

File: 22/30
Date: 30 June 2023

Lyle Bellingham and Jo-Anne Bellingham
4674 Riverton Road
MAIDENHEAD QLD 4385

Attention: Mr Lyle Bellingham

Dear Lyle

**Decision Notice – approval (with conditions)
Material Change of Use
Lot 2 on CVE39, 5414 Riverton Road, Maidenhead**

We wish to advise that on 28 June 2023 a decision was made to approve the material change of use development application for “Rural activities” – “Intensive Animal Industry” (Expansion of existing feedlot from 950 SCU to 10,000 SCU and existing 9,000 SSU) and Environmentally Relevant Activity 2(1)(b) at Lot 2 on CVE39, 5414 Riverton Road, Maidenhead. In accordance with the *Planning Act 2016*, please find attached Council’s Decision Notice for the application.

Please read the conditions carefully as these include actions which must be undertaken **prior to the commencement of the use** as well as requirements for the ongoing operation of the use.

All conditions are required to be either complied with or bonded prior to the commencement of the use. Please note **Condition 38**, which requires a letter to be submitted to Council prior to commencement of the use, outlining and demonstrating compliance with each condition.

The applicant is required to **notify Council in writing of the date of the commencement** of the use, within fourteen (14) business days of commencement.

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

Yours faithfully



Mrs Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

Decision Notice approval

Planning Act 2016 section 63

Council File Reference: 22/30
Council Contact: Mrs Ronnie McMahon
Council Contact Phone: (07) 4671 7400

30 June 2023

Applicant Details: Lyle Bellingham and Jo-Anne Bellingham
4674 Riverton Road
MAIDENHEAD QLD 4385

Attention: Mr Lyle Bellingham

The development application described below was properly made to Goondiwindi Regional Council on 23 August 2022.

Applicant details

Applicant name: Lyle Bellingham and Jo-Anne Bellingham
Applicant contact details: 4674 Riverton Road, Maidenhead QLD 4385
maidenheadstation@gmail.com
0429 347 530

Application details

Application number: 22/30
Approval sought: Development Permit – Material Change of Use
Details of proposed development: “Rural activities” – “Intensive Animal Industry” (Expansion of existing feedlot from 950 SCU to 10,000 SCU and existing 9,000 SSU) and Environmentally Relevant Activity 2(1)(b)

Location details

Street address: 5414 Riverton Road, Maidenhead
Real property description: Lot 2 on CVE39

Decision

Date of decision: 28 June 2023
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.

This application is taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

Details of the approval

The application is not taken to be approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

The following approvals are given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - building work assessable under the planning scheme - plumbing or drainage work - material change of use - reconfiguring a lot - operational work	N/A	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

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. Compliance Permit – Plumbing Work

Properly made submissions

Properly made submissions were received from the following principal submitters:

Submitter	Address
Allan & Diana Colley	270 Camp Creek Road Camp Creek NSW 4385
Nicholas Teese	Long Lagoon Farms 1100 Riverton Road Texas Q 4385
Andrew Moore	3169 Riverton Road Texas Q 4385
John Spriggs	Wiltshire & Co 33 High Street Texas Q 4385
Amanda Holly Campaign Manager (Intensive Farming)	Animal Liberation Queensland PO Box 463 Annerley Q 4103

Referral agencies for the application

The referral agencies for this application are:

For an application involving	Name of referral agency	Address
<p>As per Schedule 10, Part 5, Division 4, Table 2, Item 1 (10.5.4.2.1) of the PR</p> <p><i>Development application for a material change of use that is assessable development under section 8, if—</i></p> <p>(a) <i>the environmentally relevant activity the subject of the application has not been devolved to a local government under the Environmental Protection Regulation; and</i></p> <p>(b) <i>the chief executive is not the prescribed assessment manager for the application</i></p>	<p>Department of State Development Infrastructure Local Government and Planning</p> <p>–</p> <p>Concurrence Agency</p>	<p>Department of State Development, Infrastructure, Local Government and Planning, Post: PO Box 825, Visit: 128 Margaret Street, TOOWOOMBA QLD 4350</p> <p>ToowoombaSARA@dasilgp.qld.gov.au</p> <p>Ph: (07) 4616 7307</p>
<p>As per Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 (10.9.4.1.1.1) of the PR</p> <p><i>Development application for an aspect of development stated in schedule 20 that is assessable development under a local categorising instrument or section 21, if—</i></p> <p>(a) <i>the development is for a purpose stated in schedule 20, column 1 for the aspect; and</i></p> <p>(b) <i>the development meets or exceeds the threshold—</i></p> <p>(i) <i>for development in local government area 1—stated in schedule 20, column 2 for the purpose; or</i></p> <p>(ii) <i>for development in local government area 2—stated in schedule 20, column 3 for the purpose; and</i></p> <p>(c) <i>for development in local government area 1—the development is not for an accommodation activity or an office at premises wholly or partly in the excluded area</i></p> <p><i>However, if the development is for a combination of purposes stated in the same item of schedule 20, the threshold is for the combination of purposes and not for each individual purpose.</i></p>	<p>Department of State Development Infrastructure Local Government and Planning</p> <p>–</p> <p>Concurrence Agency</p>	<p>Department of State Development, Infrastructure, Local Government and Planning, Post: PO Box 825, Visit: 128 Margaret Street, TOOWOOMBA QLD 4350</p> <p>ToowoombaSARA@dasilgp.qld.gov.au</p> <p>Ph: (07) 4616 7307</p>

Environmental authority

- Environmental Authority 2023-05 for:
 - ERA (1) (b) – Intensive animal feedlotting – keeping more than 1,000 but not more than 10,000 standard cattle units
 - ERA (2) (a) – Intensive animal feedlotting – keeping more than 1,000 but not more than 10,000 standard sheep units

Approved plans and specifications

Copies of the following plans are enclosed.

Drawing Number	Title	Date
22015-2	Site Plan of Proposed Feedlot Site on Lot 2 CVE39	23/12/2022
22015-3	Long Section of Proposed Sedimentation Removal System for Feedlot Site on Lot 2 CVE39, 5415 Riverton Road, Texas	22/12/2022
22015-4	Long Section of Proposed Sedimentation Removal System for Feedlot Site on Lot 2 CVE39, 5415 Riverton Road, Texas	22/12/2022
-	Bellingham – Maidenhead Station: Effluent Utilisation Areas Map	28/3/2023
-	Bellingham – Maidenhead Station: Manure Waste Utilisation Areas	18/11/2022

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*.

Rights of appeal

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. For certain applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

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

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

Appeal by an eligible submitter

An eligible submitter for a development application may appeal to the Planning and Environment Court against the decision to approve the application, to the extent the decision relates to:

- any part of the development application that required impact assessment
- a variation request.

