



## Decision Notice Approval (amended)

*Planning Act Form 2 (version 1.1 effective 22 June 2018) made under Section 282 of the Planning Act 2016 for a decision notice (approval) under s81 (change application) Planning Act 2016, and Section 334 of the Sustainable Planning Act 2009*

|                     |                  |                 |                 |
|---------------------|------------------|-----------------|-----------------|
| Application number: | <b>D/12-2014</b> | Contact:        | Brandon Diplock |
| Notice Date:        | 20 February 2018 | Contact Number: | 1300 22 55 77   |

### APPLICANT DETAILS

|                 |                    |        |  |
|-----------------|--------------------|--------|--|
| Name:           | <b>P D O'Brien</b> |        |  |
| Postal address: |                    |        |  |
| Phone no:       | Mobile no:         | Email: |  |

I acknowledge receipt of the above application on 5 February 2018 and confirm the following:

### DEVELOPMENT APPROVAL

**Development Permit for a Reconfiguring a Lot for a (two lots into two lots)**

### PROPERTY DESCRIPTION

|                            |                                                     |
|----------------------------|-----------------------------------------------------|
| Street address:            | 150 Stamford Street, Berserker                      |
| Real property description: | Lot 17 RP 600663, Lot 18 RP 600663 Parish of Archer |

### OWNER DETAILS

|                                                                                                                                                      |                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| Name:                                                                                                                                                | Seymour Lodge Pty Ltd Tte |
| Postal address:                                                                                                                                      |                           |
| <b>Dear P D O'Brien</b>                                                                                                                              |                           |
| I advise that, on <b>19 February 2018</b> the above development application was:                                                                     |                           |
| <input checked="" type="checkbox"/> approved in full with conditions* (refer to the conditions contained in <b>Attachment 1</b> )                    |                           |
| *Note: The conditions show which conditions have been imposed by the assessment manager and which conditions have been imposed by a referral agency. |                           |

### CHANGES TO CONDITIONS

The conditions which have been changed or cancelled are as follows:

|    |               |         |                  |
|----|---------------|---------|------------------|
| 1) | Condition 5.4 | changed | 14 November 2016 |
| 2) | Item 6        | changed | 19 February 2018 |

**1. DETAILS OF THE APPROVAL**

|                                                                                                                                                                                                                                                                                                                                                                    | 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<br>- Building work assessable under the planning scheme<br>- Plumbing or drainage work<br>- Material Change of use<br>- Reconfiguring a lot<br>- Operational work | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**2. CONDITIONS**

This approval is subject to the conditions in Attachment 1.

**3. FURTHER DEVELOPMENT PERMITS REQUIRED**

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

| Type of development permit required | Subject of the required development permit |
|-------------------------------------|--------------------------------------------|
| Operational Works                   | <i>Access Works</i><br><i>Site Works</i>   |

**4. REFERRAL AGENCIES**

NIL

**5. THE APPROVED PLANS**

The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

| Plan/Document Name | Plan Number        | Dated        |
|--------------------|--------------------|--------------|
| Site Plan          | D27078, Revision A | 18 June 2008 |
| Earthworks Plan    | Unnumbered         | Undated      |

**6. CURRENCY PERIOD FOR THE APPROVAL (S.85)**

The currency period of this approval lapses on 5 February 2020.

**7. STATEMENT OF REASONS**

|                                         |                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description of the development</b>   | The proposed development is for Reconfiguring a Lot (two lots into two lots)                                                                                                                                                                                                                                                                     |
| <b>Reasons for Decision</b>             | An assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme policies demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity. |
| <b>Assessment Benchmarks</b>            | The proposed development was assessed against the following assessment benchmarks: <ul style="list-style-type: none"> <li>• Low Density Residential Zone Code</li> <li>• Reconfiguring a Lot Code</li> </ul>                                                                                                                                     |
| <b>Matters prescribed by regulation</b> | <ul style="list-style-type: none"> <li>• <i>The State Planning Policy – Part E;</i></li> </ul>                                                                                                                                                                                                                                                   |

|  |                                                                                                                                                                                                                                                    |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <ul style="list-style-type: none"> <li>• The <i>Central Queensland Regional Plan</i>;</li> <li>• The <i>Rockhampton Region Planning Scheme 2015</i>.</li> <li>• The common material, being the material submitted with the application.</li> </ul> |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## 8. 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 particular applications, there may also be a right to make an application for a declaration by a tribunal (see chapter 6, part 2 of the *Planning Act 2016*).

