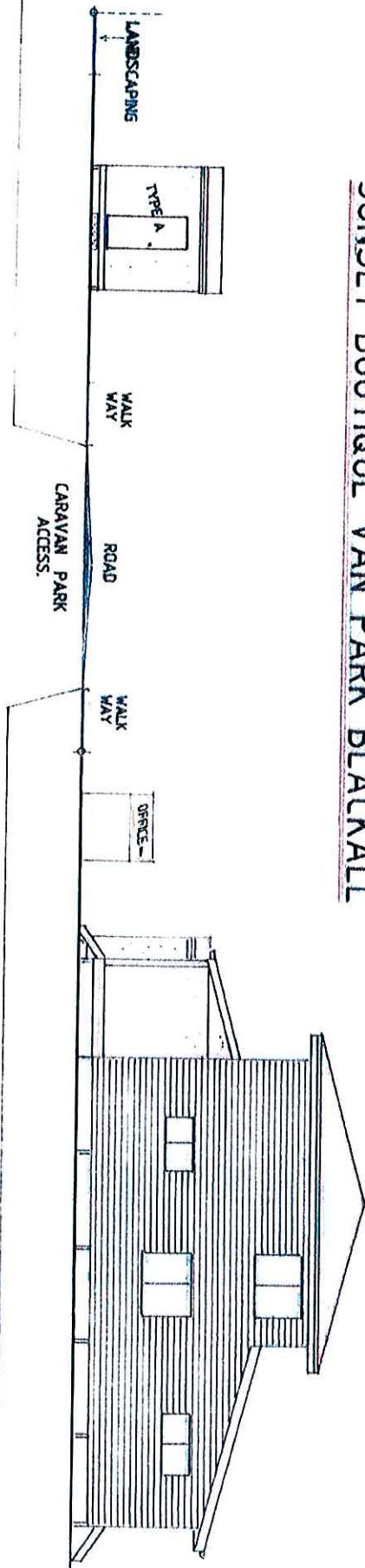
Encl: **Attachment A** – Approved Plans
Attachment B – Appeal Provisions

Attachment A – Approved Plans

Development Application: Development Permit for a Material Change of Use for a Tourist Park and Development Permit for Reconfiguring a Lot (1 lot into 2 lots)
Address: 18 Leek Street, Blackall described as Lot 1 on CP900484
Referred to in Council's Decision Notice for DA 37-2021-2022
Approval Date: 14 December 2022
Application Number: DA 37-2021-2022

RECEIVED
26 MAY 2022
BY:

SUNSET BOUTIQUE VAN PARK BLACKALL



THISTLE STREET ASPECT

- CONTENTS
- 1/Heading page
 - 2/Existing site plan
 - 3/Proposed subdivision layout
 - 4/Proposed Caravan park layout
 - 5/Type A layout small caravans
 - 6/Type B and C layout large caravans
 - 7/Type D layout laundry
 - 8/Dwelling floor plan
 - 9/Dwelling elevations
 - 10/Masters surveying showing the allotment
- in all above Blackall Flood level RL 282m AHD.

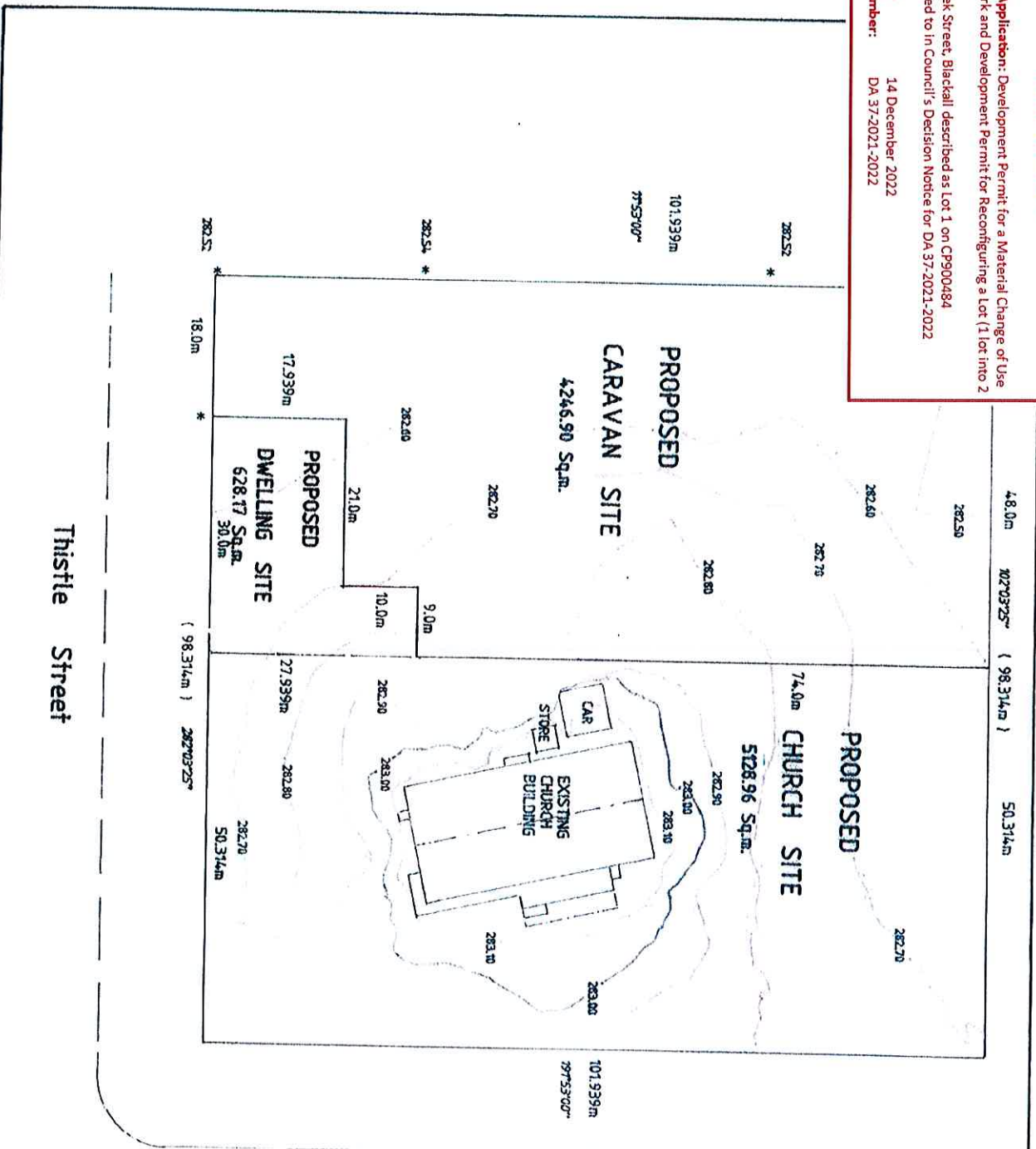
PROPOSED CARAVAN PARK AT LOT 1
CORNER OF LEEK STREET & THISTLE STREET
BLACKALL 4472 QUEENSLAND.
FOR NEW BEGINNINGS CHURCH BLACKALL

