

File: 18/181
Date: 5 July 2018

Cushman Wakefield
C/- Andrew O'Brien Development Services
32 Farrell Street
ASHGROVE QLD 4060

Attention: Andrew O'Brien

Dear Mr O'Brien

**Decision Notice – approval (with conditions)
Building Work assessable against the Planning Scheme
Lot 6 on RP70881, 20 High Street, Texas**

We wish to advise that on 5 July 2018 a decision was made to approve the development application for building work assessable against the planning scheme – installation of a disabled access ramp and automatic sliding door at Lot 6 on RP70881, 20 High Street, Texas. In accordance with the *Planning Act 2016*, please find attached Council's Decision Notice for the application.

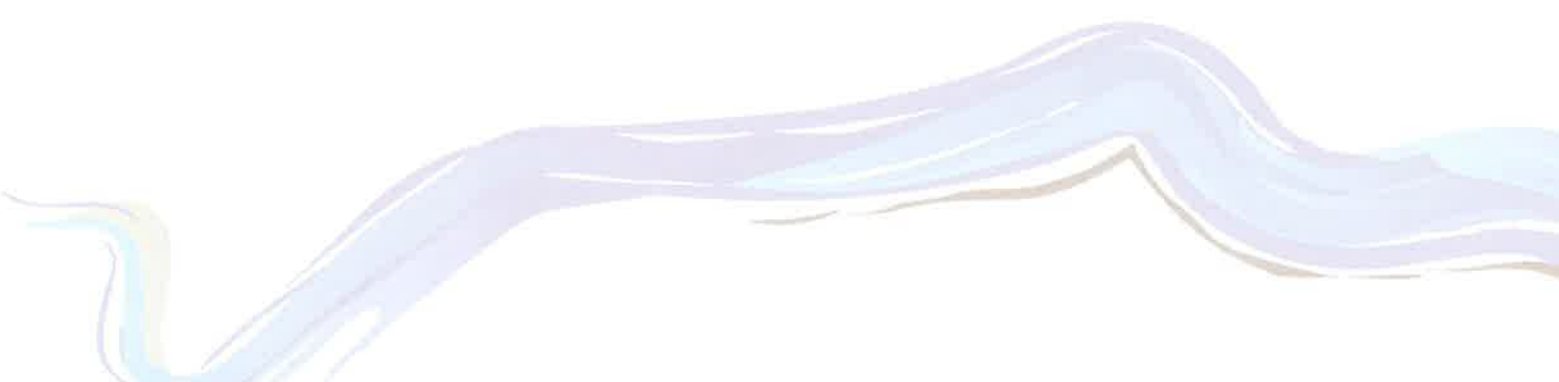
Please read all the conditions carefully. All conditions are required to be complied with at the completion of the building work. Please note **Condition 17**, which requires a letter to be submitted to Council once the building work is completed, outlining and demonstrating compliance with each condition.

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

Yours faithfully



Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council



Decision Notice approval

Planning Act 2016 section 63

Council File Reference: 18/181
Council Contact: Mrs Ronnie McMahon: LMM
Council Contact Phone: (07) 4671 7400

5 July 2018

Applicant Details: Cushman Wakefield
C/- Andrew O'Brien Development Services
32 Farrell Street
ASHGROVE QLD 4060

Attention: Andrew O'Brien

The development application described below was properly made to Goondiwindi Regional Council on 26 June 2018.

Applicant details

Applicant name: Cushman Wakefield
C/- Andrew O'Brien Development Services

Applicant contact details: Mr Andrew O'Brien
andrew.obrien42@bigpond.com
0431 703 445

Application details

Application number: 18/181

Approval sought: Development Permit – Building work assessable against the planning scheme

Details of proposed development: Installation of a disabled access ramp and automatic sliding door

Location details

Street address: 20 High Street, Texas

Real property description: Lot 6 on RP70881

Decision

Date of decision: 5 July 2018

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

Details of the approval

Development permit Building work assessable against the planning scheme

Conditions

This approval is subject to the conditions in Attachment 1.

Further development permits

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

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

Properly made submissions

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

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*. 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*).

A copy of the relevant appeal provisions are attached.

Currency period for the approval

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

- If the development does not start within **two (2) years**.

Approved plans and specifications

Copies of the following plans are enclosed.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Building work				
Existing / Demo Plan	Elise & Betty Interior Design	13/04/18	A1.02	Revision 1
Existing / Demo Elevation	Elise & Betty Interior Design	13/04/18	A1.03	Revision 1
Proposed Plan 01	Elise & Betty Interior Design	13/04/18	A2.01	Revision 1
Proposed Elevation 01	Elise & Betty Interior Design	13/04/18	A2.02	Revision 1

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

Attachment 5 includes a Rights of Appeal waiver, which, if completed, will be used to process your request to waive your appeal rights to process your approval without unnecessary delay.

Attachment 6 is an extract from the *Planning Act 2016*, which details the applicant's appeal rights regarding this decision

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

Yours Sincerely



Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

enc Attachment 1—Assessment manager's conditions
 Attachment 2—Approved Plans
 Attachment 3—Notice about decision - Statement of Reasons
 Attachment 4—Rights of Appeal waiver
 Attachment 5—*Planning Act 2016* extracts – appeal provisions and lapse dates



ATTACHMENTS

Attachment 1 – Assessment Manager’s Conditions

Attachment 2 – Approved Plans

Attachment 3 – Notice about decision - Statement of reasons

Attachment 4 – Rights of Appeal waiver

Attachment 5 – *Planning Act 2016* Extracts

Planning Act 2016 appeal provisions

Planning Act 2016 lapse dates



Attachment 1 – Assessment Manager’s Conditions



Assessment Manager's Conditions

Proposed Use:	<i>Building work assessable against the planning scheme – installation of a disable access ramp and automatic sliding door</i>
Development:	Development Permit – Building work assessable against the planning scheme
Applicant:	Cushman Wakefield C/- Andrew O'Brien Development services
Address:	20 High Street, Texas
Real Property Description:	Lot 6 on RP70881
Council File Reference:	18/181