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

Attachment 4 is an extract from the *Planning Act 2016* that sets out the applicant's appeal rights and the appeal rights of a submitter.

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

Attachment 3 is a Notice about decision - Statement of reasons, in accordance with section 63 (5) of the *Planning Act 2016*.

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

Yours Sincerely



Mrs Ronnie McMahon
Manager of Planning Services
Goondiwindi Regional Council

Cc Department of State Development, Infrastructure,
Local Government and Planning,
PO Box 825,
TOOWOOMBA QLD 4350

enc Attachment 1—Assessment manager and concurrence agency conditions

- State Assessment and Referral Agency Concurrence Agency Response dated 11 April 2023

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



ATTACHMENTS

Attachment 1 – Assessment Manager’s Conditions

Attachment 2 – Approved Plans

Attachment 3 – Notice about decision - Statement of reasons

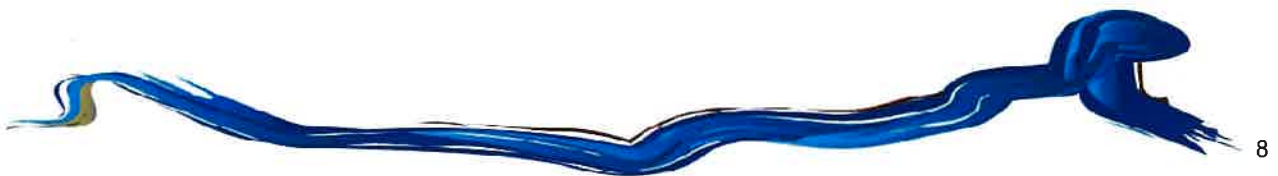
Attachment 4 – *Planning Act 2016* Extracts

Planning Act 2016 appeal provisions

Planning Act 2016 lapse dates



Attachment 1 – Assessment Manager's Conditions



Assessment Manager's Conditions

Description:	"Rural activities" - "Intensive animal industry" (Expansion of existing feedlot from 950 SCU to 10,000 SCU and existing 9,000 SSU) and Environmentally Relevant Activity 2(1)(b)
Development:	Material change of use – Development Permit
Applicant:	Lyle Bellingham and Jo-Anne Bellingham
Address:	5414 Riverton Road, Maidenhead
Lot/Plan:	Lot 2 on CVE39
Council File Reference:	22/30

GENERAL CONDITIONS																			
1.	<p>Approval is granted for the purpose of a Material Change of Use for:</p> <ul style="list-style-type: none"> "Rural activities" – "Intensive animal industry" (Expansion of existing feedlot from 950 SCU to 10,000 SCU and existing 9,000 SSU) and Environmentally Relevant Activity 2(1)(b) as defined in the <i>Goondiwindi Region Planning Scheme 2018 (Version 2)</i>. 																		
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>22015-2</td> <td>Site Plan of Proposed Feedlot Site on Lot 2 CVE39</td> <td>23/12/2022</td> </tr> <tr> <td>22015-3</td> <td>Long Section of Proposed Sedimentation Removal System for Feedlot Site on Lot 2 CVE39, 5415 Riverton Road, Texas</td> <td>22/12/2022</td> </tr> <tr> <td>22015-4</td> <td>Long Section of Proposed Sedimentation Removal System for Feedlot Site on Lot 2 CVE39, 5415 Riverton Road, Texas</td> <td>22/12/2022</td> </tr> <tr> <td>-</td> <td>Bellingham – Maidenhead Station: Effluent Utilisation Areas Map</td> <td>28/3/2023</td> </tr> <tr> <td>-</td> <td>Bellingham – Maidenhead Station: Manure Waste Utilisation Areas</td> <td>18/11/2022</td> </tr> </tbody> </table> <p>Please note these plans are not approved Building Plans.</p>	Drawing Number	Title	Date	22015-2	Site Plan of Proposed Feedlot Site on Lot 2 CVE39	23/12/2022	22015-3	Long Section of Proposed Sedimentation Removal System for Feedlot Site on Lot 2 CVE39, 5415 Riverton Road, Texas	22/12/2022	22015-4	Long Section of Proposed Sedimentation Removal System for Feedlot Site on Lot 2 CVE39, 5415 Riverton Road, Texas	22/12/2022	-	Bellingham – Maidenhead Station: Effluent Utilisation Areas Map	28/3/2023	-	Bellingham – Maidenhead Station: Manure Waste Utilisation Areas	18/11/2022
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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 (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>
5.	<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>
6.	<p>It is the developer's responsibility to obtain all other statutory approvals required prior to commencement of any works on site and the commencement of the use.</p>
PUBLIC UTILITIES	
7.	<p>The development shall be connected to a suitable electricity and telecommunications supply system, at no cost to Council.</p>
ESSENTIAL SERVICES	
8.	<p>The development shall obtain a supply of water of a volume and quality appropriate for feedlot purposes, including adequate supply for firefighting purposes, in accordance with relevant engineering standards to the satisfaction of Council.</p> <p>The site shall be connected to and maintain a potable water supply with a sufficient volume for domestic use.</p>
9.	<p>Prior to the commencement of the use, the development shall be connected to an approved designed onsite effluent disposal sewerage system in accordance with the Queensland Plumbing and Wastewater Code, to the satisfaction of and at no cost to Council.</p> <p>All sewer infrastructure (including effluent disposal areas) shall be fully located within site boundaries, to the satisfaction of and at no cost to Council.</p>

ROADS AND VEHICLES	
10.	<p>The access shall be upgraded from the edge of the road surface 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 Goondiwindi Region Planning Scheme 2018 (Version 2), 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.</p> <p>A qualified Council Officer may inspect construction works at the request of the development to ensure compliance with this condition.</p>
11.	<p>Internal roads and areas where heavy vehicles regularly park and manoeuvre shall be constructed to an 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>Parking and manoeuvring 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>
12.	<p>Design and construct Back Creek Road from the intersection of Riverton Road to the site access to an 8m wide formation with a 6m wide bituminous seal to the satisfaction of and at no cost to Council, and more specifically, include:</p> <ul style="list-style-type: none"> a) removal or upgrade of grids at Chainage 0.8km and 1.7km to current Goondiwindi Regional Council standards in consultation with Council and the grid owner; and b) tapers to the existing road pavement north of the site access. <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.</p> <p>A qualified Council Officer may inspect construction works at the request of the development to ensure compliance with this condition.</p>
13.	<p>Assess Riverton Road from Chainage 27.5km to Chainage 48.0km (from Texas), design and construct if required to a 7m wide formation to the satisfaction of and at no cost to Council, and more specifically, include:</p> <ul style="list-style-type: none"> a) removal or upgrade of the grid at Chainage 32.8km to current Goondiwindi Regional Council standards in consultation with Council and the grid owner; and b) tapers to the existing road pavement.