DATE	11-03-2022	QSA Licence No: 229346	AMENDED PLAN 25/5/2022
SCALE	1:100 and as marked		
DRAWN	John Butler	 MB 04711 190 019 All Rights Reserved	PAGE 1
LOCAL AUTHORITY	BLACKALL-TAMBO REGIONAL COUNCIL		

BLACKALL-TAMBO REGIONAL COUNCIL

**DIGITALLY STAMPED
APPROVED PLAN**

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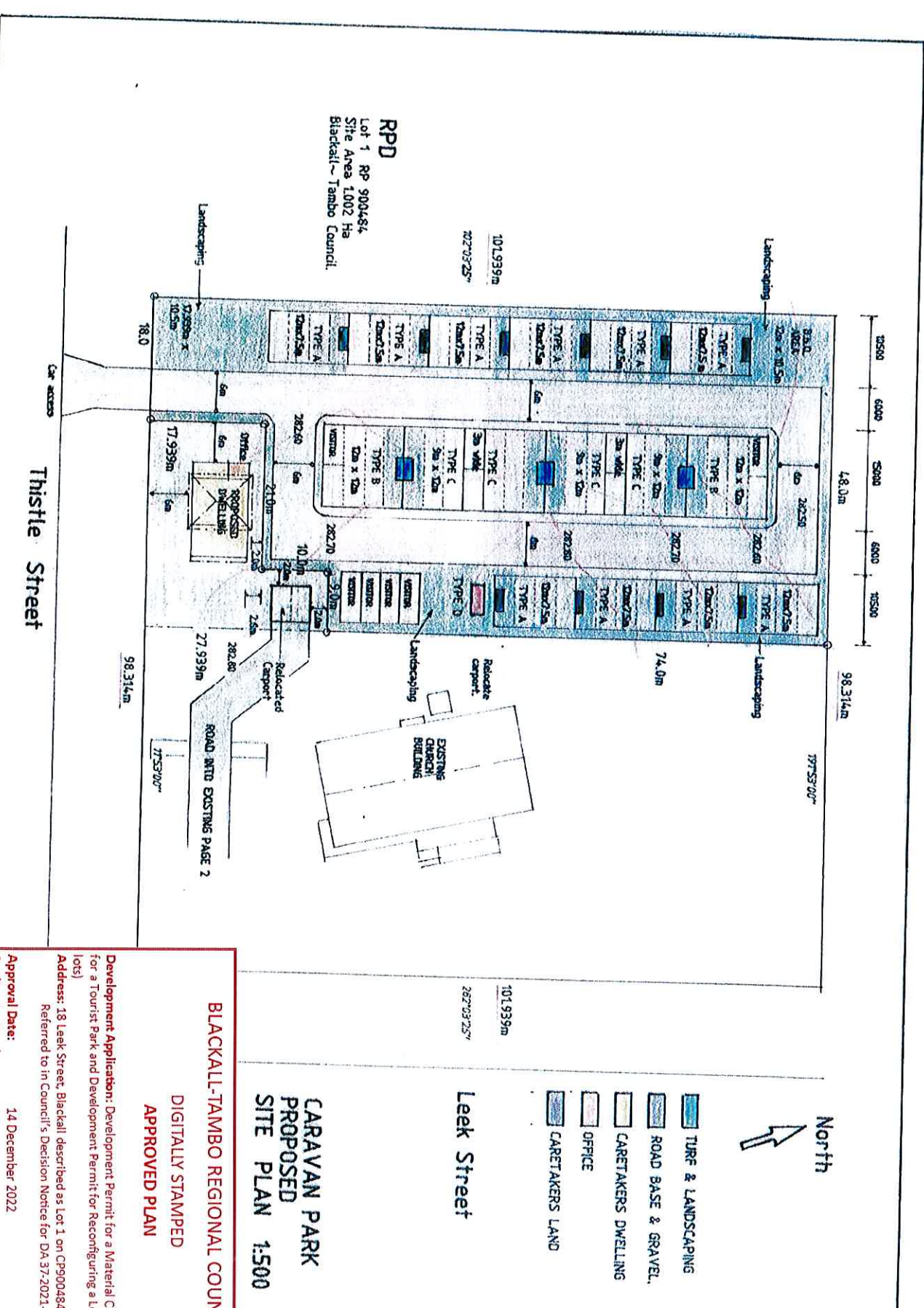
RPD
 Lot 1 RP 900484
 Site Area 1.002 Ha.
 Blackall-Tambo Regional Council

Leek Street

Thistle Street

Contours based on Australian Height datum. Contours at 100mm intervals taken off information provided by the owners from Masters Surveying.