GENERAL CONDITIONS																
1.	Approval is granted for the purpose of building work assessable against the <i>Goondiwindi Region Planning Scheme 2018</i> , for the installation of a disabled access ramp and automatic sliding door.															
2.	All conditions must be complied with at the completion of the building work.															
3.	<p>The development shall be in accordance with supporting information supplied by the applicant with the development application including the following plans:</p> <table border="1"> <thead> <tr> <th>Drawing Number</th> <th>Title</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A1.02, Revision 1</td> <td>Existing / Demo Plan</td> <td>13/04/18</td> </tr> <tr> <td>A1.03, Revision 1</td> <td>Existing / Demo Elevation</td> <td>13/04/18</td> </tr> <tr> <td>A2.01, Revision 1</td> <td>Proposed Plan 01</td> <td>13/04/18</td> </tr> <tr> <td>A2.02, Revision 1</td> <td>Proposed Elevation 01</td> <td>13/04/18</td> </tr> </tbody> </table> <p>Please note these plans are not approved Building Plans. The approved plans are included in Attachment 2.</p>	Drawing Number	Title	Date	A1.02, Revision 1	Existing / Demo Plan	13/04/18	A1.03, Revision 1	Existing / Demo Elevation	13/04/18	A2.01, Revision 1	Proposed Plan 01	13/04/18	A2.02, Revision 1	Proposed Elevation 01	13/04/18
Drawing Number	Title	Date														
A1.02, Revision 1	Existing / Demo Plan	13/04/18														
A1.03, Revision 1	Existing / Demo Elevation	13/04/18														
A2.01, Revision 1	Proposed Plan 01	13/04/18														
A2.02, Revision 1	Proposed Elevation 01	13/04/18														

4.	<p>Complete and maintain the approved development as follows:</p> <ul style="list-style-type: none"> (i) Generally in accordance with development approval documents; and (ii) Strictly in accordance with those parts of the approved development which have been specified in detail by Council unless Council agrees in writing that those parts will be adequately complied with by amended specifications. <p>All development shall comply with any relevant provisions in the <i>Goondiwindi Region Planning Scheme 2018</i>, Council's standard designs for applicable work and any relevant Australian Standard that applies to that type of work.</p> <p>The development approval documents are the material contained in the development application, approved plans and supporting documentation including any written and electronic correspondence between the applicant, Council or any relevant agencies during all stages of the development application assessment processes.</p>
5.	<p>The development shall be undertaken in accordance with <i>The Burra Charter: The Australian International Council on Monuments and Sites (ICOMOS) charter for places of cultural heritage significance</i>.</p>
6.	<p>It is the developer's responsibility to obtain all other statutory approvals required prior to commencement of any works on site.</p>
AVOIDING NUISANCE	
7.	<p>All construction waste is to be contained on site in either a skip container or enclosed trailer. Construction waste is to be separated and delivered to Council's waste facility with recycling of any materials to be undertaken at the waste facility.</p>
8.	<p>At all times, the development shall be conducted in accordance with the provisions of the <i>Environmental Protection Act 1994</i> (the Act) and all relevant regulations and standards under that Act. All necessary licences, permits and approvals under the Act, and all regulatory provisions and legislation shall be obtained and shall be maintained at all times while the use continues.</p>
9.	<p>The operator shall be responsible for mitigating any complaint arising from on-site operations.</p>
10.	<p>Construction works must occur so they do not cause unreasonable interference with the amenity of adjoining premises.</p> <p>During construction the site must be kept in a clean and tidy state at all times.</p>