14.	<p>Maintain all work that will become Council infrastructure for a period of 12 months (maintenance period) from the date of on-maintenance. Any defective work must be rectified within the maintenance period.</p> <p>Provide Council with a maintenance bond in an acceptable form equal to 5% of the value of Council's infrastructure prior to commencement of the maintenance period.</p>
	<p>STORMWATER</p>
15.	<p>Prior to the commencement of the use and at all times while the use continues, 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 system shall be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of waterways.</p>
16.	<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>
17.	<p>The operational management of surface water from the feedlot area and surrounds is to be undertaken in accordance with the National Guidelines for Beef Cattle Feedlots in Australia and the National Beef Cattle Feedlot Environmental Code of Practice.</p> <p>The drainage system is to be designed to accommodate a storm even with an average recurrence interval of 20 years. The design and capacity of all drains, sedimentation lagoons and holding ponds is to be designed and certified by a Registered Professional Engineer of Queensland (RPEQ). The system is to be inspected and certified as compliant prior to commencement of the use.</p>

EARTHWORKS AND EROSION CONTROL	
18.	<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>
19.	<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>
ENVIRONMENT	
20.	Should the feedlot, or any part of the feedlot, cease operation, rehabilitation of the site shall be carried out within three months of the cessation of activity.
21.	The existing vegetation, and buffer areas, on site must be retained and maintained to the satisfaction of and at no cost to Council.
22.	Any death pits for disposing of cattle/sheep carcasses are to be located above the 1% AEP Flood Inundation Area within the property. Carcasses are to be covered within twelve (12) hours of placement within the pit to prevent odour and access by feral animals. Pits are to be pumped out after rain events.

23.	<p>A Site Based Management Plan shall be prepared for the proposed feedlot activity, and shall address the following operation and maintenance issues:</p> <ul style="list-style-type: none"> (i) Maintenance cleaning of pen areas and drainage lines/sedimentation lagoons frequency; (ii) Indication of application rates for manure and sediment spreading onto utilisation areas and rotation and incorporation times; (iii) Register to be kept for all of the following events: <ul style="list-style-type: none"> a. Complaints received about the operation of the feedlot, including but not limited to odour, noise and dust complaints, and what actions have been undertaken by whom to investigate and resolve any confirmed issues; b. Details of any events involving effluent leaving the controlled drainage area and entering natural watercourses and actions taken to resolve this issue. (iv) Details of who will be responsible for all actions mentioned in points (i)-(iii) above. <p>The Site Based Management Plan must also include the installation, management and maintenance of at least one suitable weather station with functions capable of recording climatic wind data including wind direction and speed. The developer shall maintain a record of this data and provide it to the relevant authority, if requested to do so.</p>
24.	<p>The development shall be designed and constructed to avoid significant adverse impacts on areas of environmental significance identified within the site.</p>
AVOIDING NUISANCE	
25.	<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>
26.	<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 adjoining premises as a result of dust, noise, lighting, odour, vibration, rubbish, contaminants, stormwater discharge or siltation or any other potentially detrimental impact.</p>
27.	<p>General waste generated at the feedlot from staff and veterinary activities is to be collected on site and disposed of to a licensed disposal site or collected by an authorised waste contractor.</p>
28.	<p>The operator shall be responsible for mitigating any complaints arising from on-site operations.</p>
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 on a clean and tidy state at all times during construction.</p>

DEVELOPER'S RESPONSIBILITIES	
30.	It is the developer's responsibility to ensure that potential bushfire hazards are appropriately mitigated to reflect the hazard level of the site in regard to vegetation type and proximity, slope and aspect, bushfire history, on-site environmental values, ease of maintenance and any specific implications on the development shall be submitted to Council prior to the commencement of the use.
31.	The developer shall ensure that vehicular access is designed to mitigate against bushfire hazard by ensuring adequate access for fire fighting and other emergency vehicles, and adequate access for the evacuation of residents and emergency personnel in an emergency situation.
32.	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.
33.	All contractors and subcontractors shall hold current, relevant and appropriate qualifications and insurances in place to carry out the works.
34.	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.
35.	At all times while the use continues, all requirements of the conditions of the development approval must be maintained.
COMMENCEMENT OF USE	
36.	<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>

37.	<p>Council must be notified in writing of the date of the commencement of the use within 14 days of commencement.</p> <p>This approval will lapse if the use has not commenced within six (6) years of the date the development approval takes effect, in accordance with the provisions contained in section 85(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>
38.	<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>
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 six (6) 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>Infrastructure charges as outlined in the Infrastructure Charges Notice included in Attachment 3 shall be paid prior to the commencement of the use.</p>
	<p>It is the applicant's responsibility to obtain all statutory approvals prior to commencement of any works onsite.</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 workplace health and safety.</p>



SARA reference: 2209-30840 SRA
 Council reference: 22/30

11 April 2023

Chief Executive Officer
 Goondiwindi Regional Council
 LMB 7
 INGLEWOOD QLD 4387
 mail@grc.qld.gov.au

Attention: Mrs Ronnie McMahon

Dear Mrs McMahon

SARA referral agency response—5414 Riverton Road Maidenhead

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 20 September 2022.

Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application.
Date of response:	11 April 2023
Advice:	Advice to the applicant is in Attachment 1
Reasons:	The reasons for the referral agency response are in Attachment 2

Development details

Description:	Development permit	Material Change of Use for Rural Activities – Intensive Animal Industry (Expansion of existing feedlot from 950 SCU to 10,000 SCU and existing 9,000 SSU) and Environmentally Relevant Activity 2(1)(b)
SARA role:	Referral agency	
SARA trigger:	Schedule 10, part 5, division 4, table 2, item 1 (Planning Regulation 2017) Environmentally relevant activity Schedule 10, part 9, division 4, subdivision 1, table 1, item 1(Planning	

	Regulation 2017) Development impacting on state transport infrastructure
SARA reference:	2209-30840 SRA
Assessment manager:	Goondiwindi Regional Council
Street address:	5414 Riverton Road, Maidenhead
Real property description:	Lot 2 on CVE39
Applicant name:	Mr Lyle Bellingham
Applicant contact details:	Maidenhead Station, 4674 Riverton Road, Maidenhead QLD 4385 maidenheadstation@gmail.com
Environmental Authority:	This referral included an application for an environmental authority under section 115 of the <i>Environmental Protection Act 1994</i> . Below are the details of the decision: <ul style="list-style-type: none"> • Approved: 4 April 2023 • Reference: 2023-05 • Effective date: In accordance with Section 200 of the <i>Environmental Protection Act 1994</i> • Prescribed environmentally relevant activity (ERA): <ul style="list-style-type: none"> o ERA 2 – Intensive animal feedlotting (1) keeping the following number of standard cattle units in a feedlot – (b) more than 1,000 but not more than 10,000 o ERA 2 – Intensive animal feedlotting (2) keeping the following number of standard sheep units in a feedlot – (a) More than 1,000 but not more than 10,000
	If you are seeking further details about the environmental authority, please contact the Department of Agricultural and Fisheries (DAF) at: livestockregulator@daf.qld.gov.au
<i>Human Rights Act 2019</i> considerations:	Consideration of the <i>Human Rights Act 2019</i> sections 15 to 35 has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (section 30 of the Development Assessment Rules).