**LAYOUT
PROPOSED
SITE PLAN 1:500**



RPD
 Lot 1 RP 900484
 Site Area 1002 Ha
 Blackall ~ Tambo Council

Thistle Street



- TURF & LANDSCAPING
- ROAD BASE & GRAVEL
- CARPENTERS DWELLING
- OFFICE
- CARPENTERS LAND

Leek Street

**CARAVAN PARK
 PROPOSED
 SITE PLAN 1500**

BLACKALL-TAMBO REGIONAL COUNCIL
 DIGITALLY STAMPED
 APPROVED PLAN

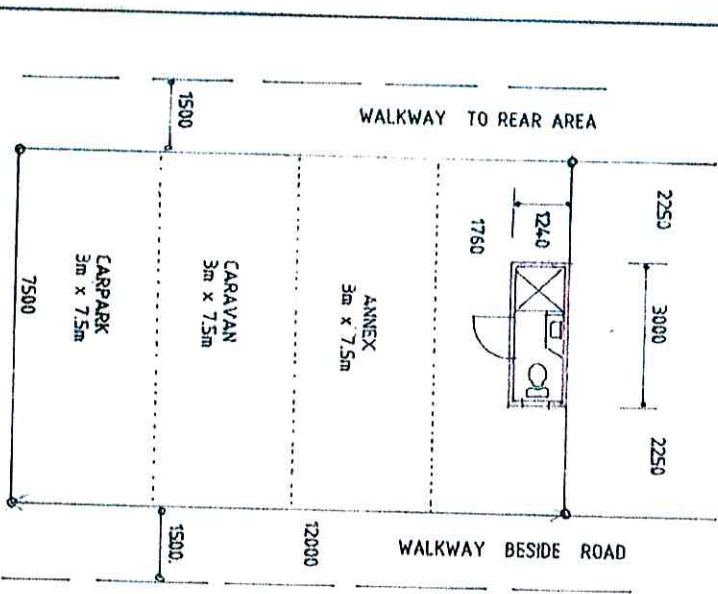
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BLACKALL-TAMBO REGIONAL COUNCIL

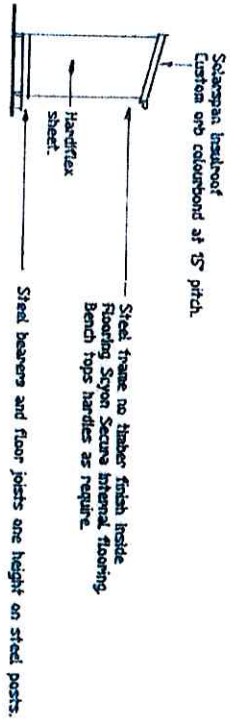
DIGITALLY STAMPED
APPROVED PLAN

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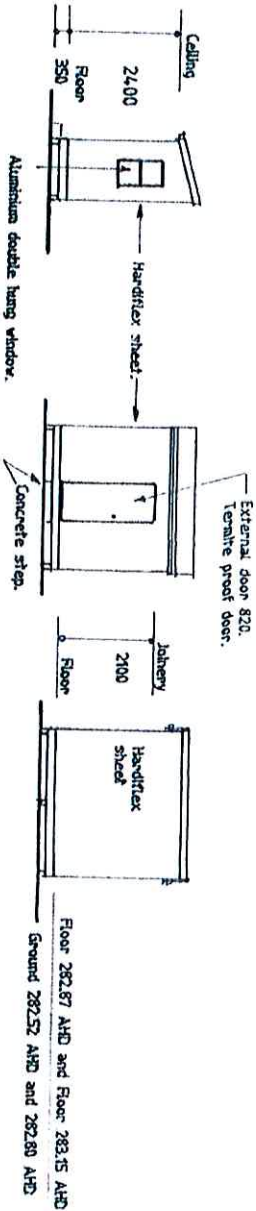
SHOWER-WC-VANITY 1:100



TYPE A



L.H. SIDE ELEVATION



R.H. SIDE ELEVATION

FRONT ELEVATION

REAR ELEVATION

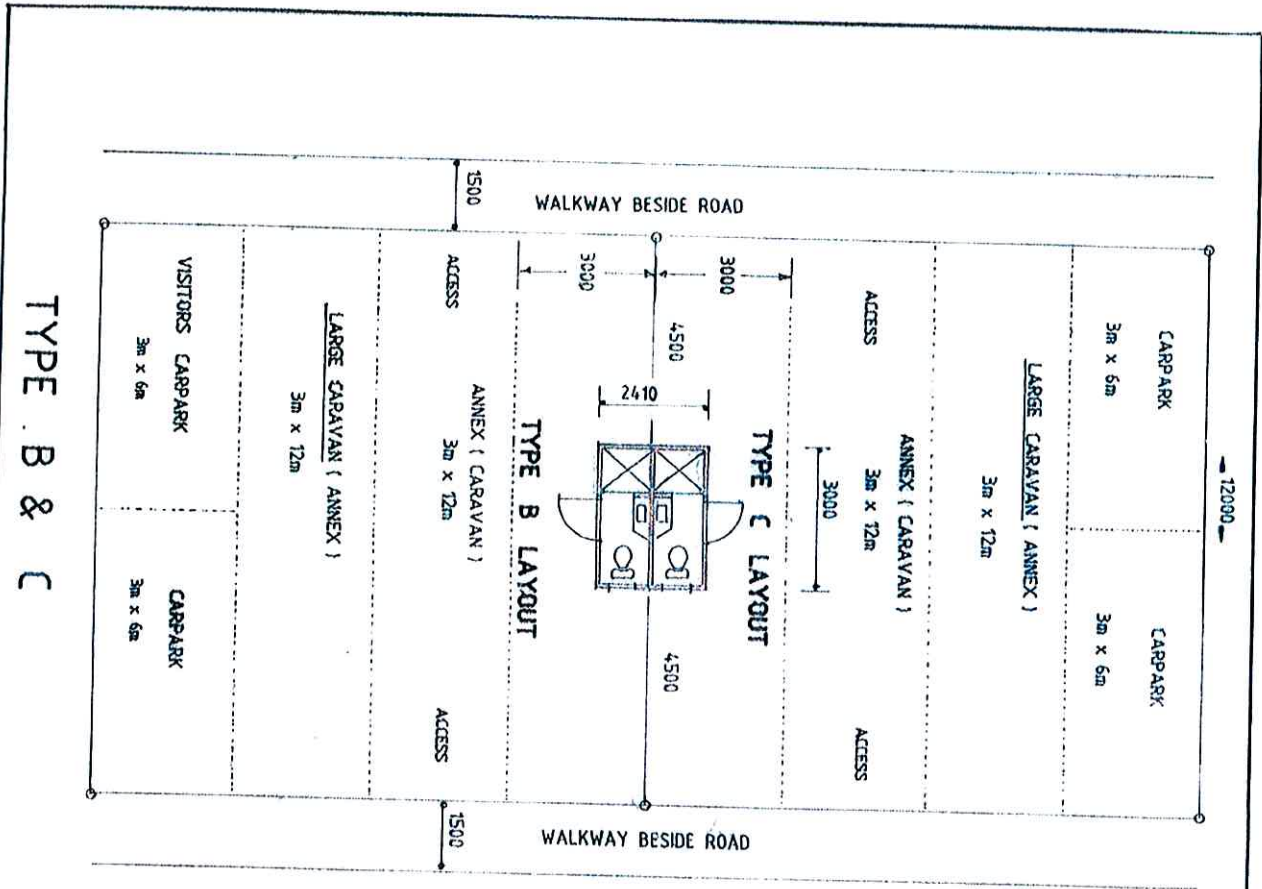
The floor level is 870/1150mm above the defined Blackall flood level of 282.00m AHD.

