

File: 22/35  
Date: 14 November 2023

Coulton Farming Company  
PO Box 807  
GOONDIWINDI QLD 4390

Attention: Mr Will Coulton

Dear Will

**Negotiated Decision Notice**  
**(Given under section 76 (3) of the *Planning Act 2016*)**  
**Material Change of Use**  
**Lot 4 on SP158267, 2 Wilson Court, Goondiwindi**

Goondiwindi Regional Council received your representations on conditions made under section 75 of the *Planning Act 2016* on 07 September 2023 for the development approval dated 13 July 2023.

**Decision for change application**

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Date of decision: 14 November 2023  
Decision details: Agree with the change representations, with changes.

The decision on the representations is that:

1. Condition 16 is amended as per the representations.

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

Yours faithfully



**Ronnie McMahan**  
Manager of Planning Services  
Goondiwindi Regional Council

## Negotiated Decision Notice approval

### Planning Act 2016 section 76

Council File Reference: 22/35  
Council Contact: Mrs Ronnie McMahon  
Council Contact Phone: (07) 4671 7400

14 November 2023

**Applicant Details:** Coulton Farming Company  
PO Box 807  
GOONDIWINDI QLD 4390

Attention: Mr Will Coulton

The change representations were submitted to Goondiwindi Regional Council on 7 September 2023.

#### Applicant details

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Applicant name: Coulton Farming Company  
Applicant contact details: Mr Will Coulton  
PO Box 807  
[will@coultonfarming.com.au](mailto:will@coultonfarming.com.au)  
0427763 100

#### Application details

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Application number: 22/35  
Approval sought: Negotiated Decision Notice - Development Permit –  
Material Change of Use  
Details of proposed development: “Industry activities” – “Medium impact industry” (including transport depot and ancillary office)

#### Location details

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Street address: 2 Wilson Court, Goondiwindi  
Real property description: Lot 4 on SP125267

#### Decision

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Date of decision: 14 November 2023  
Decision details: Agree with the change representations, with changes.

## Decision on Change Representations

Development permit

Material Change of Use

### Description of changes

#### **Existing Condition 16**

Solid screen fencing, 2.0m high, shall be provided for the full length of all site boundaries, excluding the vehicle access point to Wilson court. The fence shall be appropriately integrated with the proposed landscaping on site and present an attractive visual appearance to adjoining properties.

#### **Proposed Changes - Condition 16**

"The current fence erected will remain in place and a high standard of cleanliness will be meticulously maintained by Coulton farming. **Landscaping will also be added to the entire eastern boundary to maintain the high visual appearance along Johnsons Rd.** If, after 12 months of operation, the surrounding community or the GRC is not satisfied with the upkeep of the complex then further landscaping can be discussed."

#### **Recommendation:**

Agree with requested change subject to the following:

*The existing erected fence may remain in place while the use on site continues. Landscaping is to be planted inside the fence line on both the eastern and southern sides of the site at a minimum width of 3m. Once mature, the plantings should reach a minimum height of 3m.*

*All landscaping and tree plantings are to be planted and maintained to the satisfaction of a Council officer. A bond amount of \$22,680 is to be submitted prior to the commencement of the use for the maintenance of landscaping.*

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

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

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

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

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

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

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

Yours Sincerely



**Ronnie McMahon**  
Manager of Planning Services  
Goondiwindi Regional Council

enc    Attachment 1—Negotiated Assessment manager  
      Attachment 2—Approved plans  
      Attachment 3 – Infrastructure Charges Notice  
      Attachment 4—Notice about decision – Statement of reasons  
      Attachment 5—Planning Act extracts



## **ATTACHMENTS**

**Attachment 1 – Negotiated Assessment Manager’s Conditions**

**Attachment 2 – Approved Plans**

**Attachment 3 – Infrastructure Charges Notice**

**Attachment 4 – Notice about decision - Statement of reasons**

**Attachment 5 – *Planning Act 2016* Extracts**

*Planning Act 2016 appeal provisions*

*Planning Act 2016 lapse dates*



**Attachment 1 – Negotiated Assessment Manager’s  
Conditions**



### Negotiated Assessment Manager's Conditions

<b>Description:</b>	<ul style="list-style-type: none"> <li>• <i>"Business activities" - "Shop"</i> (Alterations &amp; Additions to existing premises)</li> </ul>
<b>Development:</b>	Material change of use – Development Permit
<b>Applicant:</b>	SMK QLD Pty Ltd for Arthur Schofield & Co
<b>Address:</b>	64 Marshall Street, Goondiwindi
<b>Real Property Description:</b>	Lots 1, 2 and 8 on RP111981 and Lot 3 on SP308139
<b>Council File Reference:</b>	22/45

The amended conditions are highlighted in yellow below.

GENERAL CONDITIONS																
1.	<p>Approval is granted for the purpose of a Material Change of Use for:</p> <ul style="list-style-type: none"> <li>• <i>"Industry activities" – "Medium impact industry"</i> (including Transport Depot and ancillary Office) as defined in the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>.</li> </ul>															
2.	All conditions must be complied with or bonded prior to the commencement of the use, unless specified in an individual condition.															
3.	<p>Except where changed by conditions of this approval, the development shall be in accordance with supporting information supplied by the applicant with the development application including the following plans:</p> <table border="1"> <thead> <tr> <th>Drawing Number</th> <th>Title</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>22028-1</td> <td>Proposal Plan to accompany a Material Change of Use application for Transport Depot – Washdown Bay on Lot 4 SP158267</td> <td>31/8/22</td> </tr> <tr> <td>Job 22239, Sheet A1.01</td> <td>Floor Plan</td> <td>05/08/22</td> </tr> <tr> <td>Job 22239, Sheet A2.01</td> <td>Elevations</td> <td>05/08/22</td> </tr> <tr> <td>Job 22239, Sheet A2.02</td> <td>Elevations 2</td> <td>05/08/22</td> </tr> </tbody> </table> <p>Please note these plans are not approved Building Plans.</p>	Drawing Number	Title	Date	22028-1	Proposal Plan to accompany a Material Change of Use application for Transport Depot – Washdown Bay on Lot 4 SP158267	31/8/22	Job 22239, Sheet A1.01	Floor Plan	05/08/22	Job 22239, Sheet A2.01	Elevations	05/08/22	Job 22239, Sheet A2.02	Elevations 2	05/08/22
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Job 22239, Sheet A2.01	Elevations	05/08/22														
Job 22239, Sheet A2.02	Elevations 2	05/08/22														