Copies of the relevant provisions are in **Attachment 3**.

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

For further information please contact Rodney O'Brien, Principal Planning Officer, on (07) 4616 7304 or via email ToowoombaSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K Hanna', written in a cursive style.

Kieran Hanna
A/Manager

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

cc Mr Lyle Bellingham, maidenheadstation@gmail.com

Attachment 2—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP), (version 3.0). If a word remains undefined it has its ordinary meaning.

Attachment 3—Reasons for referral agency response

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

The reasons for SARA's decision are:

The proposed development complies with State code 6: Protection of State transport networks of the SDAP. Specifically, the development does not:

- create a safety hazard for users of a state-controlled road
- result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network
- compromise the state's ability to construct, or significantly increase the cost to construct state-controlled roads and future state-controlled roads
- compromise the state's ability to maintain and operate state-controlled roads, or significantly increase the cost to maintain and operate state-controlled roads.

The proposed development complies with State code 22: Environmentally relevant activities of the SDAP. Specifically, the development:

- is located and designed to avoid or mitigate environmental harm on environmental values of the natural environment, adjacent sensitive land uses and sensitive receptors
- is designed and located to avoid impacts or, where the matters of state environmental significance cannot be reasonably avoided, impacts are reasonably minimised and mitigated
- does not result in a significant residual impact on a matter of state environmental significance unless the significant residual impact is acceptable, and an offset is provided.

Material used in the assessment of the application:

- the development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP, version 3.0, as published by SARA
- the Development Assessment Rules
- SARA DA Mapping system
- Section 58 of the *Human Rights Act 2019*

Attachment 3— Representations about a referral agency response provisions

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Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules¹ regarding **representations about a referral agency response**

Part 6: Changes to the application and referral agency responses

28 Concurrence agency changes its response or gives a late response

- 28.1. Despite part 2, a concurrence agency may, after its referral agency assessment period and any further period agreed ends, change its referral agency response or give a late referral agency response before the application is decided, subject to section 28.2 and 28.3.
- 28.2. A concurrence agency may change its referral agency response at any time before the application is decided if—
- (a) the change is in response to a change which the assessment manager is satisfied is a change under section 26.1; or
 - (b) the Minister has given the concurrence agency a direction under section 99 of the Act; or
 - (c) the applicant has given written agreement to the change to the referral agency response.²
- 28.3. A concurrence agency may give a late referral agency response before the application is decided, if the applicant has given written agreement to the late referral agency response.
- 28.4. If a concurrence agency proposes to change its referral agency response under section 28.2(a), the concurrence agency must—
- (a) give notice of its intention to change its referral agency response to the assessment manager and a copy to the applicant within 5 days of receiving notice of the change under section 25.1; and
 - (b) the concurrence agency has 10 days from the day of giving notice under paragraph (a), or a further period agreed between the applicant and the concurrence agency, to give an amended referral agency response to the assessment manager and a copy to the applicant.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² In the instance an applicant has made representations to the concurrence agency under section 30, and the concurrence agency agrees to make the change included in the representations, section 28.2(c) is taken to have been satisfied.

Part 7: Miscellaneous

30 Representations about a referral agency response

30.1. An applicant may make representations to a concurrence agency at any time before the application is decided, about changing a matter in the referral agency response.³

³ An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action. If a concurrence agency wishes to amend their response in relation to representations made under this section, they must do so in accordance with section 28.



Attachment 2 – Approved Plans



PL 3
E=342731.803
N=6775179.841
RL=354.281
BM STAR PICKET



ROAD

EFFLUENT POND
Overflow from
Sedimentation Pond
RL = 353.9 (B)
Capacity = 57ML
Surface area = 1.77ha
Approx Length = 220m
Approx Width = 95m
Approx Depth = 4.35m
Average Batter = 2.5:1
Freeboard = 2.25

SEDIMENTATION POND
Overflow into
Effluent Pond
RL = 353.9 (B)
Capacity = 10ML
Surface area = 0.57ha
Approx Length = 352m
Approx Width = 24m
Approx Depth = 4m
Average Batter = 2.5:1
Freeboard = 2.25

BYWASH LOCATION
RAISED
SEDIMENTATION
BYWASH WEIR
RL = 354.2
Terraced Wall

SEDIMENTATION POND
Overflow into
Effluent Pond
RL = 353.9 (B)
Capacity = 10ML
Surface area = 0.57ha
Approx Length = 352m
Approx Width = 24m
Approx Depth = 4m
Average Batter = 2.5:1
Freeboard = 2.25

CATCHMENT AREAS
PENS: 13.11 ha
ROADS: 5.24 ha
MANURE STOCKPILE: 0.50 ha
DRAINAGE AREAS: 1.81 ha
SEDIMENTATION POND: 0.57 ha
TOTAL: 23ha

- Legend**
- Top of Bank
 - Toe of Bank
 - Pens
 - Gravel Track
 - Bunded Area
 - Fence line
 - Water line
 - Bed
 - Drains
 - Pipe
 - Water flow
 - Benchmark