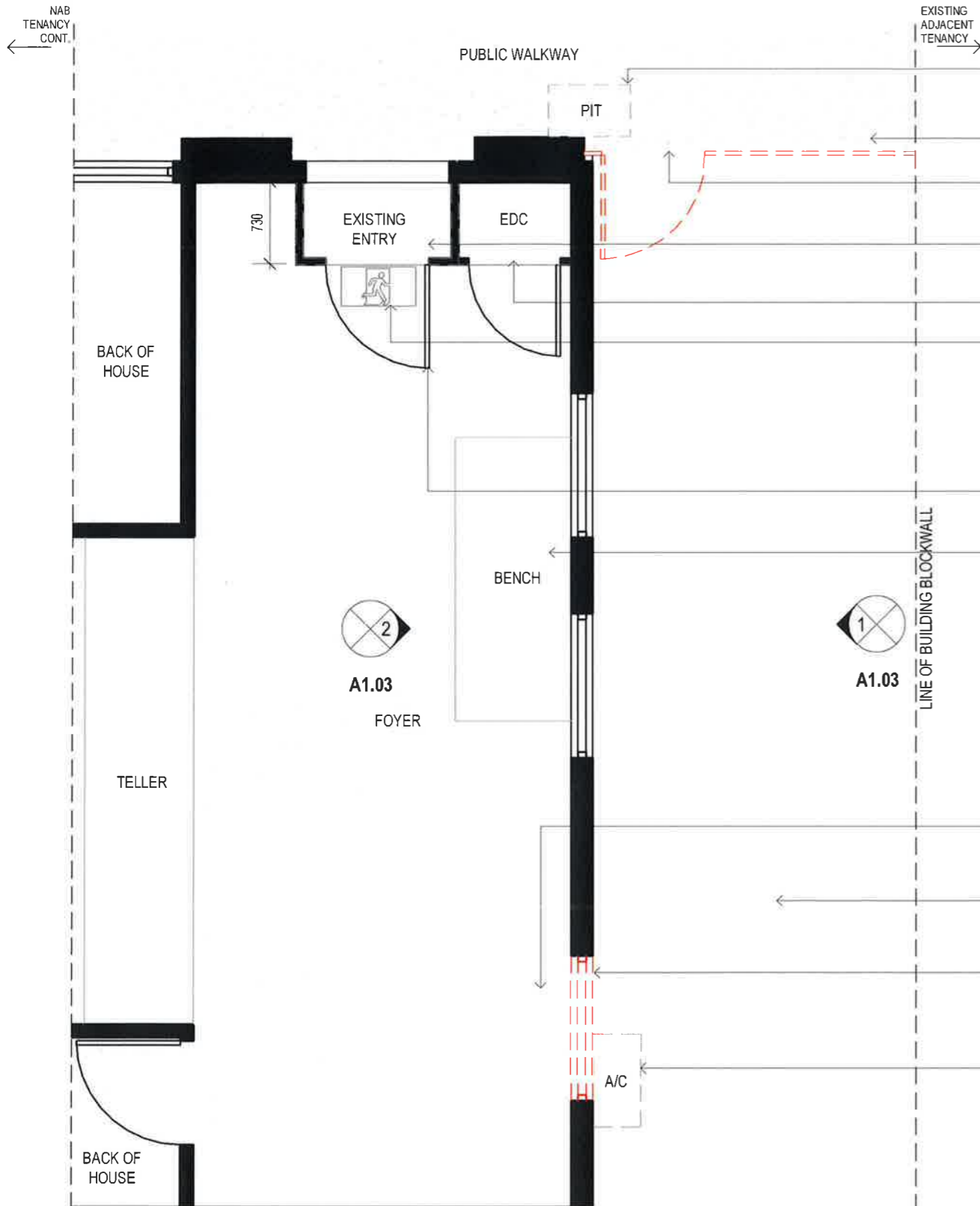
DEVELOPER'S RESPONSIBILITIES	
11.	Any alteration or damage to roads and/or public infrastructure that is attributable to the progress of works or vehicles associated with the development of the site shall be repaired to Council's satisfaction or the cost of repairs paid to Council.
12.	It is the developer's responsibility to ensure that any contractors and subcontractors have current, relevant and appropriate qualifications and insurances in place to carry out the works.
13.	The developer shall be responsible for meeting all costs reasonably associated with the approved development, unless there is specific agreement by other parties, including the Council, to meeting those costs.
14.	At all times, all requirements of the conditions of the development approval must be maintained.
COMMENCEMENT OF WORK	
15.	<p>At its discretion, Council may accept bonds or other securities to ensure completion of specified development approval conditions or Council may accept cash payments for Council to undertake the necessary work to ensure completion of specified development approval conditions.</p> <p>It may be necessary for Council to use such bonds for the completion of outstanding works without a specific timeframe agreed.</p>
16.	<p>This approval will lapse if the use has not commenced within two (2) years of the date the development approval takes effect, in accordance with the provisions contained in section 85 of the <i>Planning Act 2016</i>.</p> <p>Section 86 of the <i>Planning Act 2016</i> sets out how an extension to the period of approval can be requested.</p>
17.	A letter outlining and demonstrating that conditions have been, or how they will be, complied with, shall be submitted to Council once building work is completed. Council Officers may require a physical inspection to confirm that all conditions have been satisfied to relevant standards.

PLEASE READ CAREFULLY – NOTES AND ADVICE	
	<p><i>When approval takes effect</i></p> <p>This approval takes effect in accordance with section 85 of the <i>Planning Act 2016</i>.</p> <p><i>When approval lapses</i></p> <p>This approval will lapse if the use has not commenced within two (2) years of the date the development approval takes effect.</p> <p>Section 86 of the <i>Planning Act 2016</i> sets out how an extension to the period of approval can be requested.</p>
	<p>It is the applicant's responsibility to obtain all statutory approvals prior to commencement of any works on-site.</p>
	<p>This approval in no way removes the duty of care responsibility of the applicant under the <i>Aboriginal Cultural Heritage Act 2003</i>. Pursuant to Section 23(1) of the <i>Aboriginal Cultural Heritage Act 2003</i>, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care").</p>
	<p>This approval in no way authorises the clearing of native vegetation protected under the <i>Vegetation Management Act 1999</i>.</p>
	<p>The approved development does not authorize any deviation from the applicable Australian Standards nor from the application of any laws, including laws covering work place health and safety.</p>



Attachment 2 – Approved Plans





- EXISTING COMMUNICATIONS ACCESS PIT. CONTRACTOR TO CONFIRM LOCATION. INDICATIVE LOCATION SHOWN.
- EXISTING WALKWAY TO REMAIN.
- EXISTING ENTRY GATE TO BE DELOMISHED FOR NEW ACCESS RAMP.
- EXISTING ENTRY TO REMAIN. DOOR TO BE REVIEWED.
- EXISTING EDC CUPBOARD TO REMAIN.
- CONTRACTOR TO CONFIRM COMPLIANCE OF EXISTING EXIT SIGNAGE. (INDICATIVE LOCATION SHOWN ONLY).
- EXISTING FRONT OF BRANCH MANUAL SWING DOOR.
- EXISTING BENCH TO MOVE IN ACCORDANCE WITH NEW ENTRY AND RAMP. CONTRACTOR TO CONFIRM NEW LOCATION.
- EXISTING ENTRY CARPET TO REMAIN WHERE POSSIBLE. CONTRACTOR TO RE-CONFIGURE TO SUIT NEW RAMP INSTALLATION / AUTODOOR.
- EXISTING SIDE OF TENANCY PROPOSED RAMP LOCATION. BOUNDARY LINES TO BE CONFIRMED.
- WINDOW TO BE DEMOLISHED TO ALLOW FOR NEW RAMP ENTRY DOOR. AUTODOOR TO BE INSTALLED ACCORDANCE WITH AS-1428. HERITAGE DEMOLITION TO BE REVIEWED.
- EXISTING AIR CONDITIONING UNIT TO BE RELOCATED TO ALLOW ACCESS RAMP INSTALLATION. CONTRACTOR TO CONFIRM. INDICATIVE LOCATION SHOWN

AREA OF NO WORKS SHOWN SHADED

DEMOLITION LEGEND:

- EXISTING WALLS TO REMAIN
- EXISTING GLAZING TO REMAIN
- WALLS, DOORS, FIXTURES & FITTINGS TO BE DEMOLISHED
- R RETAIN FOR REUSE
- EX EXISTING TO REMAIN

CONTRACTOR TO CONFIRM ALL EXISTING SITE CONDITIONS INCLUDING ALL DIMENSIONS BEFORE COMMENCING WORK ON SITE.