<p>4.</p>	<p>Complete and maintain the approved development as follows:</p> <ul style="list-style-type: none"> <li>(i) Generally in accordance with development approval documents; and</li> <li>(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.</li> </ul> <p>All development shall comply with any relevant provisions in the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</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 applicant, Council or any relevant Agencies during all stages of the development application assessment processes.</p>
<p>5.</p>	<p>The developer shall contact Council's Engineering Department to ensure the correct specifications are obtained for all civil works prior to commencement of any works onsite.</p>
<p>6.</p>	<p>It is the developer's responsibility to obtain all other statutory approvals required prior to the commencement of the use.</p>
<p><b>OPERATION OF THE USE</b></p>	
<p>7.</p>	<p>The proposed industry activities shall be operated generally between the hours of 7:00am and 6:00pm, Monday to Friday.</p>
<p>8.</p>	<p>Loading and unloading activities are limited to between the hours of 7:00am and 6:00pm, Monday to Friday.</p>
<p><b>ESSENTIAL SERVICES</b></p>	
<p>9.</p>	<p>Connection to Council's reticulated water supply system shall be maintained to the subject site, in accordance with Schedule 6.2 Planning Scheme Policy 1 – Land Development Standards in the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, at no cost to Council.</p> <p>The site shall be provided with all necessary water infrastructure, including backflow prevention devices, to enable the development to be serviced to relevant engineering standards and to the satisfaction of Council.</p>



10.	<p>The development shall be connected to Council's reticulated sewerage system, in accordance with Schedule 6.2 Planning Scheme Policy 1 – Land Development Standards in the Goondiwindi Region Planning Scheme 2018 (Version 2), when required as part of a building approval, to the satisfaction of and at no cost to Council.</p> <p>The developer shall provide all necessary sewer infrastructure to enable the development to be serviced to relevant engineering standards and to the satisfaction of Council.</p>
11.	<p>Connect the Wash Down Bay to Council's sewer reticulation system. Obtain a Plumbing Approval from Council and the relevant inspections are to be undertaken prior to connection to the sewer.</p> <p>The development must ensure that:</p> <ul style="list-style-type: none"> <li>(a) maintenance and cleaning of equipment (including vehicles and plant) are carried out in Wash Down Bays, or an area where contaminants cannot be released into stormwater drainage, a roadside gutter, a water course or onto unsealed ground;</li> <li>(b) any spillage of contaminants is cleaned up immediately by a method other than hosing, sweeping or otherwise releasing the contaminants into stormwater drainage, a roadside gutter or a water course; and</li> </ul>
12.	<p>The Wash Down Bay must be bunded and all runoff from the wash down bay must pass through an approved oil/water separator prior to discharge to the sewer network. Wastes (contaminates and solids) separated from the separator are to be collected and disposed of at a licensed facility. A hydrocarbon sensor must be installed with a shut off valve at the filter outlet.</p>
<b>PUBLIC UTILITIES</b>	
11.	<p>The development shall be connected to an adequate electricity and telecommunications supply system, at no cost to Council.</p>
<b>ROADS AND VEHICLES</b>	
12.	<p>The Wilson Court concrete access, shall be maintained, from the edge of the existing bitumen to the property boundary to an industrial standard in accordance with Schedule 6.2.1 – Standard Drawing in Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, to the satisfaction of and at no cost to Council.</p> <p>Crossovers shall be either constructed or bonded prior to the commencement of the use.</p> <p>The developer shall contact Council's Engineering Department to ensure the correct specifications are obtained for all civil works prior to commencement of any works onsite. A qualified Council Officer may inspect construction works at the request of the development to ensure compliance with this condition.</p>

13.	Vehicle manoeuvring areas shall be provided on-site so that all vehicles, including all heavy vehicles, can enter and leave the site in a forward direction.
14.	Remove all redundant/informal crossovers and reinstate the kerb and channel, road pavement, services, verge and fencing to Council's standard along the frontage of the site.
15.	<p>Ten (10) car parking spaces for the proposed building shall be supplied on site. This area shall be constructed to a dust suppressant all-weather standard in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, to the satisfaction of and at no cost to Council.</p> <p>Car parking areas shall be either constructed or bonded prior to the commencement of the use.</p> <p>The developer shall contact Council's Engineering Department to ensure the correct specifications are obtained for all civil works prior to commencement of any works onsite. A qualified Council Officer may inspect construction works at the request of the developer to ensure compliance with this condition.</p>
<b>LANDSCAPING</b>	
16.	<p><del>Solid screen fencing, 2.0m high, shall be provided for the full length of all site boundaries, excluding the vehicle access point to Wilson Court. The fence shall be appropriately integrated with the proposed landscaping on site and present an attractive visual appearance to adjoining properties.</del></p> <p>Within six (6) months of this approval taking effect, landscaping shall be provided in accordance with Schedule 6.3 – Planning Scheme Policy 3 – Landscaping Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, with a minimum of:</p> <p>a) A minimum of 3m wide “screening of external activities” landscaping is to be planted along the entire eastern and southern boundaries of the subject site. Once mature, the plantings should reach a minimum height of 3m.</p> <p>All landscaping and tree plantings are to be planted and maintained to the satisfaction of a Council officer. A bond amount of <b>\$22,680</b> is to be submitted prior to the commencement of the use for the maintenance of landscaping.</p> <p>The bond holding time starts from the acceptance of works. Council must be contacted by the applicant to request an inspection of the landscaping as soon as possible after completion of planting and payment of the bond is accepted. The bond shall be returned in accordance with the following schedule if the landscaping meets the criteria:</p>

Time from acceptance of landscaping works	Criteria	Bond Refund / Reduction
9 months – From acceptance of works	Landscaping conforms to requirements, is established and maintained. Adequate provision for on-going watering and growth. Any/all replacement plants are provided.	50%
18 months – From acceptance of works	Landscaping is well established (as a guide >50% full growth depending on species). All replacement plants are established. The landscaping intent is being achieved.	25%
24 months – From acceptance of works	Landscaping is fully established, or within 80% depending on species.	25%
<p>After the required bond holding time has passed, a refund of bond monies will only be considered upon written request from the person who paid the bond once the required bond holding time has been completed.</p> <p>A Council Officer may inspect landscaping plantings to ensure compliance with this condition and acceptance of the works.</p> <p>Council will hold the funds in trust from a maximum of three years, at which time should work not be carried out and maintained to Council's satisfaction, the bond will be used by Council to have the works performed unless an extension of time is requested by the land owner or applicant and approved by Council.</p> <p><b>To clarify, bonds can only be refunded upon a written request from the person who paid the bond upon the works being satisfactorily maintained for the required bond holding time.</b></p>		
17.	<p>All existing landscaping areas shall be maintained for the full property frontage to Wilson Court in accordance with Schedule 6.3 – Planning Scheme Policy 3 – Landscaping Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>.</p> <p>No equipment, goods, materials or vehicles are to be stored or placed within the landscaping areas.</p>	