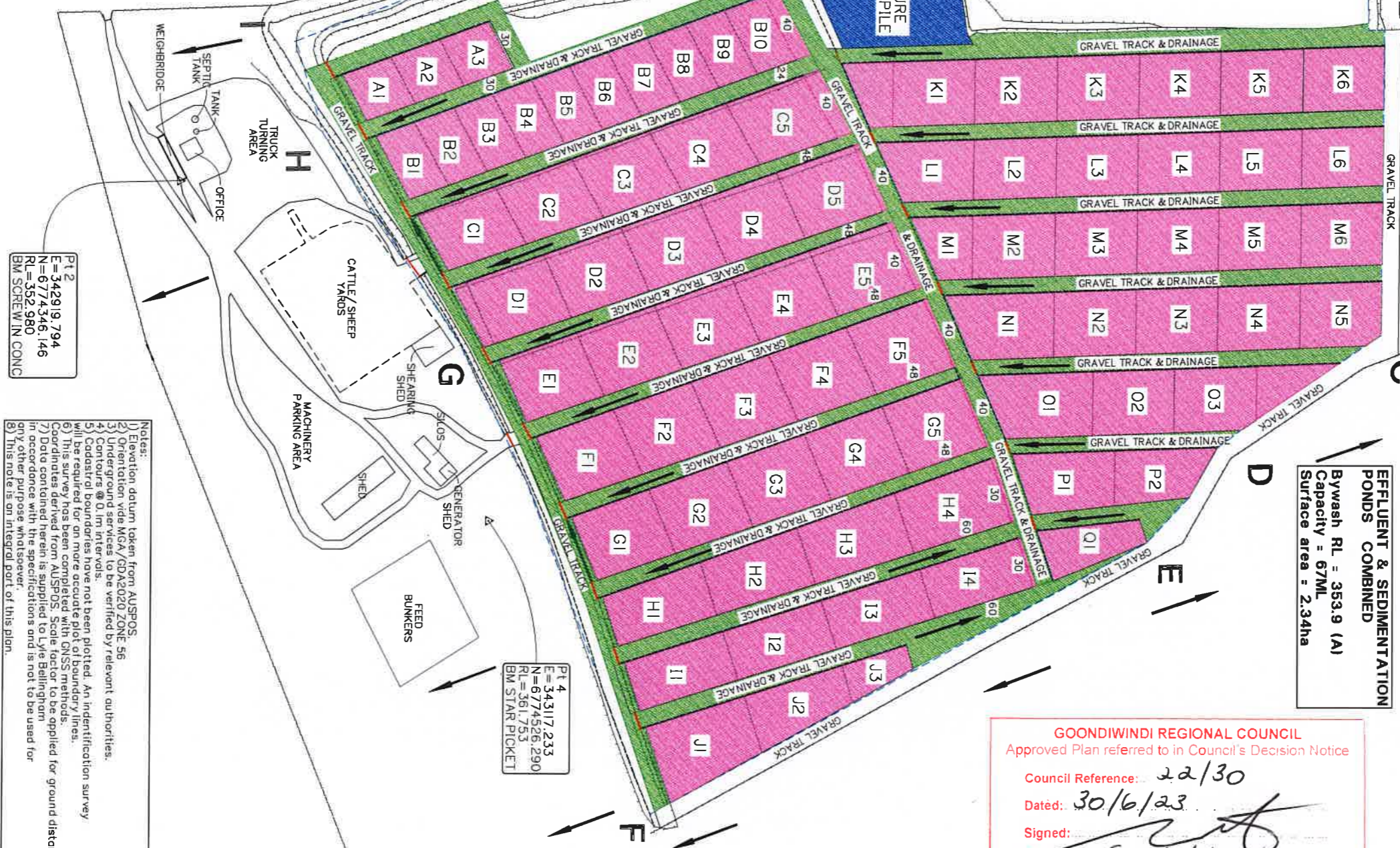
Water Flow (within Bunded Area A-M)
Water will flow as per arrows above and into existing drains and into the Effluent and Sedimentation Ponds

- Notes:**
- 1) Elevation datum taken from AUSPOS.
 - 2) Orientation vide MGA/GDA2020 ZONE 56
 - 3) Under-ground services to be verified by relevant authorities.
 - 4) Contours @ 0.1m intervals.
 - 5) Cadastral boundaries have not been plotted. An identification survey will be required for a more accurate plot of boundary lines.
 - 6) This survey has been completed with GNSS methods.
 - 7) Data contained herein is supplied to Lyle Bellingham in accordance with the specifications and is not to be used for any other purpose whatsoever.
 - 8) This note is an integral part of this plan.



PL 2
E=342919.794
N=6774346.146
RL=352.980
BM SCREW IN CONC

PL 4
E=343117.233
N=6774526.290
RL=361.753
BM STAR PICKET



BUNDED AREA A-M
23 ha
Pens A - G & K - N = Cattle
Pens H - J & O - Q = Sheep

EFFLUENT & SEDIMENTATION POND COMBINED
Bywash RL = 353.9 (A)
Capacity = 67ML
Surface area = 2.34ha

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 22/30
Dated: 30/6/23
Signed: *[Signature]*
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER

BELLINGHAM
SMK OLD
Goondiwindi · Brisbane · Gold Coast · Toowoomba · Gattton
Phone: (07) 4571 2445
Email: admin@smkold.com.au

SITE PLAN OF PROPOSED FEEDLOT SITE ON LOT 2 CVE39
Horizontal Datum: GDA2020
Vertical Datum: AUSPOS

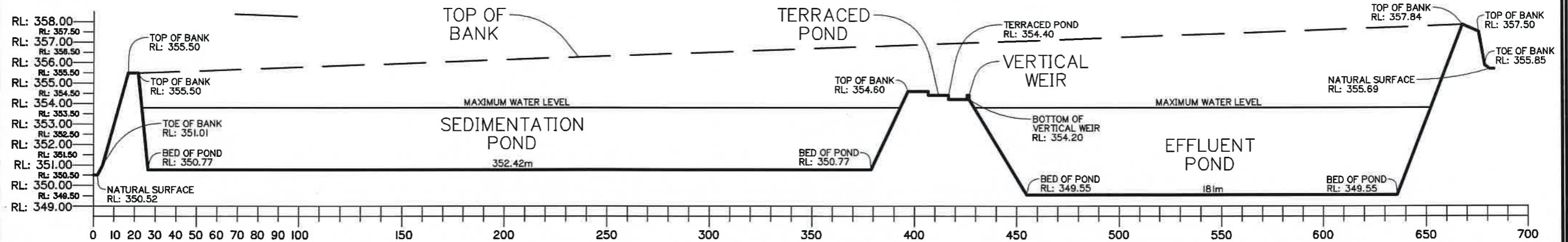
Surveyor TJJ 23/12/2022 11:25AM

22015 SCALE Horiz 1:2000
A2
22015-2

Horizontal Exaggeration: 10x
Vertical Exaggeration: 1x

BYWASH HEIGHT= RL353.90

HEIGHT
(RL)



CHAINAGE (m)
0m to 700m

GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 22/30
Dated: 30/6/23
Signed: *[Signature]*
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER



SCALE 1: 200

BELLINGHAM
SMK QLD

Goondiwindi · Brisbane · Gold Coast · Toowoomba · Gatton
Phone: (07) 4671 2445 Email: admin@smkqld.com.au