BLACKALL-TAMBO REGIONAL COUNCIL

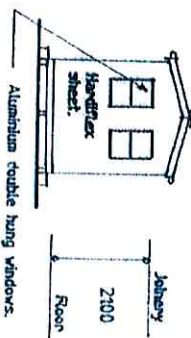
**DIGITALLY STAMPED
APPROVED PLAN**

SHOWER-WC-

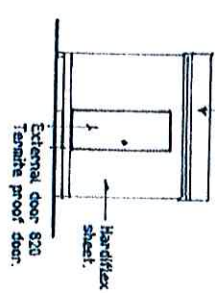
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TYPE B & C



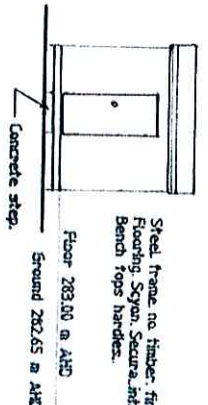
R.H. SIDE ELEVATION



FRONT ELEVATION



L.H. SIDE ELEVATION

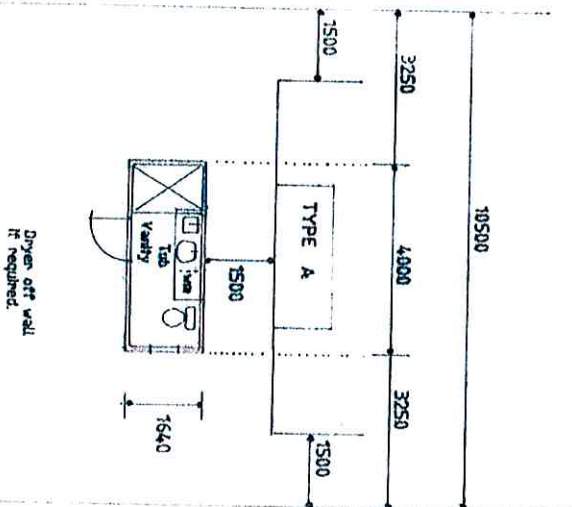


REAR ELEVATION

The floor level is 1000mm above the defined Blackall flood level of 262.00m AHD

TYPE B & C LARGE CARAVANS

LAUNDRY - WC - SHOWER 1:100



BLACKALL-TAMBO REGIONAL COUNCIL
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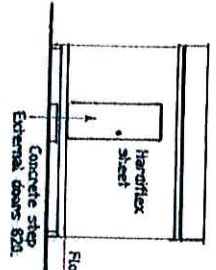
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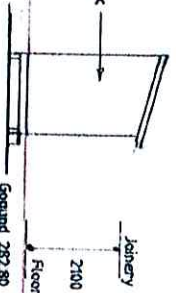


REAR ELEVATION

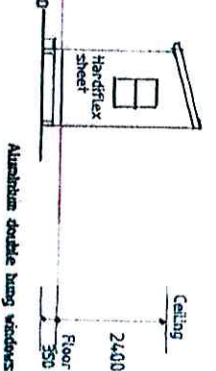
Steel frame no timber finish inside
 Flooring Sjoen Secura Internal Flooring
 Bench top handles as required
 Steel bearers and floor joists one height on steel posts.



FRONT ELEVATION



L.H. SIDE ELEVATION



R.H. SIDE ELEVATION

Solarspan Insul-roof
 Curium one colourbond at 15° pitch.