	<b>STORMWATER</b>
18.	Easement A on SP158267 must be kept clear of all buildings, structures and storage areas. The easement must not be used for the parking or storage of vehicles, equipment or materials.
19.	<p>Prior to the commencement of the use, the site shall be adequately drained and all stormwater shall be disposed of to a legal point of discharge in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>, to the satisfaction of and at no cost to Council.</p> <p>Any increase in volume, concentration or velocity of stormwater from the site shall be channelled to lawful points of discharge or to other storage or dispersal arrangements which all must be agreed to in writing by Council.</p> <p>There shall be no change in direction or increase in the volume, concentration or velocity in any overland flow from the site to any adjoining properties unless agreed in writing by Council and the owners of any adjoining properties affected by these changes.</p> <p>The stormwater disposal system shall be designed to include appropriate pollution control devices or methods to ensure no contamination or silting or waterways.</p>
20.	<p>Stormwater shall not be allowed to pond on the site during the development process and after development has been completed unless the type and size of ponding has been agreed in writing by Council.</p> <p>No ponding, concentration or redirection of stormwater shall occur on adjoining properties unless specifically agreed to in writing by Council and the owners of any adjoining properties affected by these changes.</p>
	<b>EARTHWORKS AND EROSION CONTROL</b>
21.	<p>Any filling or excavation shall be undertaken in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region planning Scheme 2018 (Version 2)</i> or to other relevant engineering standards to the satisfaction of and at no cost to Council.</p> <p>Excavation or filling within 1.5 metres of any site boundary is battered or retained by a wall that does not exceed 1 metre in height.</p>

22.	<p>All works associated with the development must be carried out in a manner that minimises erosion and controls sediment. Best practice erosion and sediment control measures shall be in place at the location of all works prior to work commencing and remain until work is completed in accordance with Schedule 6.2 – Planning Scheme Policy 1 – Land Development Standards of the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i> to the satisfaction of and at no cost to Council.</p> <p>Control procedures are to be established to ensure sediment from the site is not deposited off site. The developer shall ensure no increase in any silt loads or contaminants in overland flow from the site during the development process and after development has been completed.</p>
<b>AVOIDING NUISANCE</b>	
23.	<p>At all times while the use continues, the development shall be conducted in accordance with the provisions of the <i>Environmental Protection Act 1994</i> (the Act) and all relevant regulations and standards under that Act. All necessary licences under the Act shall be obtained and shall be maintained at all times while the use continues.</p>
24.	<p>At all times while the use continues it shall be operated in such a manner as to ensure that no nuisance shall arise to surrounding premises as a result of dust, noise, lighting, odour, vibration, rubbish, contaminants, stormwater discharge or siltation or any other potentially detrimental impact.</p>
25.	<p>Prior to commencement of the use, the applicant must prepare and submit a Dust Management Plan for Council endorsement. The plan must be prepared by a suitably qualified person to manage dust emanating from the premises to prevent harm and/or nuisance to road networks or surrounding properties. The plan shall include:</p> <ul style="list-style-type: none"> <li>(i) continual dust monitoring methodology;</li> <li>(ii) dust suppression methods and application rates;</li> <li>(iii) a register for all complaints received and the action taken in response to the complaint.</li> <li>(iv) Details of who will be responsible for dust management on site.</li> </ul>
26.	<p>All external lighting is to be compliant with AS/NZS 4282-2019 "<i>Control of obtrusive effects of outdoor lighting</i>".</p>
27.	<p>At all times while the use continues, provision must be made on site for the collection of general refuse in covered waste containers with a capacity sufficient for the use.</p> <p>Waste receptacles shall be placed in a screened area. The site must maintain a general tidy appearance.</p>

28.	The operator shall be responsible for mitigating any complaints arising from on-site operations.
29.	<p>Construction works must occur so they do not cause unreasonable interference with the amenity of adjoining premises.</p> <p>The site must be kept in a clean and tidy state at all times during construction.</p>
30.	At all times while the use continues, any air conditioned equipment shall be acoustically screened to ensure noise levels do not exceed 5 dB(A) above the background noise level measured at the boundaries of the subject site.
<b>DEVELOPER'S RESPONSIBILITIES</b>	
31.	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.
32.	All contractors and subcontractors shall hold current, relevant and appropriate qualifications and insurances to carry out the works.
33.	All costs reasonably associated with the approved development, unless there is specific agreement by other parties to meet these costs, shall be met by the developer.
34.	At all times while the use continues, all requirements of the conditions of the development approval must be maintained.
<b>COMMENCEMENT OF USE</b>	
35.	<p>At its discretion, Council may accept bonds or other securities to ensure completion of specified development approval conditions or Council may accept cash payments for Council to undertake the necessary work to ensure completion of specified development approval conditions.</p> <p>It may be necessary for Council to use such bonds for the completion of outstanding works without a specific timeframe agreed.</p> <p>The decision to accept bonds or other securities to satisfy a condition will be that of Council, not the applicant.</p>
36.	Council must be notified in writing of the date of the commencement of the use within 14 days of commencement.