BUILDER TO OBTAIN A COPY OF BASE BUILDING / SITE HAZARDOUS MATERIALS AND ASBESTOS AUDIT AND NAB POLICY AND PROCEDURES FOR HAZARDOUS MATERIALS PRIOR TO TENDER AND CONSTRUCTION. BUILDER TO ENSURE COMPLIANCE WITH REQUIREMENTS.

CONTRACTOR TO CONFIRM FULL EXTENT OF WORKS AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER FOR CONFIRMATION PRIOR TO COMMENCEMENT OF WORKS.

ANY UNFORESEEN DEMOLITION WORKS REQUIRED WHICH HAVE NOT BEEN SPECIFIED TO BE APPROVED BY THE PROJECT MANAGER PRIOR TO COMMENCEMENT OF WORK.

ALL BUILDING MATERIALS TO BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROPRIATE MANNER.

DEMOLISH AND REMOVE ALL ITEMS SHOWN DASHED REMOVE ANY OBSOLETE FURNITURE NOT REQUIRED.

REMOVE FLOOR FINISHES TO EXTENT REQUIRED FOR NEW FLOOR FINISHES.

ALLOW TO REDIRECT DATA AND ELECTRICAL CABLING AS REQUIRED TO SUIT NEW WORKS AND LAYOUT. REMOVE ALL NON-ESSENTIAL REDUNDANT SERVICES, OUTLETS, WIRING AND DATA CABLING.

MAKE GOOD ALL AREAS AFFECTED BY DEMOLITION AS REQUIRED AND PREPARE TO TAKE NEW FINISHES. PATCH, FINISH OFF AND PAINT ANY PLASTERBOARD WALLS DAMAGED DUE TO DEMOLITION WORK AS REQUIRED.

REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DEMOLITION WORKS TO FLOOR AND SUPPORT FOR NEW AUTO DOOR SYSTEM.

ALL DEMOLITION WORKS ARE TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND COVERING BODY APPROVALS.

GOONDIWINDI REGIONAL COUNCIL
 Approved Plan referred to in Council's Decision Notice
 Council Reference: 18/181
 Dated: 5 July 2018
 Signed: *R. McMahon*
 Print Name: Mrs Rennie McMahon
 (Under Delegation) ASSESSMENT MANAGER

01 GROUND FLOOR - EXISTING
 1 : 50



Interior Design
 Suite 302
 The Block Arcade
 282 Collins Street
 Melbourne Vic 3000
 T: 03 9650 0279
 F: 03 9650 0651
 E: admin@elsieandbetty.com.au

Scale

Notes

1. Do not scale drawings. Written dimensions govern.
2. All dimensions are in millimetres unless noted otherwise.
3. The builder/contractor shall verify all dimensions and setouts on site before commencing any works.
4. This drawing shall be read in conjunction with relevant consultants drawings, schedules & specifications.
5. The builder shall be responsible for ensuring that all building works conform to the relevant codes, standards and regulations.

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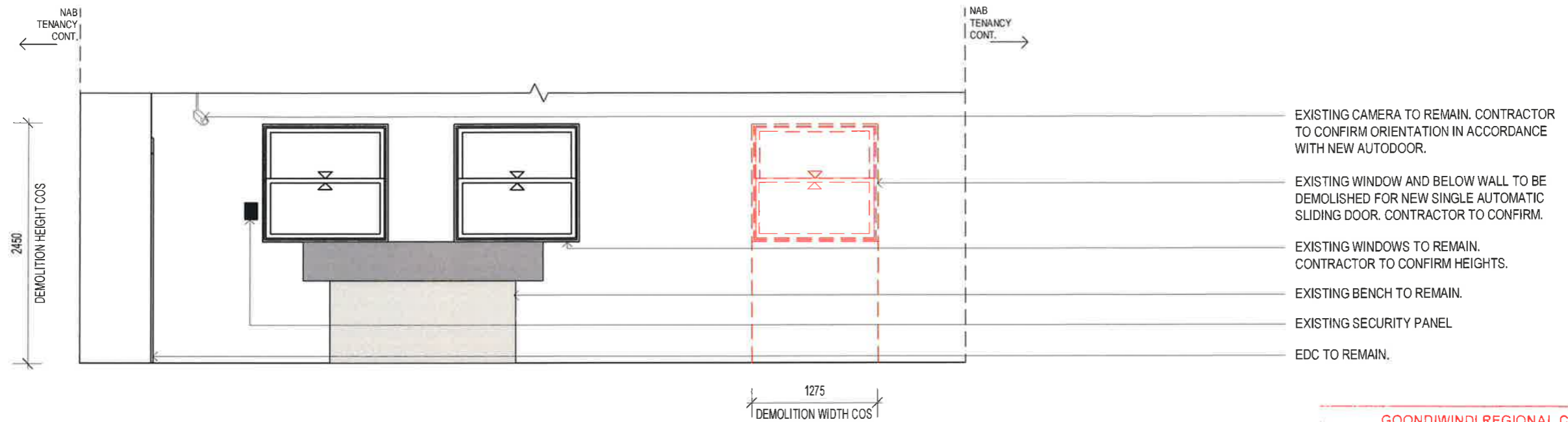
REV.	DESCRIPTION	REV. DATE
1	PRELIMINARY ISSUE	13/04/18