The floor level is 1150mm
 above the defined Blackall
 flood level of 282.00m AHD

BLACKALL-TAMBO REGIONAL COUNCIL

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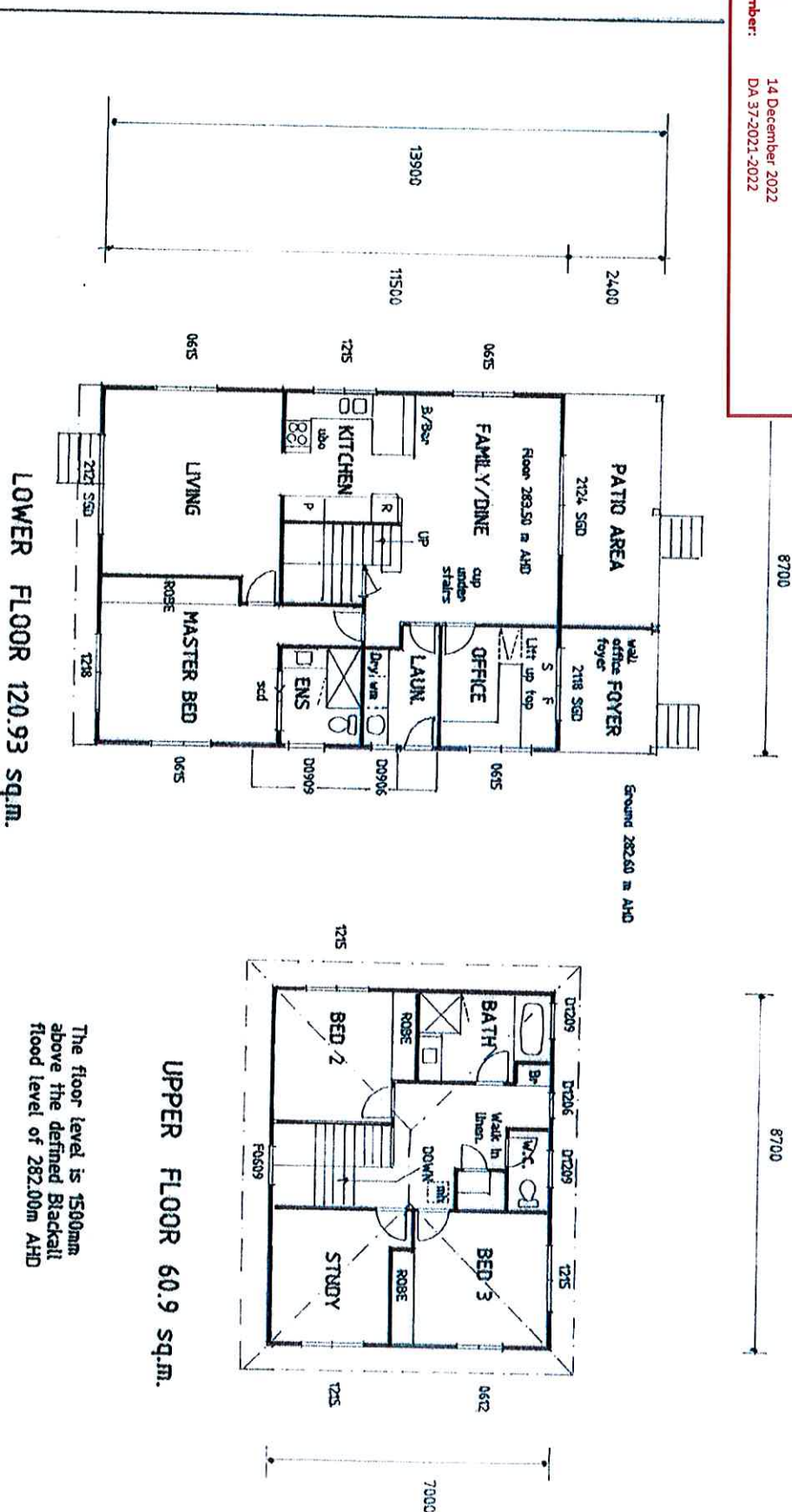
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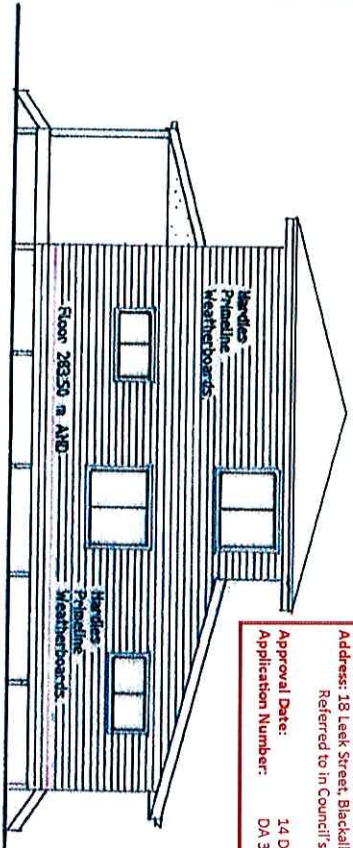


PROPOSED DWELLING 1:100 181.83 sq.m.