LONG SECTION OF PROPOSED SEDIMENTATION
REMOVAL SYSTEM FOR FEEDLOT SITE ON
LOT 2 CVE39, 5414 RIVERTON ROAD, TEXAS

Horizontal Datum: GDA2020
Vertical Datum: AUSPOS

22015

A3

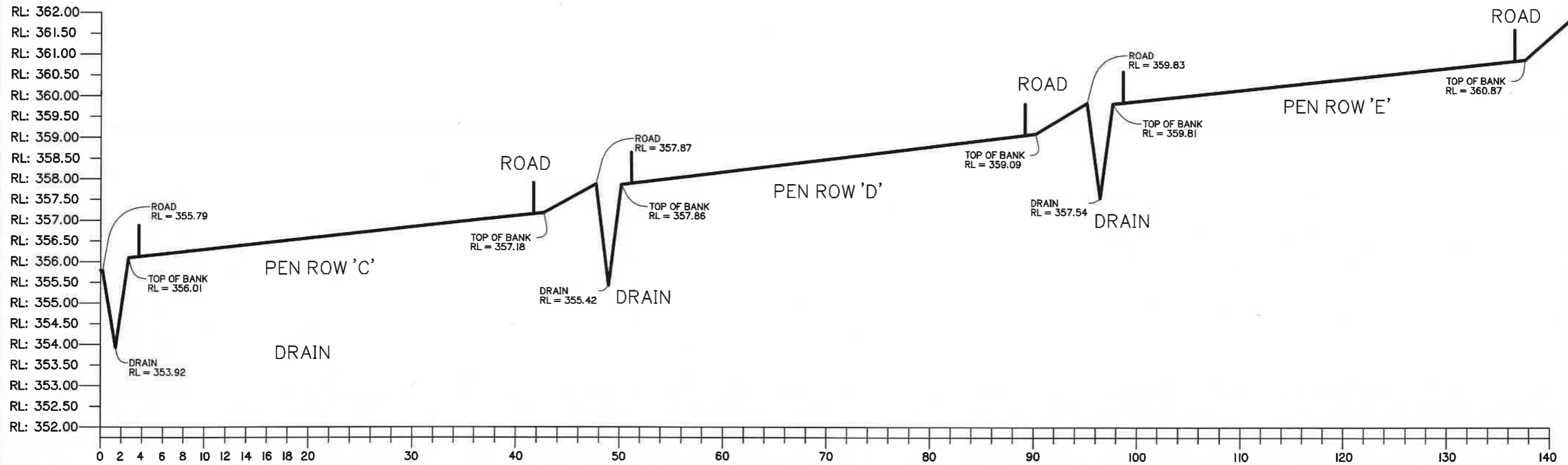
22015-3

SCALE Horiz 1:200
Ver 1:100

Surveyor TJJ 22/12/2022 6:28PM

C:\Users\FRED\Dropbox\JOBS\2022\22015 LYLE BELLINGHAM FEEDLOT DETAIL RIVERTON ROAD\22015-1.pr

Horizontal Exaggeration: 0.5x
Vertical Exaggeration: 2x



GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 22/30
Dated: 30/6/23
Signed: *[Signature]*
Print Name: Carl Manton
(Under Delegation) ASSESSMENT MANAGER



BELLINGHAM
SMK QLD

Goondiwindi · Brisbane · Gold Coast · Toowoomba · Gatton
Phone: (07) 4671 2445 Email: admin@smkqld.com.au

LONG SECTION OF PROPOSED SEDIMENTATION
REMOVAL SYSTEM FOR FEEDLOT SITE ON
LOT 2 CVE39, 5414 RIVERTON ROAD, TEXAS
Horizontal Datum: GDA2020
Vertical Datum: AUSPOS

22015
SCALE Horiz 1:200
Ver 1:100

A3

22015-4

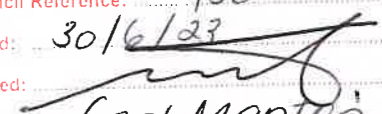
Surveyor TJJ 22/12/2022 6:28PM C:\Users\FRED\Dropbox\JOBS\2022\22015 LYLE BELLINGHAM FEEDLOT DETAIL RIVERTON ROAD\22015-1.prp

Bellingham - Maidenhead Station: Effluent Utilisation Areas Map

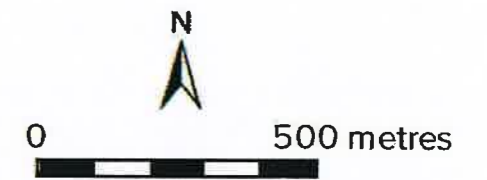
29°8'0"S 151°22'0"E

29°8'0"S 151°24'2"E



GOONDIWINDI REGIONAL COUNCIL
Approved Plan referred to in Council's Decision Notice
Council Reference: 22/30
Dated: 30/6/23
Signed: 
Print Name: Carl Mantoni
(Under Delegation) ASSESSMENT MANAGER

Legend located on next page



Scale: 1:18000

Printed at: A4

Print date: 28/3/2023

Not suitable for accurate measurement.
Projection: Web Mercator EPSG 102100 (3857)