### 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*.

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

**Attachment 2** is an extract from the *Planning Act 2016* that sets down the applicant's appeal rights and the appeal rights of a submitter.

## 9. WHEN THE DEVELOPMENT APPROVAL TAKES EFFECT

This development approval takes effect:

- From the time the decision notice is given – if there is no submitter and the applicant does not appeal the decision to the court.

Or

- When the submitter's appeal period ends – if there is a submitter and the applicant does not appeal the decision to the court.

Or

- Subject to the decision of the court, when the appeal is finally decided – if an appeal is made to the court.

This approval will lapse unless substantially commenced within the above stated relevant periods (refer to sections 85 of *Planning Act 2016* for further details).

## 10. ORIGINAL DECISION ASSESSMENT MANAGER

|                                                                                             |                       |
|---------------------------------------------------------------------------------------------|-----------------------|
| Name: <b>Bob Holmes</b><br><b><u>GENERAL MANAGER</u></b><br><b><u>REGIONAL SERVICES</u></b> | Date: 5 February 2014 |
|---------------------------------------------------------------------------------------------|-----------------------|

## 11. ASSESSMENT MANAGER

|                                                                                                     |            |                        |
|-----------------------------------------------------------------------------------------------------|------------|------------------------|
| Name: <b>Tarnya Fitzgibbon</b><br><b><u>COORDINATOR</u></b><br><b><u>DEVELOPMENT ASSESSMENT</u></b> | Signature: | Date: 20 February 2018 |
|-----------------------------------------------------------------------------------------------------|------------|------------------------|

### Attachment 1 – Conditions of the approval

**Part 1 – Conditions imposed by the assessment manager** [Note: where a condition is imposed about infrastructure under Chapter 4 of the *Planning Act 2016*, the relevant provision of the Act under which this condition was imposed must be specified.]

### Attachment 2—Extract on appeal rights

1.0 ADMINISTRATION

- 1.1 The Developer is responsible for ensuring compliance with this approval and the Conditions of the approval by an employee, agent, contractor or invitee of the Developer.
- 1.2 Where these Conditions refer to “Council” in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role of the Council may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.
- 1.4 All conditions, works, or requirements of this approval must be undertaken and completed prior to the issue of the Compliance Certificate for the Survey Plan, unless otherwise stated.
- 1.5 Where applicable, infrastructure requirements of this approval must be contributed to the relevant authorities, at no cost to Council prior, to the issue of the Compliance Certificate for the Survey Plan, unless otherwise stated.
- 1.6 The following further Development Permits must be obtained prior to the commencement of any works associated with its purposes:
- 1.6.1 Operational Works:
- (i) Access Works; and
  - (ii) Site Works.
- 1.6.2 Plumbing and Drainage Works.
- 1.7 Unless otherwise stated, all works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards.
- 1.8 All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.

2.0 APPROVED PLANS AND DOCUMENTS

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

| Plan/Document Name | Plan Number        | Dated        |
|--------------------|--------------------|--------------|
| Site Plan          | D27078, Revision A | 18 June 2008 |
| Earthworks Plan    | Unnumbered         | Undated      |

- 2.2 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.
- 2.3 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council prior to the submission of a Development Application for Plumbing and Drainage Works.