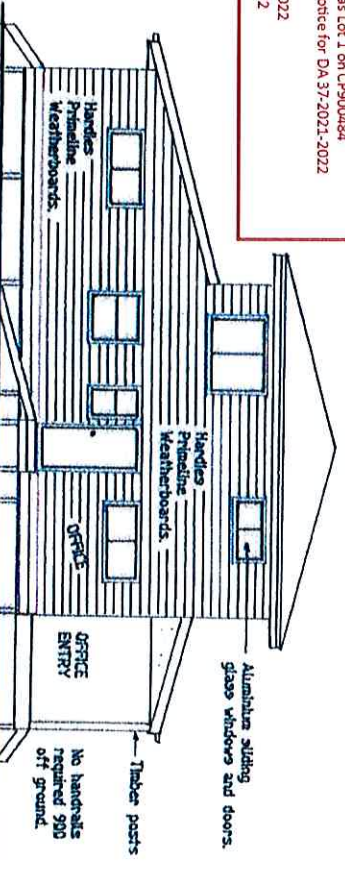
BLACKALL-TAMBO REGIONAL COUNCIL

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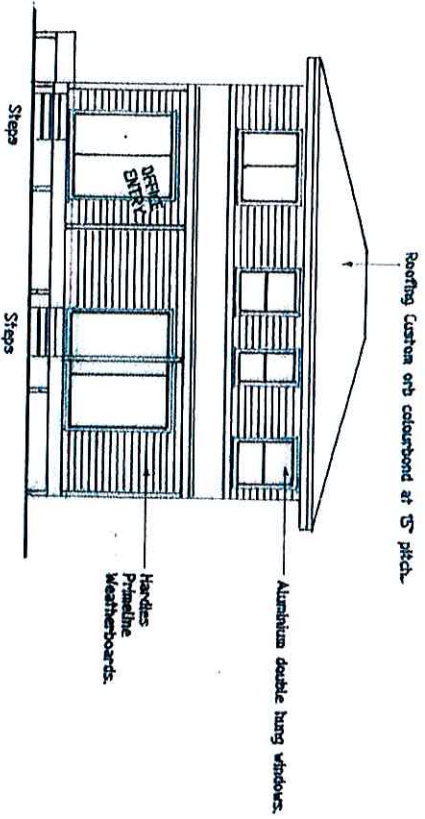
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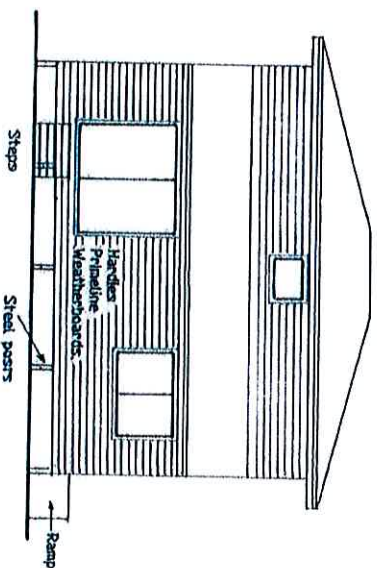
THISTLE STREET ASPECT



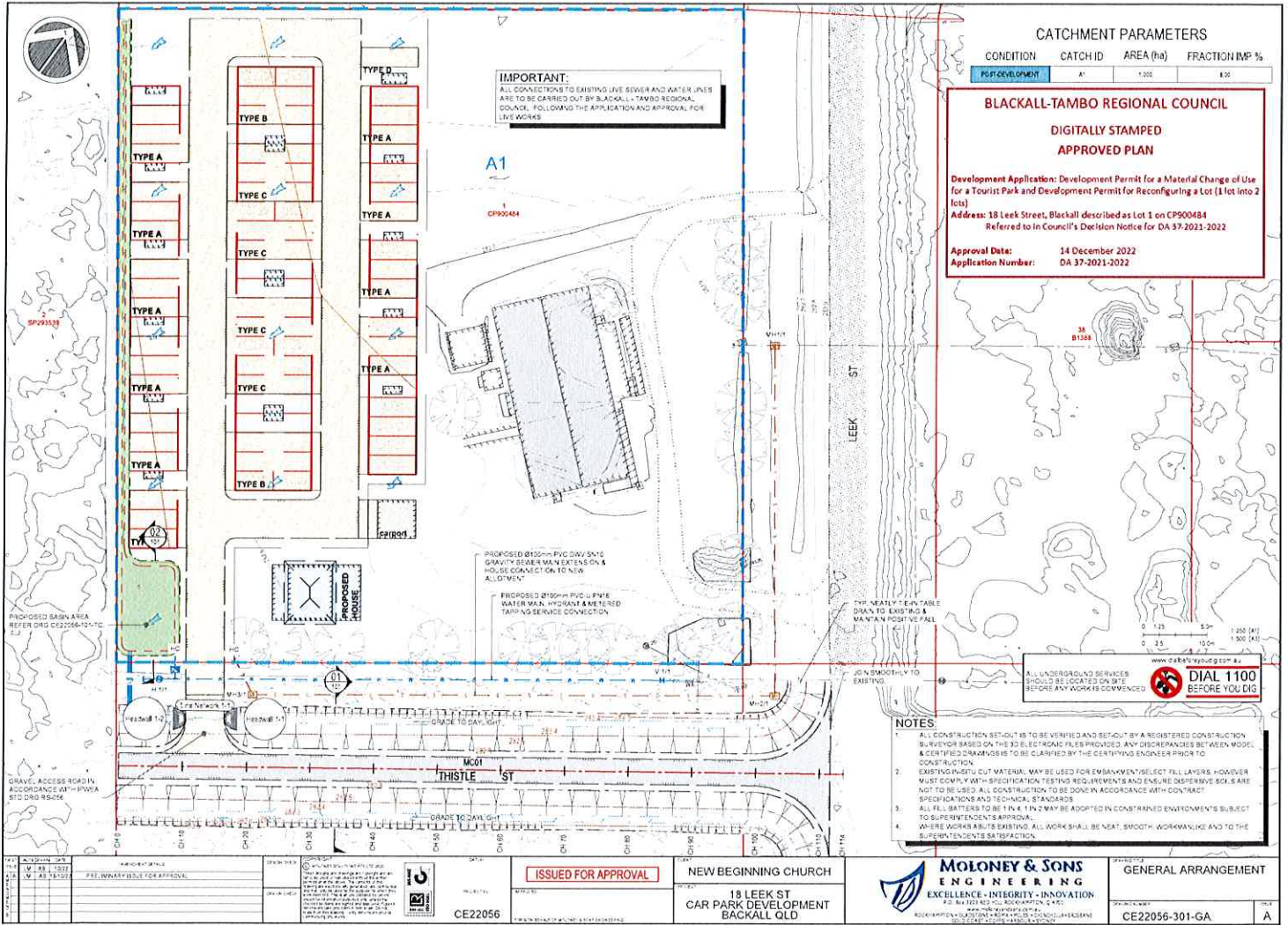
CARAVAN PARK ASPECT



CARAVAN PARK ACCESS ASPECT



LEEK STREET ASPECT



IMPORTANT:
 ALL CONNECTIONS TO EXISTING LIVE SEWER AND WATER LINES ARE TO BE CARRIED OUT BY BLACKALL - TAMBO REGIONAL COUNCIL, FOLLOWING THE APPLICATION AND APPROVAL FOR LEVY WORKS.