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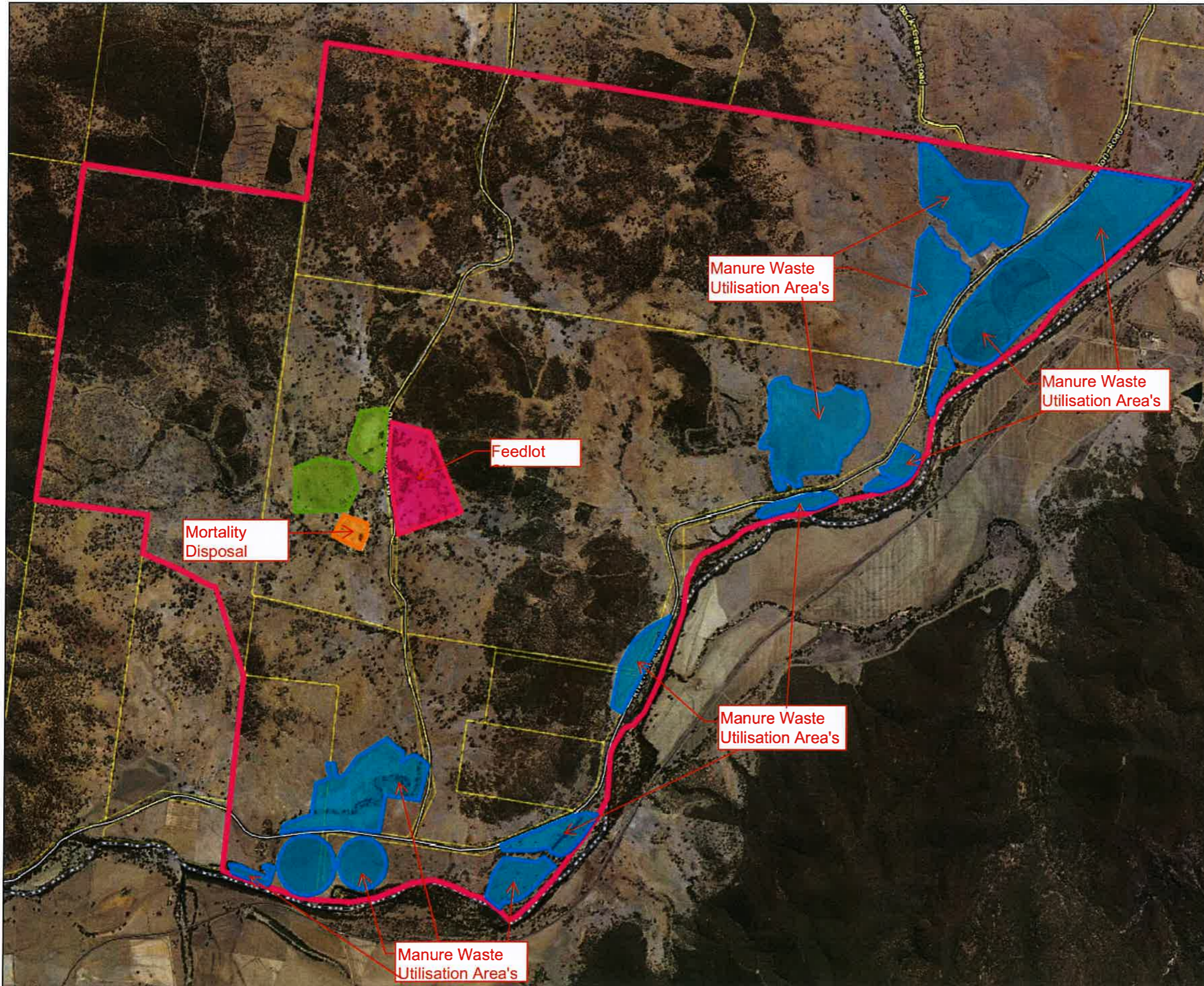
If imagery is displayed, imagery includes material © CNES reproduced under license from Airbus DS, all rights reserved © 21AT © Earth-i, all rights reserved, © Planet Labs PBC, 2023

29°9'28"S 151°22'0"E

29°9'28"S 151°24'2"E



29°6'43"S 151°27'18"E



29°10'57"S 151°21'0"E

29°10'57"S 151°27'18"E

Waste Utilisation Area Totals (Ha)

Manure Waste Utilisation Area - 288 Ha

Mortality Disposal Area - 5 Ha

Legend located on next page

GOONDIWINDI REGIONAL COUNCIL
 Approved Plan referred to in Council's Decision Notice
 Council Reference: 22/30
 Dated: 30/6/23
 Signed: *[Signature]*
 Print Name: Carl Manton
 (Under Delegation) ASSESSMENT MANAGER



Scale: 1:35000
 Printed at: A3
 Print date: 18/11/2022
 Projection: Web Mercator EPSG 102100 (3857)

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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 "Rural activities" – "Intensive animal industry" (Expansion of existing feedlot from 950 SCU to 10,000 SCU and existing 9,000 SSU) and Environmentally Relevant Activity 2(1)(b)

22/30

5414 Riverton Road, Maidenhead

Lot 2 on CVE39

On 28 June 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:

Benchmarks applying for the development	Benchmark reference
Strategic Framework	Elements 1-7
Rural Zone Code	Purpose, PO1-PO5
Rural Activities Code	Purpose, PO7-PO8
Transport & Infrastructure Code	Purpose, PO1-PO15
Natural Resources Overlay Code	PO5-PO8
Biodiversity Areas Overlay Code	PO1-PO3
Bushfire Hazard Overlay Code	PO1-PO8

3. Compliance with benchmarks

Benchmark reference	Reasons for the approval despite non-compliance with benchmark
Rural Activities Code	
<p>AO8 Operational activities, <i>buildings</i> (other than for <i>accommodation activities</i> or administrative purposes), pens, ponds, <i>structures</i> and waste disposal areas associated with an <i>intensive animal industry</i> comply with the minimum setbacks specified in Table 9.3.4.2—Intensive animal industry setbacks.</p> <p>Editor's note-the provision of adequate setbacks may be demonstrated by ensuring that the design and operation of an intensive animal industry complies with the following industry guidelines:-</p> <ul style="list-style-type: none"> • <i>Queensland Guidelines for Meat Chicken Farms 2012</i>; • <i>Reference Manual for the Establishment and Operation of Beef Cattle feedlots in Queensland</i>; • <i>Interim Guideline – Sheep Feedlot Assessment in Queensland May 2010</i>; • <i>National Environmental Guidelines for Piggeries 2nd Edition (revised) 2010</i>. 	<p>Alternative Solution The proposed development complies with the setbacks identified, with the exception of Back Creek Road.</p> <p>The feedlot expansion has been located within the existing feedlot footprint and the proximity to Back Creek Road will remain unchanged. Therefore, it is considered that the development will not have any additional impact on sensitive land uses.</p>

4. Relevant matters for impact assessable development

The following matters were given regard to or assessment carried out against, in undertaking the assessment of this development application.

Other relevant matters to the assessment of the development under section 45(5)(b)	Assessment carried out against or assessment had regard to
Existing approved feedlot on the subject site	<input type="checkbox"/> assessed against <input checked="" type="checkbox"/> had regard to
Community support for the proposed development	<input type="checkbox"/> assessed against <input checked="" type="checkbox"/> had regard to