### 3.0 ACCESS WORKS

- 3.1 A Development Permit for Operational Works (access works) must be obtained prior to the commencement of any access works on the site.
- 3.2 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Australian Standard AS2890 "Parking Facilities"* and the provisions of a Development Permit for Operational Works (access works).
- 3.3 The access to the existing dwelling from Stamford Street must be upgraded to comply with the requirements of the *Capricorn Municipal Development Guidelines*.

### 4.0 SEWERAGE WORKS

- 4.1 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act*, and *Plumbing and Drainage Act*.
- 4.2 All lots within the development must be connected to Council's reticulated sewerage network.
- 4.3 The existing sewerage connection point must be retained, if required, to service proposed Lot 2 or alternatively, a new sewerage connection point must be provided for proposed Lot 2 from the existing sewerage access chamber located within the adjacent property.
- 4.4 A new sewerage connection point must be provided for proposed Lot 1 from the existing sewerage access chamber located within the adjacent property.

### 5.0 WATER WORKS

- 5.1 All works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act*, and *Plumbing and Drainage Act*.
- 5.2 All lots within the development must be connected to Council's reticulated water network.
- 5.3 The existing water connection point must be retained to service proposed Lot 1. A new water connection point must be provided for proposed Lot 2 from the existing reticulated water network located within the Stamford Street. Water service main must be located along the western side of McLeod Street.
- 5.4 Deleted.

### 6.0 PLUMBING AND DRAINAGE WORKS

- 6.1 Internal plumbing and sanitary drainage must be wholly contained within the lot it serves. The existing sanitary drainage for proposed Lot 1 must be relocated within its new property boundaries.
- 6.2 All internal plumbing and sanitary drainage works must be in accordance with the *Capricorn Municipal Development Guidelines*, *Water Supply (Safety and Reliability) Act*, *Plumbing and Drainage Act*, Council's Plumbing and Drainage Policies and the provisions of a Development Permit for Plumbing and Drainage Works.

### 7.0 SITE WORKS

- 7.1 A Development Permit for Operational Works (site works) must be obtained prior to the commencement of any site works.
- 7.2 Any application for a Development Permit for Operational Works (site works) must be accompanied by an earthworks' plan which clearly identifies the following:
  - 7.2.1 the location of cut and/or fill;
  - 7.2.2 the type of fill to be used and the manner in which it is to be compacted;
  - 7.2.3 the quantum of fill to be deposited or removed and finished cut and/or fill levels;

- 7.2.4 details of any proposed access routes to the site which are intended to be used to transport fill to or from the site; and
  - 7.2.5 the maintenance of access roads to and from the site so that they are free of all cut and/or fill material and cleaned as necessary.
- 7.3 All earthworks must be undertaken in accordance with *Australian Standard AS3798 "Guidelines on Earthworks for Commercial and Residential Developments"*.
- 7.4 Site works must be constructed such that they do not, at any time, in any way restrict, impair or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure.
- 8.0 ELECTRICITY AND TELECOMMUNICATIONS
- 8.1 Evidence must be provided of a certificate of supply with the relevant service providers to provide each lot with live electricity and telecommunication connections, in accordance with the requirements of the relevant authorities prior to the issue of the Compliance Certificate for the Survey Plan.
- 9.0 ASSET MANAGEMENT
- 9.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the Developer.
- 9.2 Any damage to existing kerb and channel, pathway or roadway (including removal of concrete slurry from public land, pathway, roads, kerb and channel and stormwater gullies and drainage lines) which may occur during any works carried out in association with the approved development must be repaired. This must include the reinstatement of the existing traffic signs and pavement markings which may have been removed.
- 9.3 'As constructed' information pertaining to assets to be handed over to Council and those which may have an impact on Council's existing and future assets must be provided prior to the issue of the Compliance Certificate for the Survey Plan. This information must be provided in accordance with the Manual for Submission of Digital As Constructed Information.
- 10.0 ENVIRONMENTAL
- 10.1 An Erosion Control and Stormwater Control Management Plan must be implemented and maintained on-site for the duration of the works, and until all exposed soil areas are permanently stabilised (for example, turfed, hydromulched, concreted, landscaped). The prepared Erosion Control and Stormwater Control Management Plan must be available on-site for inspection by Council Officers during those works.
- 11.0 OPERATING PROCEDURES
- 11.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site. No storage of materials, parking of construction machinery or contractors' vehicles will be permitted in Stamford Street or McLeod Street.