CATCHMENT PARAMETERS

CONDITION	CATCH ID	AREA (ha)	FRACTION IMP %
PSP DEVELOPMENT	A1	1.002	8.00

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PROPOSED SAWN AREA REFER DRG CE22056-10-10

GRAVE ACCESS ROAD IN ACCORDANCE WITH TPOWA STD DRG 96004

PROPOSED 2100mm PVC DWV S410 GRAVITY SEWER MAIN EXTENSION & HOUSE CONNECTION TO NEW ALLOTMENT

PROPOSED 2100mm PVC U/PN16 WATER MAIN, HYDRANT & METERED TAPPING SERVICE CONNECTION

TO NEARLY 'EVEN' TABLE DRAIN TO EXISTING & MAINTAIN POSITIVE FALL

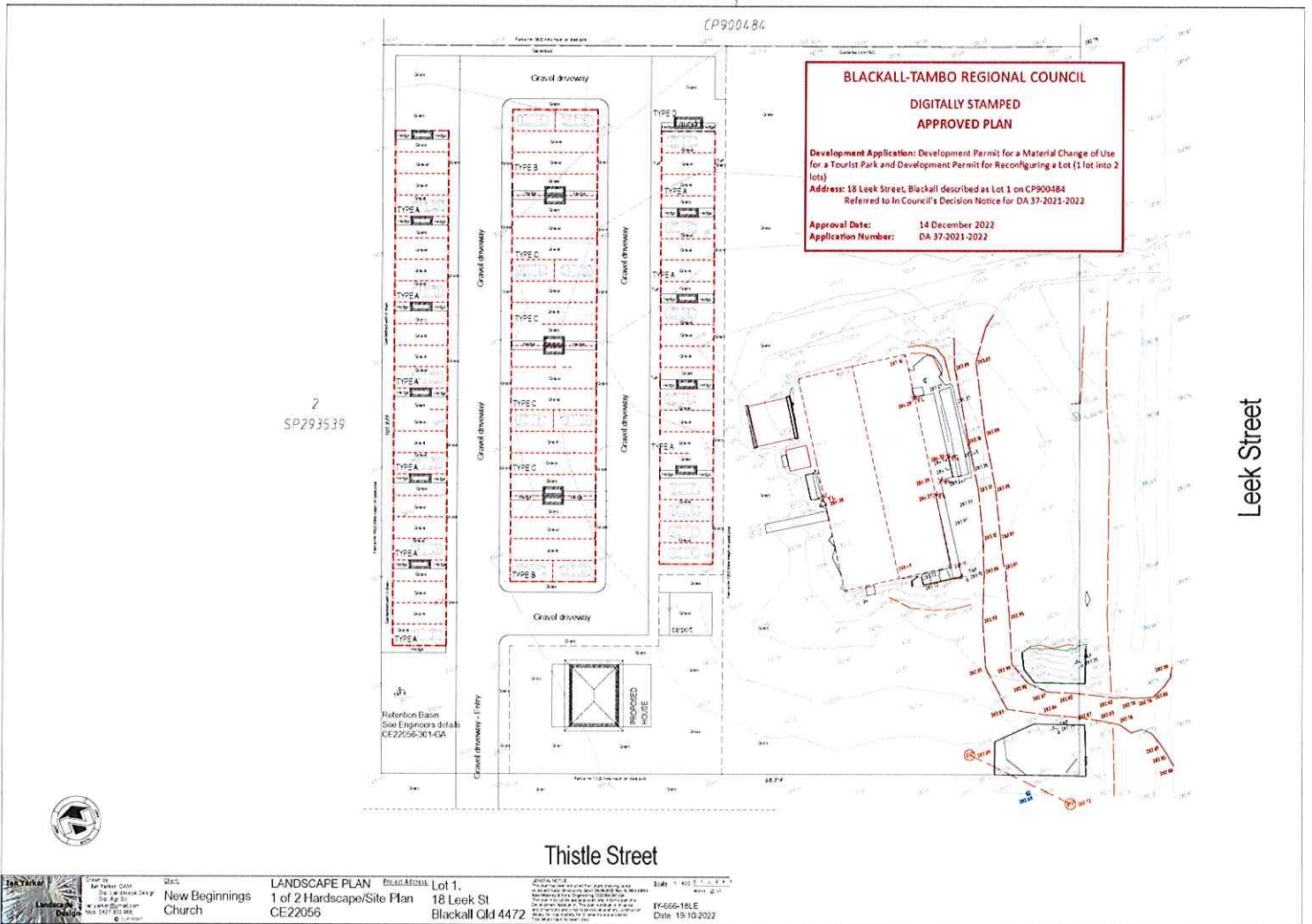
TO SMOOTHLY TO EXISTING

ALL UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BEFORE ANY WORK IS COMMENCED

DIAL 1100 BEFORE YOU DIG

- NOTES**
- ALL CONSTRUCTION SET-OUT IS TO BE VERIFIED AND SET-OUT BY A REGISTERED CONSTRUCTION SURVEYOR BASED ON THE 3D ELECTRONIC FILES PROVIDED. ANY DISCREPANCIES BETWEEN MODEL & CERTIFIED DRAWINGS ARE TO BE CLARIFIED BY THE CERTIFIED ENGINEER PRIOR TO CONSTRUCTION.
 - EXISTING IN-SITU CUT MATERIAL MAY BE USED FOR EMBANKMENT/SUBJECT FILL LAYERS. ROADWER MUST COMPLY WITH SPECIFICATION TESTING REQUIREMENTS AND ENSURE DISPERSIVE SOILS ARE NOT TO BE USED. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH CONTRACT SPECIFICATIONS AND TECHNICAL STANDARDS.
 - ALL FILL MATTERS TO BE 1 IN 4: 1 IN 2 MAY BE ADOPTED IN CONSTRAINED ENVIRONMENTS SUBJECT TO SUPERINTENDENT'S APPROVAL.
 - WHERE WORKS ARE TO EXISTING, ALL WORK SHALL BE NEAT, SMOOTH, WORKMANLIKE AND TO THE SUPERINTENDENT'S SATISFACTION.