Client

CUSHMAN & WAKEFIELD

Project
NAB_TEXAS

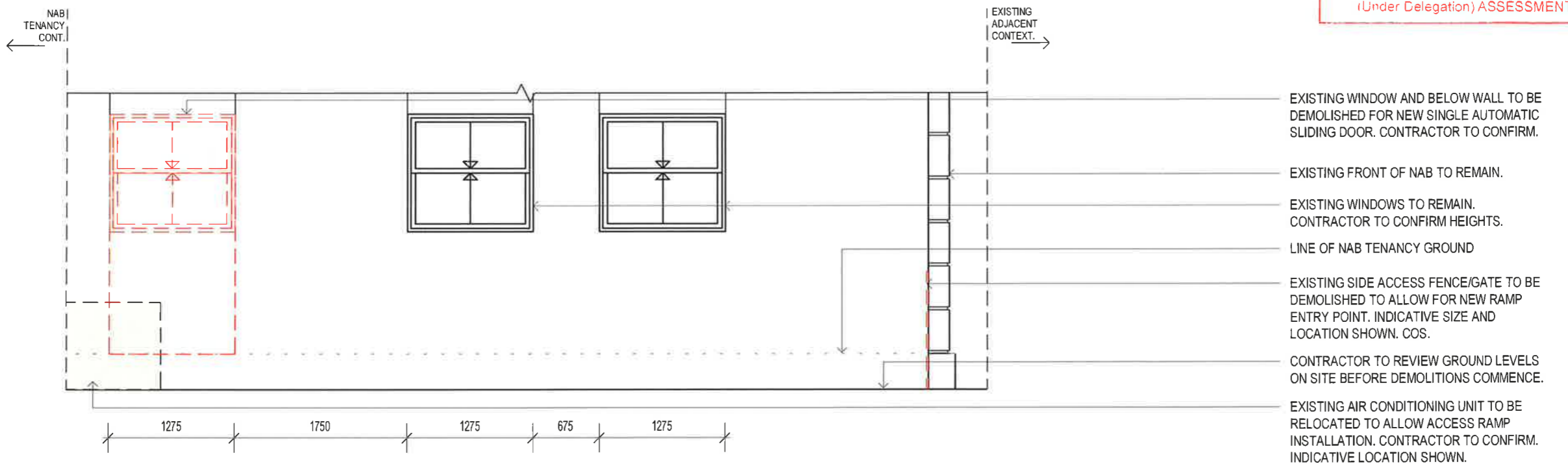
Drawing Title			
EXISTING / DEMO PLAN			
Drawing Status			
PRELIMINARY NOT FOR CONSTRUCTION			
Scale at A3	Drawn	Reviewed	Approved
As indicated@ A3	JD		
Project Number	Drawing Number	Revision	
180041-55	A1.02	1	



02 INTERIOR ELEVATION - EXISTING

1 : 50

GOONDIWINDI REGIONAL COUNCIL
 Approval Plan referred to in Council's Decision Notice
 Council Reference: 18/181
 Dated: 5 July 2018
 Signed: *[Signature]*
 Print Name: Mrs. Rennie McMahon
 (Under Delegation) ASSESSMENT MANAGER



01 EXTERNAL ELEVATION - EXISTING

1 : 50

Elsie+Betty

Interior Design

Suite 302
 The Block Arcade
 282 Collins Street
 Melbourne Vic 3000
 T: 03 9650 0279
 F: 03 9650 0651
 E: admin@elsieandbetty.com.au



Notes

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 4. This drawing shall be read in conjunction with relevant consultants drawings, schedules & specifications.
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REV.	DESCRIPTION	REV. DATE
1	PRELIMINARY ISSUE	13/04/18