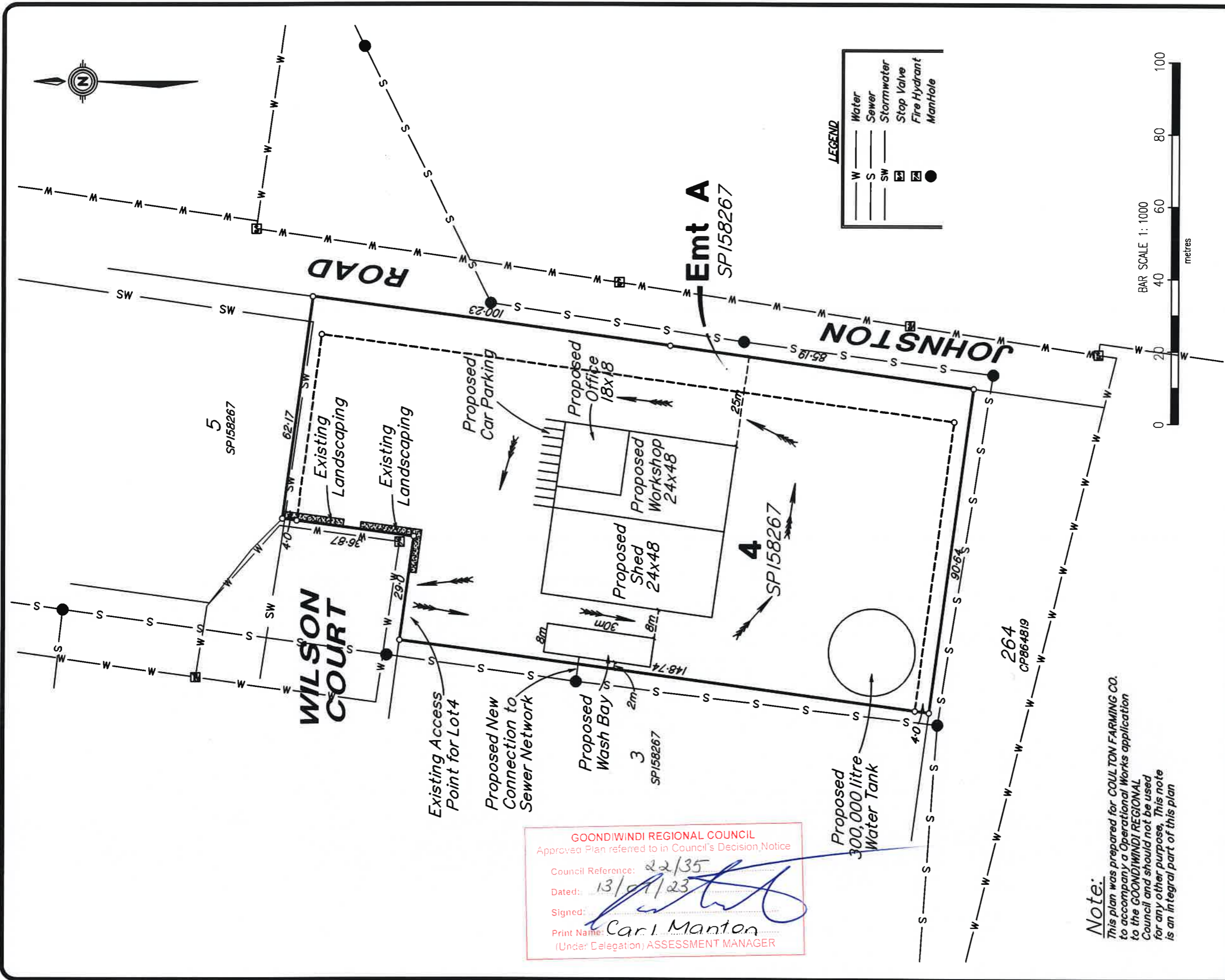
	<p>This approval will lapse if the use has not commenced within <b>six years</b> of the date the development approval takes effect, in accordance with the provisions contained in sections 85(i)(a) of the <i>Planning Act 2016</i>.</p> <p>Section 86 of the <i>Planning Act 2016</i> sets out how an extension to the period of approval can be requested.</p>
37.	<p>A letter outlining and demonstrating that conditions have been, or will be, complied with shall be submitted to Council and approved by a relevant Officer of Council prior to commencement of the use at each relevant stage. Council Officers may require a physical inspection to confirm that all conditions have been satisfied to relevant standards.</p>
	<p><b>PLEASE READ CAREFULLY - NOTES AND ADVICE</b></p>
	<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 change of use has not occurred within the following period, in accordance with the provisions contained in section 85(i)(a) of the <i>Planning Act 2016</i>.</p> <p>(a) If no period stated – 6 years after the approval starts to have effect.</p> <p>Section 86 of the <i>Planning Act 2016</i> sets out how an extension to the period of approval can be requested.</p>
	<p>Infrastructure charges as outlined in the Infrastructure Charges Notice included in <b>Attachment 3</b> shall be paid prior to the commencement of the use.</p>
	<p>This approval in no way removes the duty of care responsibility of the applicant under the <i>Aboriginal Cultural Heritage Act 2003</i>. Pursuant to Section 23(1) of the <i>Aboriginal Cultural Heritage Act 2003</i>, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the “cultural heritage duty of care”).</p>
	<p>This approval in no way authorises the clearing of native vegetation protected under the <i>Vegetation Management Act 1999</i>.</p>
	<p>The approved development does not authorise 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**







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

Council Reference: 22/35  
 Dated: 13/01/23  
 Signed: *[Signature]*  
 Print Name: Carl Manton  
 (Under Delegation) ASSESSMENT MANAGER

**Note:**  
 This plan was prepared for COULTON FARMING CO. to accompany a Operational Works application to the GOONDIWINDI REGIONAL Council and should not be used for any other purpose. This note is an integral part of this plan

COULTON FARMING COMPANY  
**SMK OLD** PTY. LTD.  
 Goondiwindi | Brisbane | Gold Coast | Toowoomba | Gatton  
 Ph (07)4871 2445 Email admin@smkold.com.au