1.1 DESIGN DATE: 14 DEC 2022 1.2 DATE FOR APPROVAL: 14 DEC 2022 1.3 PREPARED BY: [Signature] 1.4 CHECKED BY: [Signature]	2.1 PROJECT NO: CE22056 2.2 SHEET NO: 301-GA 2.3 TOTAL SHEETS: 3	3.1 PROJECT NAME: 18 LEEK ST CAR PARK DEVELOPMENT BACKALL QLD 3.2 CLIENT: NEW BEGINNING CHURCH	4.1 DESIGNER: MOLONEY & SONS ENGINEERING 4.2 ADDRESS: P.O. Box 1023 AID - COLL. ROCKHAMPTON, Q.A. 4700 4.3 PHONE: 08 4928 1000 4.4 WEBSITE: www.moloneysons.com.au	5.1 PROJECT TYPE: GENERAL ARRANGEMENT 5.2 SCALE: A
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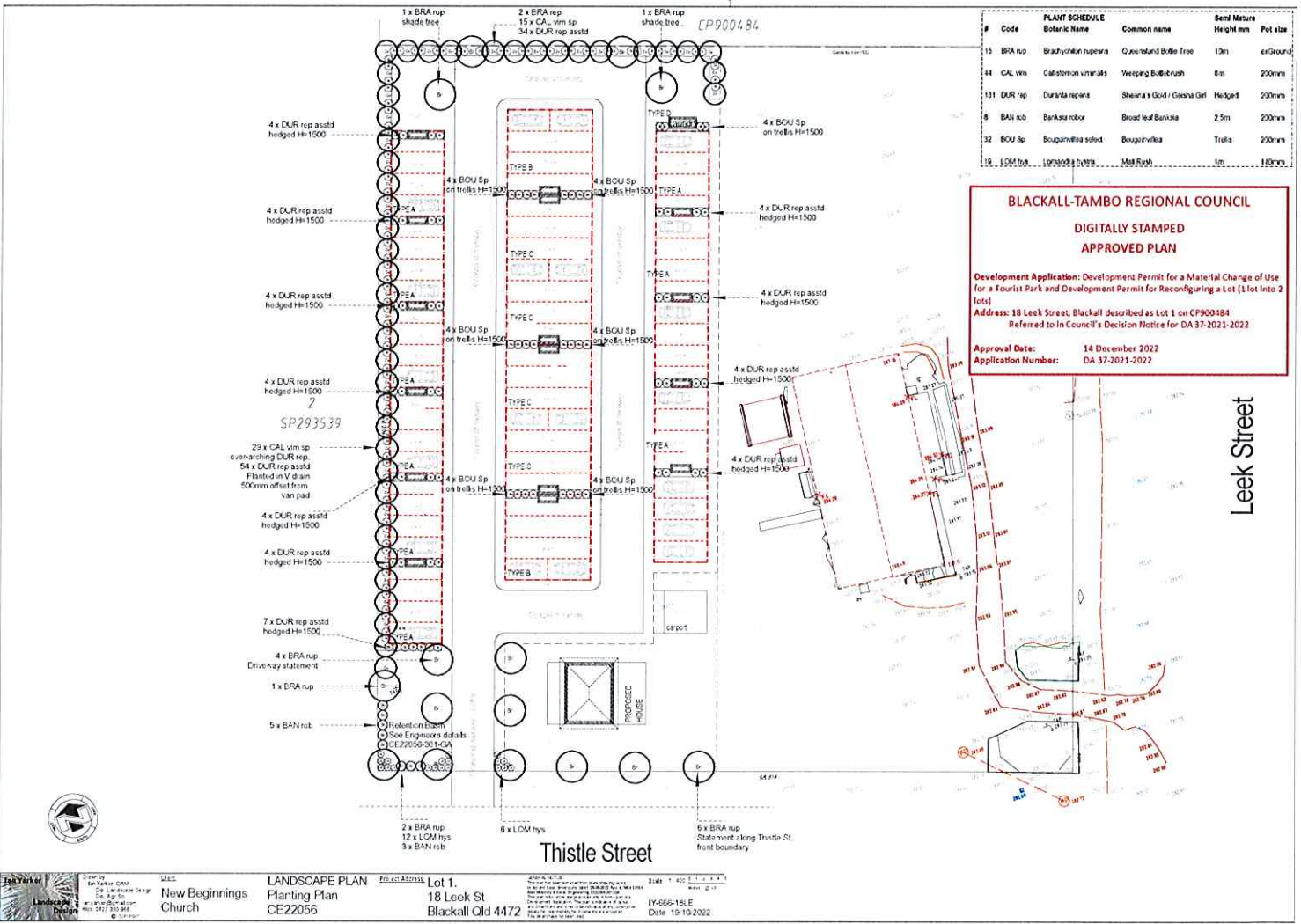
Approval Date: 14 December 2022
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2
 SP293539



Thistle Street

Leek Street



#	Code	PLANT SCHEDULE	Botanic Name	Common name	Seed Mature Height mm	Pot size
15	BRA rup	Brachydon repens	Queensland Bottle Tree	13m	exGround	
44	CAL vim	Catalpa viminaria	Weeping Bottlebrush	8m	200mm	
131	DUR rep	Durand repens	Sheena's Gold / Casha Girl	Hedged	200mm	
8	BAN rob	Banksia robur	Broad leaf Banksia	2.5m	200mm	
32	BOU Sp	Bougainvillea spectabilis	Bougainvillea	Trellis	200mm	
16	LOM hys	Lonicera hystericus	Medi Bush	1m	110mm	

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Leek Street

Thistle Street

Attachment B – 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.

- (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 an excluded application, an appeal may be made against— <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	<p>1 A concurrence agency that is not a co-respondent</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 Any eligible advice agency for the application</p> <p>4 Any eligible submitter for the application</p>
<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>			

<p align="center">Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal</p>			
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</p> <p>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</p> <p>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

Table 2 Appeals to the P&E Court only			
<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	—	—