Client



Project
NAB_TEXAS

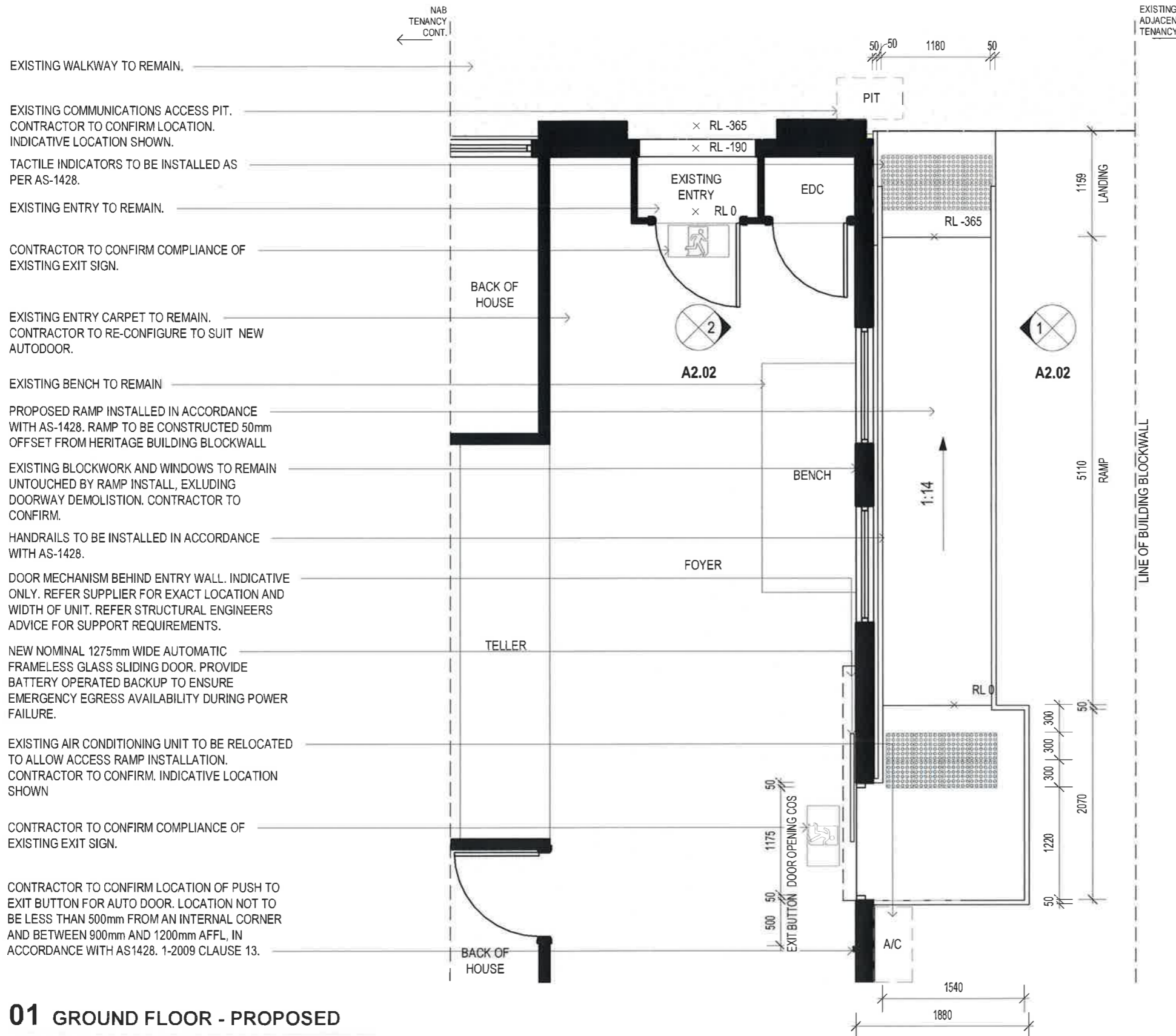
Drawing Title

EXISTING / DEMO ELEVATION

Drawing Status

PRELIMINARY NOT FOR CONSTRUCTION

Scale at A3 1 : 50@ A3	Drawn JD	Reviewed	Approved
Project Number 180041-55	Drawing Number A1.03	Revision 1	



- AREAS OF NO WORK SHOWN SHADED
- PARTITION LEGEND:**
- EXISTING WALLS
 - EXISTING GLAZING
 - NEW GLAZING TO MATCH EXISTING

DOOR COMPLIANCE NOTES:
 DORMA 'EL301' AUTOMATIC DOOR SYSTEM
Note: System to be confirmed compatible with existing facade by Dorma.
 CONTACT: SHANE CAVANAGH PH: +61 2 8884 4600

SINGLE FRAMELESS CLEAR GLAZED AUTO SLIDING DOOR
 DOOR HEIGHT: 2390mm COS
 DOOR WIDTH: 1275mm NOM COS WIDE DOOR LEAF
 PUSH BUTTONS FOR EMERGENCY EXIT. MASTER KEYED.
 WEATHER PROTECTION SEALS REQUIRED FOR ALL EDGES.

BUILDER TO CONFIRM REQUIRED SUPPORT FOR DOOR SYSTEMS FROM MANUFACTURER. REFER STRUCTURAL ENGINEERS ADVICE.

COMPLIANCE NOTES:
 DOOR TO COMPLY WITH:
 AS 5007-2007 POWERED DOORS FOR PEDESTRIAN ACCESS AND EGRESS
 AS 1288-2006 GLASS IN BUILDINGS
 AS1428.1 2009 DESIGN FOR ACCESS AND MOBILITY.

REFER STRUCTURAL ENGINEERS DRAWINGS.

SIGNAGE NOTES:
 REFER TO SIGNCRAFT ELEVATIONS SIGNAGE PACKAGE FOR ALL APPLIED VINYL DECALS TO SHOPFRONT GLAZING.

FINISH FLOOR NOTES:
 PREPARE AND LEVEL FLOOR AS REQUIRED TO TAKE NEW FLOOR FINISHES. INSPECT ON SITE. ALL FLOOR FINISHES TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.

INSTALL MILL FINISH ALUMINIUM TRIM TREDSAFE DT036 OR EQUIVALENT FLOOR STRIP TO ALL JUNCTIONS BETWEEN ENTRY MAT AND CARPET AND ENTRY MAT AND EXTERNAL THRESHOLD. ENSURE ALL JUNCTIONS BETWEEN FLOOR FINISHES ARE LEVEL AND ELIMINATE TRIP HAZARDS.

INSTALL NEW COLOURED SAFETY NOSING STRIP TO STEP. NOSING TO BE: TREDSAFE AA124 WITH TREDSAFE SAFETY YELLOW 102 INSERT. SUPPLIER: GEORGE LOW OF MELBOURNE. PH: (03) 9587 4222.

NOTE:
 ASSA ABLOY TO ADVISE OF ADDITIONAL STRUCTURAL REQUIREMENTS OF NEW DOOR FIXTURES/FITTINGS AND FURNITURE BUILDER TO COORDINATE WITH ASSA ABLOY ALL STRUCTURAL REQUIREMENTS WITH EXISTING CONDITIONS.