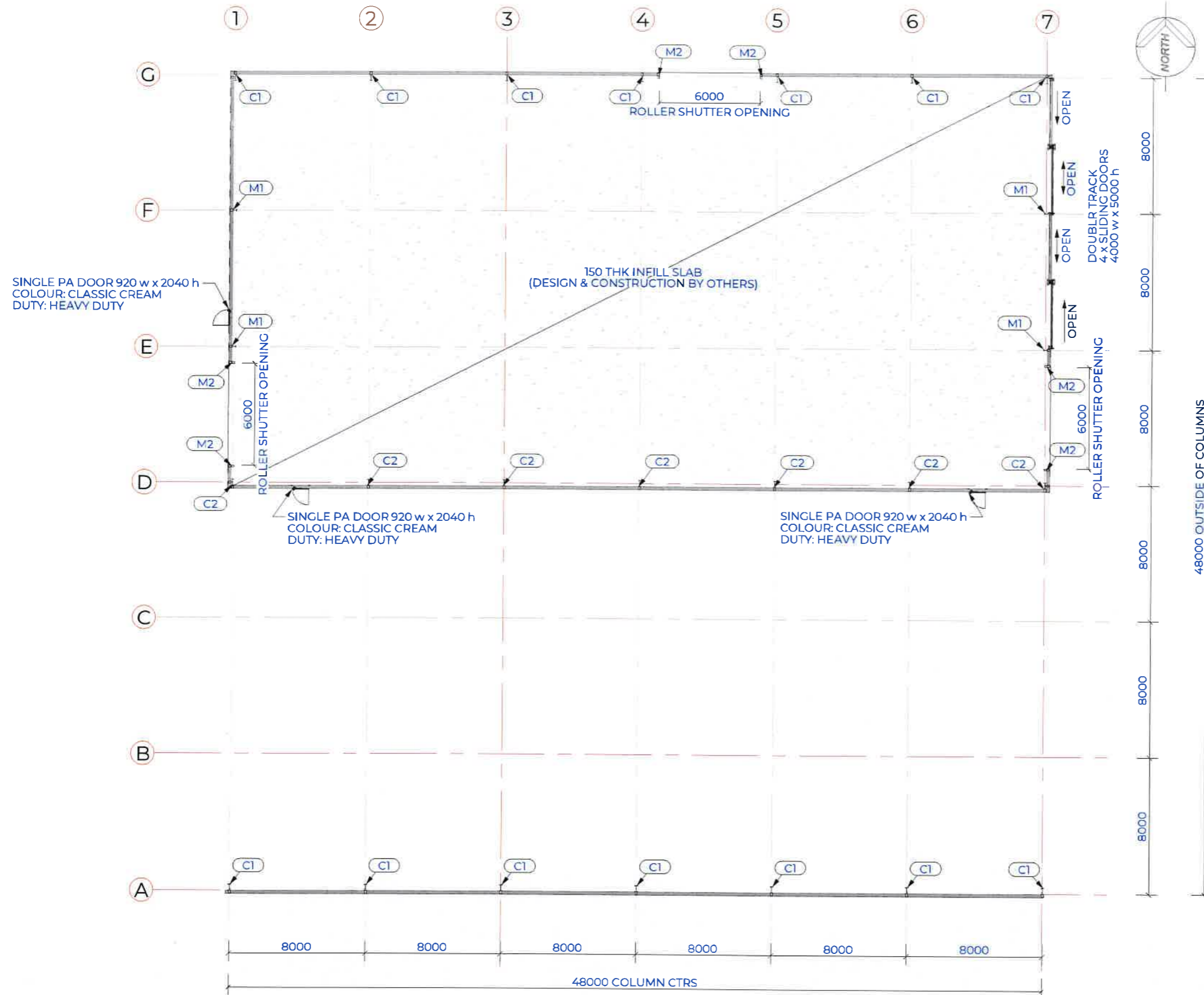
**PROPOSAL PLAN TO ACCOMPANY A MATERIAL CHANGE OF USE APPLICATION FOR TRANSPORT DEPOT - WASHDOWN BAY ON LOT 4 SP158267**

SCALE: 1:1000  
 22028-1

**A3**

Drawn TJJ 31/8/22 Checked

22028



SINGLE PA DOOR 920 w x 2040 h  
COLOUR: CLASSIC CREAM  
DUTY: HEAVY DUTY

150 THK INFILL SLAB  
(DESIGN & CONSTRUCTION BY OTHERS)

SINGLE PA DOOR 920 w x 2040 h  
COLOUR: CLASSIC CREAM  
DUTY: HEAVY DUTY

SINGLE PA DOOR 920 w x 2040 h  
COLOUR: CLASSIC CREAM  
DUTY: HEAVY DUTY

GOONDIWINDI REGIONAL COUNCIL  
Approved Plan referred to in Council's Decision Notice  
Council Reference: 22/35  
Dated: 13/07/23  
Signed: *[Signature]*  
Print Name: Carl Manton  
(Under Delegation) ASSESSMENT MANAGER