5. Matters raised in submissions for impact assessable development

Matters raised in any submissions	Description of how matters were dealt with in reaching the decision
<ul style="list-style-type: none"> • Application states compliance with requirements without demonstrating method of achieving compliance. • No information provided on: <ul style="list-style-type: none"> ○ Water requirements ○ Location of bores ○ Mortality management ○ Odour impacts ○ Acoustic impacts ○ Ecological impacts <p>Bushfire management</p>	<p>Council has assessed the information provided by the applicant and considers that sufficient information has been provided to complete an assessment of the development.</p> <p>Conditions will be applied in relation to impact management, water supply and contamination management to ensure the development does not create adverse impacts.</p>
<p>Slope of land too steep for proper feedlot management.</p>	<p>The applicant provided horizontal cross sections demonstrating feedlot pens will be constructed to a suitable grade.</p>
<p>Feedlot is 10m from Back Creek Road. Does not comply with AO8 of the Rural Activities Code.</p>	<p>The development footprint was approved as part of a previous development permit (19/631). Performance Outcome 8 relates to impacts on sensitive land uses. It is not considered that the expansion of the capacity of the existing feedlot will result in additional impacts to sensitive land uses resulting from the proximity to Back Creek Road.</p>
<ul style="list-style-type: none"> • No information provided on current water allocation. • No information on quality of bore water source. • Suitability of 'shallow' bore as water source 	<p>The applicant's environmental management plan states that the primary water source is a bore (No 18729) and that water will be taken under existing allocations. This has been deemed suitable by the Department of Agriculture and Fisheries to issue an Environmental Authority for the operation of the feedlot.</p>
<ul style="list-style-type: none"> • Increase in traffic of 18 light vehicles and 7 heavy vehicles per day. • Create a dust and noise nuisance. • Potential impacts to safety of road users 	<p>Council has considered the standard of roads for the haul route and conditioned upgrades to maintain a safe and efficient road network.</p>
<ul style="list-style-type: none"> • Insufficient information on waste utilisation areas • Insufficient information on capacity of effluent ponds 	<p>The applicant provided plans demonstrating effluent, manure and mortality disposal areas. Area of disposal considered sufficient to manage capacity of effluent ponds.</p>
<p>Topography creating increased risk of pollution in regulated vegetation and nearby waterways</p>	<p>The applicant has demonstrated that the feedlot controlled drainage area will prevent contaminated water flow impacting downstream waters. Waste utilisation areas have been conditioned as part of the Environmental Authority to ensure excess nutrients are not applied to land that would result in runoff.</p>

6. Matters prescribed by Regulation



Attachment 4 – *Planning Act 2016* Extracts



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

Chapter 6 Dispute Resolution, Part 1 Appeal Rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

- (i) either a tribunal or the P&E Court; or
- (ii) only a tribunal; or
- (iii) only the P&E Court; and

(b) the person—

- (i) who may appeal a matter (the **appellant**); and
- (ii) who is a respondent in an appeal of the matter; and
- (iii) who is a co-respondent in an appeal of the matter; and
- (iv) who may elect to be a co-respondent in an appeal of the matter.

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

(3) The **appeal period** is—

- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
- (b) for an appeal against a deemed refusal— at any time after the deemed refusal happens; or
- (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the

deemed approval notice to the assessment manager; or

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

Note—

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

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

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

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

(a) the adopted charge itself; or

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

- (i) the establishment cost of trunk infrastructure identified in a LGIP; or
- (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

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

(a) is in the approved form; and

(b) succinctly states the grounds of the appeal.

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

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

(a) the respondent for the appeal; and

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

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

principal submitter for the development application; and

(d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and

(e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and

(f) for an appeal to the P&E Court—the chief executive; and

(g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.

(4) The **service period** is—

(a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or

(b) otherwise—10 business days after the appeal is started.

(5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).

(6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

231 Other appeals

(1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.

(2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.

(3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section—

decision includes—

(a) conduct engaged in for the purpose of making a decision; and

(b) other conduct that relates to the making of a decision; and

(c) the making of a decision or the failure to make a decision; and

(d) a purported decision; and

(e) a deemed refusal.

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

(a) is final and conclusive; and

(b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and

(c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

232 Rules of the P&E Court

(1) A person who is appealing to the P&E Court must comply with the rules of the court that apply to the appeal.

(2) However, the P&E Court may hear and decide an appeal even if the person has not complied with rules of the P&E Court.

Part 2 Development tribunal

Division 1 General

233 Appointment of referees

(1) The Minister, or chief executive, (the appointer) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—

(a) has the qualifications or experience prescribed by regulation; and

(b) has demonstrated an ability—

(i) to negotiate and mediate outcomes between parties to a proceeding; and

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

(iii) to analyse complex technical issues;
and

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

(2) The appointer may—

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

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

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

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

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

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

(7) In this section—

appointment notice means—

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

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

234 Referee with conflict of interest

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

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

(i) the referee owns; or

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

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

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

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

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

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

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

235 Establishing development tribunal

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

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

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

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

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

236 Remuneration

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

237 Tribunal proceedings

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

238 Registrar and other officers

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

Division 2 Applications for declarations

239 Starting proceedings for declarations

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

240 Application for declaration about making of development application

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

respondent means—

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

241 Application for declaration about change to development approval

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

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

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

(4) In this section—

respondent means—

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

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

Division 3 Tribunal proceedings for appeals and declarations

242 Action when proceedings start

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

(a) establish a tribunal for the proceedings; and

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

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

243 Chief executive excusing noncompliance

(1) This section applies if—

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

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

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

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

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

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

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

244 Ending tribunal proceedings or establishing new tribunal

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

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

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

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

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

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

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

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

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

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

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

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

245 Refunding fees

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

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

246 Further material for tribunal proceedings

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

Examples of information that the registrar may require—

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

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

247 Representation of Minister if State interest involved

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

248 Representation of parties at hearing

A party to tribunal proceedings may appear—

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

249 Conduct of tribunal proceedings

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

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

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

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

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

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

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

- (6) When hearing proceedings, the tribunal—

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

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

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

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

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

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

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

250 Tribunal directions or orders

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

Examples of directions—

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

251 Matters tribunal may consider

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

252 Deciding no jurisdiction for tribunal proceedings

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

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

253 Conduct of appeals

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

254 Deciding appeals to tribunal

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

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

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

(5) The tribunal's decision starts to have effect—
(a) if a party does not appeal the decision—at the end of the appeal period for the decision; or
(b) if a party appeals against the decision to the P&E Court—subject to the decision of the court, when the appeal ends.

255 Notice of tribunal's decision

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

256 No costs orders

A tribunal must not make any order as to costs.

257 Recipient's notice of compliance with direction or order

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

258 Tribunal may extend period to take action

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

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

259 Publication of tribunal decisions

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

Schedule 1 Appeals

section 229

Appeal rights and parties to appeals

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

- (a) the P&E court; or
- (b) a tribunal.

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

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

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

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

(b) a provision of a development approval for—

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

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

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

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

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

(d) a development condition if—

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

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

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

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

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

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

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

(h) a decision to give an enforcement notice—

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

(ii) under the Plumbing and Drainage Act; or

(i) an infrastructure charges notice; or

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

(l) a matter prescribed by regulation.

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

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

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

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

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

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

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

(6) In each table—

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

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

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

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

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

(8) In this section—

storey see the Building Code, part A1.1.

Table 1

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

1. Development applications

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

Minister, an appeal may be made against—

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

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

(c) a provision of the development approval; or

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

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

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

85 Lapsing of approval at end of current period

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

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

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

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

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

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

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

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

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

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

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