01 GROUND FLOOR - PROPOSED
 1 : 50



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- Notes**
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REV.	DESCRIPTION	REV. DATE
1	PRELIMINARY ISSUE	13/04/18



Project
NAB_TEXAS



Drawing Title PROPOSED PLAN 01			
Drawing Status PRELIMINARY NOT FOR CONSTRUCTION			
Scale at A3 As indicated@ A3	Drawn JD	Reviewed	Approved
Project Number 180041-55	Drawing Number A2.01	Revision 1	

GOONDIWINDI REGIONAL COUNCIL

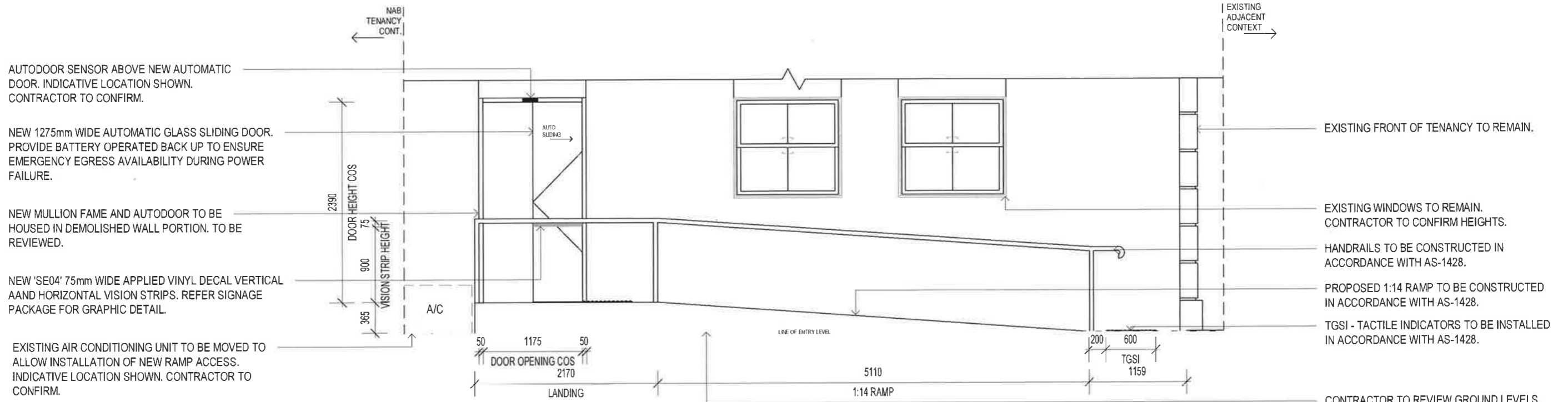
Approved Plan referred to in Council's Decision Notice

Council Reference: 18/181

Dated: 5 July 2018

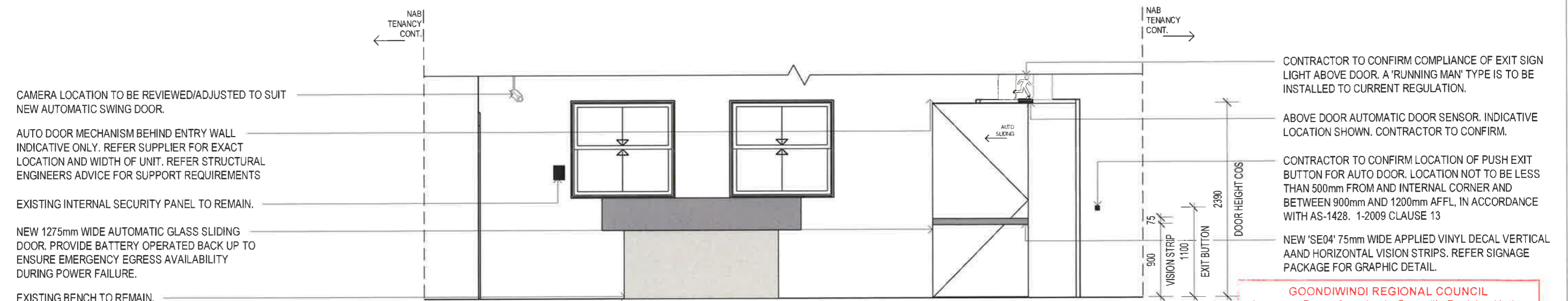
Signed: 

Print Name: Mrs. Rennie McMahon
(Under Delegation) ASSESSMENT MANAGER



01 EXTERIOR ELEVATION - PROPOSED

1 : 50



02 INTERIOR ELEVATION - PROPOSED

1 : 50

GOONDIWINDI REGIONAL COUNCIL
 Approved Plan referred to in Council's Decision Notice
 Council Reference: 18/182
 Dated: 5 July 2018
 Signed: *RM*
 Print Name: Mrs Ronnie McMahon
 (Under Delegation) ASSESSMENT MANAGER



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REV.	DESCRIPTION	REV. DATE
1	PRELIMINARY ISSUE	13/04/18

Client



Project
NAB_Texas

Drawing Title

PROPOSED ELEVATION 01

Drawing Status

PRELIMINARY NOT FOR CONSTRUCTION

Scale at A3	Drawn	Reviewed	Approved
1 : 50 @ A3	JD		
Project Number	Drawing Number	Revision	
180041-55	A2.02	1	



Attachment 3 – Notice about decision - Statement of reasons



Notice about decision - Statement of reasons

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

The development application for *Building work assessable against the planning scheme – installation of a disable access ramp and automatic sliding door.*

18/181

20 High Street, Texas

Lot 6 on RP70881

On 5 July 2018, the above development application was:

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

1. Reasons for the decision

The reasons for this decision are:

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

2. Assessment benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
<i>Heritage Overlay Code</i>	<i>Goondiwindi Region Planning Scheme 2018: AO1, AO2.1, AO2.2, AO3, AO4.1, AO4.2</i>

3. Compliance with benchmarks

The proposed development complied with the assessment benchmarks.

4. Relevant matters for impact assessable development

Not applicable, as the proposed development was code assessable.

5. Matters raised in submissions for impact assessable development

Not applicable, as the proposed development was code assessable.

6. Matters prescribed by Regulation

Not applicable to the proposed development.



Attachment 4 – Rights of Appeal Waiver



Attachment 4: Rights of Appeal Waiver

Planning Act 2016
Rights of Appeal Waiver

Purpose of this form: This form will be used to process your request to waive your appeal rights to process your approval without unnecessary delay.