MEMBER SCHEDULE	
ITEM	NAME
C1	COLUMN
C2	COLUMN
M1	MULLION
M2	DOOR MULLION

**PROPOSED 48m x 48m x 6m - MACHINERY SHED  
FOR WILSON COURT. C/O CAMERON ROGAN  
GOONDIWINDI QLD 4390**

PRELIMINARY

**FLOOR PLAN**

**JOB 22239**

**SHEET A1.01**

**REV A**

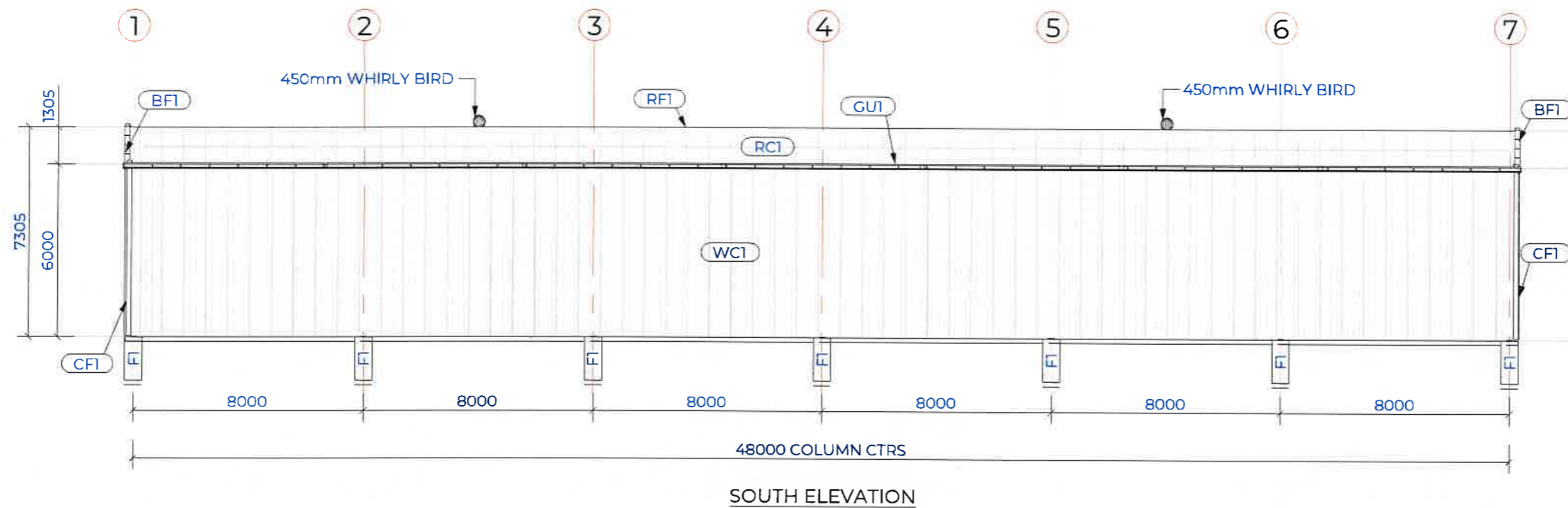
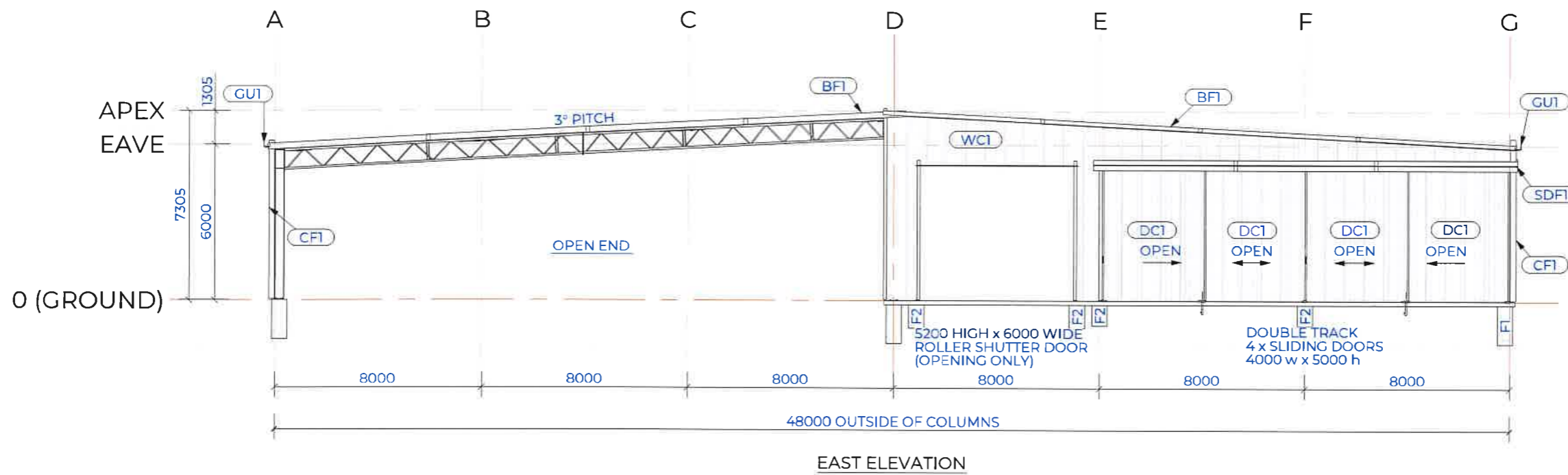
THESE DRAWINGS ARE TO SHOW THE DESIGN INTENT OF THE BUILD. FOR ALL STRUCTURAL ELEMENTS REFER TO THE ENGINEERING DRAWINGS SUPPLIED BY CSB

REV	DESCRIPTION	DATE	DRAWN
A	PRELIMINARY	05/08/2022	JL

NORTH

SIZE A3 SCALE 1:250 PAGE 2 OF 6





GOONDIWINDI REGIONAL COUNCIL  
 Approved Plan referred to in Council's Decision Notice  
 Council Reference: 22/135  
 Dated: 13/01/23  
 Signed: *Carli Manton*  
 Print Name: Carli Manton  
 (Under Delegation) ASSESSMENT MANAGER

CLADDING SCHEDULE			
ITEM	NAME	PROFILE	FINISH
BF1	BARGE FLASHING		CLASSIC CREAM
CF1	CORNER FLASHING		CLASSIC CREAM
DF1	DRIP FLASHING		CLASSIC CREAM
EF1	EAVE FLASHING		CLASSIC CREAM
GU1	COMM. GUTTER 200		CLASSIC CREAM
RF1	V-RIDGE		DEEP OCEAN
SDF1	SLIDING DOOR FLASHING		CLASSIC CREAM
DC1	DOOR CLADDING	0.47-TCT-5RIB	DEEP OCEAN
RC1	ROOF CLADDING	0.47-TCT-5RIB	DEEP OCEAN
WC1	WALL CLADDING	0.47-TCT-5RIB	DEEP OCEAN

**PROPOSED 48m x 48m x 6m - MACHINERY SHED  
 FOR WILSON COURT. C/O CAMERON ROGAN  
 GOONDIWINDI QLD 4390**

PRELIMINARY

**ELEVATIONS**

THESE DRAWINGS ARE TO SHOW THE DESIGN INTENT OF THE BUILD. FOR ALL STRUCTURAL ELEMENTS REFER TO THE ENGINEERING DRAWINGS SUPPLIED BY CSB