Applicant:	
File Number:	
Property Address:	

This is to confirm that I/We have received the above approval and agree to the conditions contained therein. I/We hereby waive my/our appeal rights available under the *Planning Act 2016*.

Name		Name	
Signature		Signature	
Date		Date	

Please return this form to:

Fax: (07) 4671 7433

Post: LMB 7, Inglewood QLD 4387

Email: mail@grc.qld.gov.au

In person: Council Chambers, 4 McLean Street, Goondiwindi QLD 4390
Goondiwindi Civic Centre, 100 Marshall Street, Goondiwindi QLD 4390
Inglewood Customer Service Centre, 18 Elizabeth Street, Inglewood QLD 4387
Texas Customer Service Centre, High Street, Texas QLD 4385

Privacy Statement

This information collected on this Form will be used by the Goondiwindi Regional Council in accordance with the processing and assessment of your application. Your personal details will not be disclosed for a purpose outside of Council policy, except where required by legislation (including the *Information Privacy Act 2009*) or as required by the Queensland State Government. This information may be stored in the Council database.



Attachment 5 – *Planning Act 2016* Extracts



**EXTRACT FROM PLANNING ACT 2016
RELATING TO APPEAL RIGHTS**

Chapter 6 Dispute Resolution, Part 1 Appeal Rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

(i) either a tribunal or the P&E Court; or

(ii) only a tribunal; or

(iii) only the P&E Court; and

(b) the person—

(i) who may appeal a matter (the **appellant**); and

(ii) who is a respondent in an appeal of the matter; and

(iii) who is a co-respondent in an appeal of the matter; and

(iv) who may elect to be a co-respondent in an appeal of the matter.

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

(3) The **appeal period** is—

(a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or

(b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or

(c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

(d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or

(e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the

deemed approval notice to the assessment manager; or

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

Note—

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

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

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

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

(a) the adopted charge itself; or

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

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

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

230 Notice of appeal

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

(a) is in the approved form; and

(b) succinctly states the grounds of the appeal.

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

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

(a) the respondent for the appeal; and

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

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

principal submitter for the development application; and

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

(4) The **service period** is—

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

231 Other appeals

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

(4) In this section—

decision includes—

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

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

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

232 Rules of the P&E Court

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

Part 2 Development tribunal

Division 1 General

233 Appointment of referees

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

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

(iii) to analyse complex technical issues;
and

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

(2) The appointer may—

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

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

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

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

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

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

(7) In this section—

appointment notice means—

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

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

234 Referee with conflict of interest

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

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

(i) the referee owns; or

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

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

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

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

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

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

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

235 Establishing development tribunal

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

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

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

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

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

236 Remuneration

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

237 Tribunal proceedings

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

238 Registrar and other officers

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

Division 2 Applications for declarations

239 Starting proceedings for declarations

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

240 Application for declaration about making of development application

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

respondent means—

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

241 Application for declaration about change to development approval

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

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

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

(4) In this section—

respondent means—

(a) if the applicant started the proceedings—the responsible entity; or

(b) if the responsible entity started the proceedings—the applicant.

Division 3 Tribunal proceedings for appeals and declarations

242 Action when proceedings start

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

(a) establish a tribunal for the proceedings; and

(b) appoint 1 of the referees for the tribunal as the tribunal's chairperson, in the way required under a regulation; and

(c) give notice of the establishment of the tribunal to each party to the proceedings.

243 Chief executive excusing noncompliance

(1) This section applies if—

(a) the registrar receives a document purporting to start tribunal proceedings, accompanied by the required fee; and

(b) the document does not comply with any requirement under this Act for validly starting the proceedings.

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

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

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

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

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

244 Ending tribunal proceedings or establishing new tribunal

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

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

- there are no qualified referees or insufficient qualified referees because of a conflict of interest

- the referees who are available will not be able to decide the proceedings in a timely way

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

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

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

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

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

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

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

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

245 Refunding fees

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

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

246 Further material for tribunal proceedings

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

Examples of information that the registrar may require—

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

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

247 Representation of Minister if State interest involved

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

248 Representation of parties at hearing

A party to tribunal proceedings may appear—

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

249 Conduct of tribunal proceedings

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

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

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

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

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

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

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

- (6) When hearing proceedings, the tribunal—

(a) need not proceed in a formal way; and

(b) is not bound by the rules of evidence; and

(c) may inform itself in the way it considers appropriate; and

(d) may seek the views of any person; and

(e) must ensure all persons appearing before the tribunal have a reasonable opportunity to be heard; and

(f) may prohibit or regulate questioning in the hearing.

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

250 Tribunal directions or orders

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

Examples of directions—

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

251 Matters tribunal may consider

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

252 Deciding no jurisdiction for tribunal proceedings

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

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

253 Conduct of appeals

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

254 Deciding appeals to tribunal

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

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

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

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

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

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

255 Notice of tribunal's decision

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

256 No costs orders

A tribunal must not make any order as to costs.

257 Recipient's notice of compliance with direction or order

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

258 Tribunal may extend period to take action

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

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

259 Publication of tribunal decisions

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

Schedule 1 Appeals

section 229

Appeal rights and parties to appeals

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

(a) the P&E court; or

(b) a tribunal.

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

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

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

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

(b) a provision of a development approval for—

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

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

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

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

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

(d) a development condition if—

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

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

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

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

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

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

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

(h) a decision to give an enforcement notice—

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

(ii) under the Plumbing and Drainage Act; or

(i) an infrastructure charges notice; or

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

(l) a matter prescribed by regulation.

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

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

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

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

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

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

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

(6) In each table—

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

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

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

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

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

(8) In this section—

storey see the Building Code, part A1.1.

Table 1

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

1. Development applications

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

Minister, an appeal may be made against—

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

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

(c) a provision of the development approval; or

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

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

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

85 Lapsing of approval at end of current period

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

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

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

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

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

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

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

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

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

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

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