NORTH

SIZE A3 SCALE 1:200 PAGE 4 OF 6

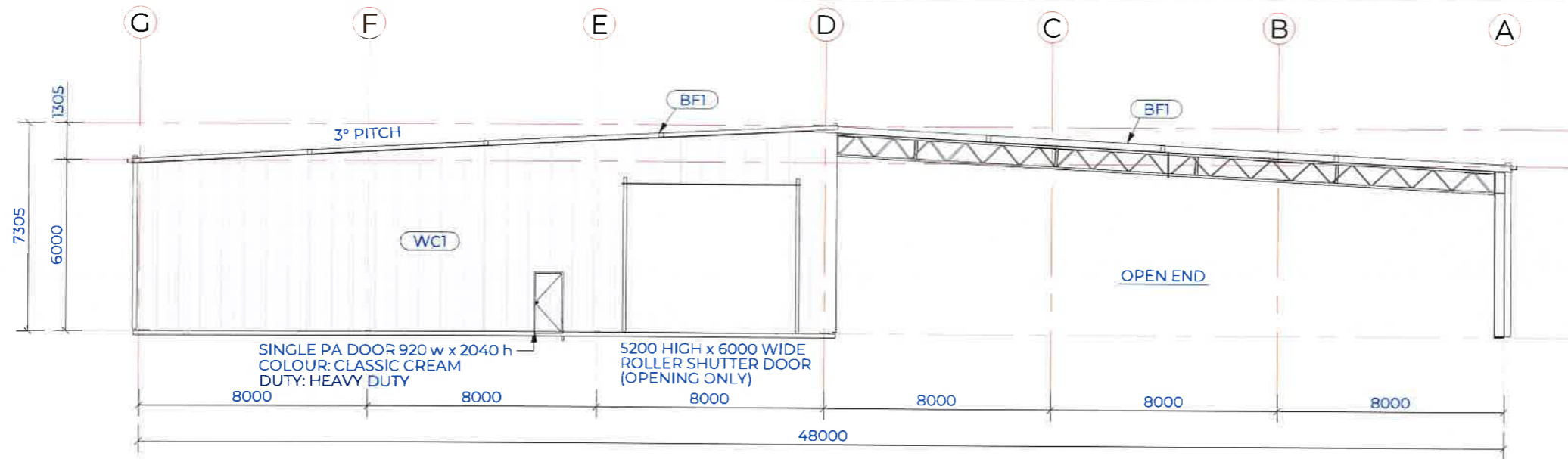
**JOB 22239**

**SHEET A2.01**

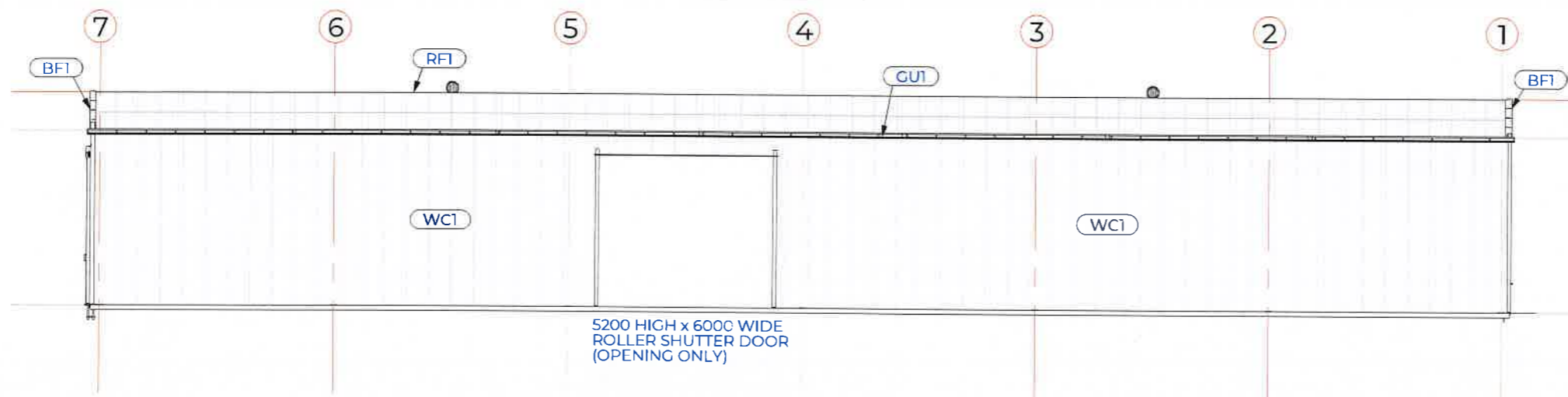
**REV A**

REV	DESCRIPTION	DATE	DRAWN
A	PRELIMINARY	05/08/2022	JL

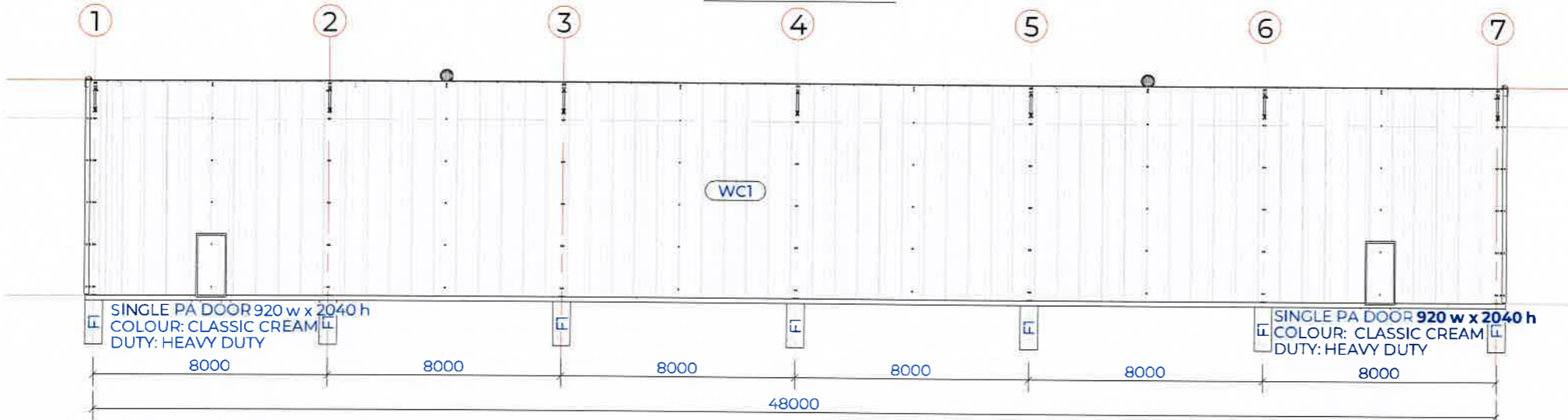
**Central**  
 Steel build



WEST ELEVATION



NORTH ELEVATION



GRID D

GOONDIWINDI REGIONAL COUNCIL  
 Approved Plan referred to in Council's Decision Notice  
 Council Reference: 22/35  
 Dated: 13/07/23  
 Signed: *Carl Manton*  
 Print Name: Carl Manton  
 (Under Delegation) ASSESSMENT MANAGER

CLADDING SCHEDULE			
ITEM	NAME	PROFILE	FINISH
BF1	BARGE FLASHING		CLASSIC CREAM
CF1	CORNER FLASHING		CLASSIC CREAM
DF1	DRIP FLASHING		CLASSIC CREAM
EF1	EAVE FLASHING		CLASSIC CREAM
GU1	COMM. GUTTER 200		CLASSIC CREAM
RF1	V-RIDGE		DEEP OCEAN
SDF1	SLIDING DOOR FLASHING		CLASSIC CREAM
DC1	DOOR CLADDING	0.47-TCT-5RIB	DEEP OCEAN
RC1	ROOF CLADDING	0.47-TCT-5RIB	DEEP OCEAN
WC1	WALL CLADDING	0.47-TCT-5RIB	DEEP OCEAN

**PROPOSED 48m x 48m x 6m - MACHINERY SHED  
 FOR WILSON COURT. C/O CAMERON ROGAN  
 GOONDIWINDI QLD 4390**

PRELIMINARY

**ELEVATIONS 2**

**JOB 22239**

**SHEET A2.02**

**REV A**

THESE DRAWINGS ARE TO SHOW THE DESIGN INTENT OF THE BUILD. FOR ALL STRUCTURAL ELEMENTS REFER TO THE ENGINEERING DRAWINGS SUPPLIED BY CSB

REV	DESCRIPTION	DATE	DRAWN
A	PRELIMINARY	05/08/2022	JL





**Attachment 3 – Infrastructure Charges Notice**





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

Locked Mail Bag 7  
Inglewood QLD 4387

Telephone: 07 4671 7400  
Fax: 07 4671 7433

Email: [mail@grc.qld.gov.au](mailto:mail@grc.qld.gov.au)

## Infrastructure Charges Notice

<b>Address</b>	2 Wilson Street, Goondiwindi
<b>Owner</b>	Gusmace Pty Ltd
<b>Applicant</b>	SMK QLD Pty Ltd for Coulton Farming Company
<b>Application No.</b>	22/35
<b>Lot and Survey Plan</b>	Lot 4 on SP158267
<b>Date</b>	13 July 2023
<b>Approval</b>	Development Permit – Material Change of Use

### Development Application Details

"Industry activities" – "Medium Impact Industry" (including Transport Depot and ancillary Office)

Type of Charge	Charge Area (A, B, C, D or E)	Charge Amount (\$)	Demand	Charge (\$)
Medium Impact Industry	A	\$8.00 per m <sup>2</sup> of GFA (Water, sewer, transport and parks)	1,152m <sup>2</sup>	\$9,216
		\$1.00 per m <sup>2</sup> of IA (Stormwater network)	13,306m <sup>2</sup>	\$13,306

<b>Due Date</b>	When the use commences	<b>Total Charge (\$)</b>	<b>\$22,522</b>
<b>Charge to be paid to</b>	Goondiwindi Regional Council		
<b>Lapse Date</b>	13 July 2029		

Authorised by:

Print Name: **Mr Carl Manton**  
**Chief Executive Officer**

*In accordance the Planning Act 2016*

**Office Use – Receipt Number**

Charges – 1250-1150-0000



**Attachment 4 – Notice about decision - Statement of reasons**



## **Notice about decision - Statement of reasons**

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

The development application for "Business activities" - "Shop" (Alterations & Additions to existing premises)

22/45

64 Marshall Street, Goondiwindi

Lots 1, 2 and 8 on RP111981 and Lot 3 on SP308139

On 3 April 2023, 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 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:

<b>Benchmarks applying for the development</b>	<b>Benchmark reference</b>
Centre Zone Code	PO1-PO10
Transport & Infrastructure Code	PO1-PO15
Natural Resources Overlay Code	PO5-PO8
Flood Hazard Overlay Code	PO1-PO4



### 3. Compliance with benchmarks

Benchmark reference	Reasons for the approval despite non-compliance with benchmark								
<b>Centre Zone Code</b>									
<p><b>AO3.1</b> Buildings and structures may be built to the <i>primary road frontage</i> boundary, including the following main streets:</p> <table border="1" data-bbox="177 416 887 651"> <thead> <tr> <th>Centre</th> <th>Main street/s</th> </tr> </thead> <tbody> <tr> <td>Goondiwindi</td> <td>Marshall Street, Herbert Street, McLean Street, Moffatt Street</td> </tr> <tr> <td>Inglewood</td> <td>Albert Street Cunningham Highway</td> </tr> <tr> <td>Texas</td> <td>High Street Stanthorpe—Texas Road</td> </tr> </tbody> </table> <p><b>AO3.2</b> All <i>storeys</i> above two <i>storeys</i> are <i>setback</i> a minimum of: (a) 6 metres to the <i>primary road frontage</i>; and (b) 4 metres to any side boundary.</p> <p><b>AO3.3</b> <i>Buildings and structures</i>, other than <i>garden structures</i>, are <i>setback</i> a minimum of 3 metres from the rear boundary.</p> <p><b>Where adjoining land in the General residential zone:</b></p> <p><b>AO3.4</b> <i>Buildings and structures</i>, other than <i>garden structures</i>, are <i>setback</i> a minimum of 3 metres from the common boundary.</p>	Centre	Main street/s	Goondiwindi	Marshall Street, Herbert Street, McLean Street, Moffatt Street	Inglewood	Albert Street Cunningham Highway	Texas	High Street Stanthorpe—Texas Road	<p><b>Complies</b> The subject site fronts Marshall Street and the existing building is built to the front boundary.</p> <p><b>Alternative Solution</b> The proposal involves the extension of an existing building. The proposed extension will retain the existing side boundary setbacks.</p> <p><b>Not Applicable</b></p> <p><b>Not Applicable</b></p>
Centre	Main street/s								
Goondiwindi	Marshall Street, Herbert Street, McLean Street, Moffatt Street								
Inglewood	Albert Street Cunningham Highway								
Texas	High Street Stanthorpe—Texas Road								
<p><b>AO5</b> <i>Site cover</i> does not exceed 75%.</p>	<p><b>Alternative Solution</b> <i>Site cover</i> is proposed to be 96%. The proposed scale of the building complements the scale and intensity of commercial uses in the town centre and provides service vehicle access at the rear of the site.</p>								
<b>Transport &amp; Infrastructure Code</b>									
<p><b>AO15.1</b> Landscaping complies with the standards specified in <b>SC6.4 Planning Scheme Policy 1 – Landscaping Standards</b>.</p> <p><b>AO15.2</b> Street frontage landscaping has a minimum width of 2 metres for the full length of the site frontage (excluding driveways).</p> <p><b>AO15.3</b> Landscape screening to external use areas has a minimum width of 3 metres for the full length of all boundaries adjoining external use areas on the site.</p> <p><b>AO15.4</b> For industrial activities adjoining premises not included in an industry zone and used for non-industrial activities, a solid screen fence with a minimum height of 1.8 metres is provided on the common boundary.</p>	<p><b>Alternative Solution</b> The proposed development will be conditioned to include a 1.5m wide landscape strip along the Bowen Lane frontage. No additional landscaping is proposed or able to be provided along the Marshall Street frontage.</p> <p>The conditioned landscaping is considered appropriate for the proposed development and will contribute to an attractive streetscape.</p> <p>Conditions will be applied to ensure the Bowen Lane landscaping is completed in accordance with Council's standards.</p>								

4. Relevant matters for impact assessable development
5. Matters raised in submissions for impact assessable development
6. Matters prescribed by Regulation



**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.*