## ADVISORY NOTES

### NOTE 1. Aboriginal Cultural Heritage

It is advised that under *Section 23 of the Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage (the “cultural heritage duty of care”). Maximum penalties for breaching the duty of care are listed in the Aboriginal Cultural Heritage legislation. The information on Aboriginal Cultural Heritage is available on the Department of Aboriginal and Torres Strait Islander and Multicultural Affairs website [www.datsima.qld.gov.au](http://www.datsima.qld.gov.au)

### NOTE 2. General Environmental Duty

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

### NOTE 3. Asbestos Removal

Any demolition and/or removal works involving asbestos materials must be undertaken in accordance with the requirements of the *Workplace Health and Safety* legislation and *Public Health Act 2005*.

### NOTE 4. General Safety Of Public During Construction

The *Workplace Health and Safety Act* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

### NOTE 5. Works in Road Reserve Permit

Works in Road Reserve Permit (including a fee for the vehicle crossover and compliant with Capricorn Municipal Development Guideline) or else Operational Works (access works) must be obtained prior to the commencement of any works to be undertaken within the road reserve.

The following is an extract from the *Planning Act 2016*  
(Chapter 6)

### Appeal rights

#### 229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
- matters that may be appealed to—
    - either a tribunal or the P&E Court; or
    - only a tribunal; or
    - only the P&E Court; and
  - the person—
    - who may appeal a matter (the **appellant**); and
    - who is a respondent in an appeal of the matter; and
    - who is a co-respondent in an appeal of the matter; and
    - 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—
- for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency or
  - for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
  - 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
  - for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
  - 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
  - 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—
- the adopted charge itself; or
  - for a decision about an offset or refund—
    - the establishment cost of trunk infrastructure identified in a LGIP; or
    - 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—
- is in the approved form; and
  - 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—
- the respondent for the appeal; and
  - each co-respondent for the appeal; and

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- for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
  - for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
  - 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
  - for an appeal to the P&E Court—the chief executive; and
  - for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is—
- if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
  - 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) 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—
- conduct engaged in for the purpose of making a decision; and
  - other conduct that relates to the making of a decision; and
  - the making of a decision or the failure to make a decision; and
  - a purported decision; and
  - a deemed refusal.

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

- is final and conclusive; and
- 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
- 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.



**Schedule 1**

**Appeals section 229**

**1 Appeal rights and parties to appeals**

- (1) Table 1 states the matters that may be appealed to—(a) the P&E court; or (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
- (a) the refusal, or deemed refusal of a development application, for—
    - (i) a material change of use for a classified building; or
    - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
  - (b) a provision of a development approval for—
    - (i) a material change of use for a classified building; or
  - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
  - (c) if a development permit was applied for—the decision to give a preliminary approval for—
    - (i) a material change of use for a classified building; or
    - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
  - (d) a development condition if—
    - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
    - (ii) the building is, or is proposed to be, not more than 3 storeys; and
    - (iii) the proposed development is for not more than 60 sole-occupancy units; or
  - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
  - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
  - (g) a matter under this Act, to the extent the matter relates to—
    - (i) the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
    - (ii) the Plumbing and Drainage Act, part 4 or 5; or
  - (h) a decision to give an enforcement notice in relation to a matter under paragraphs (a) to (g); or
  - (i) a decision to give an infrastructure charges notice; or
  - (j) the refusal, or deemed refusal, of a conversion application; or
  - (k) a matter that, under another Act, may be appealed to the tribunal; 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.

| <b>Table 1</b>                                                                                                                                                                                                                                                                                                                                 |                        |                                                                     |                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>                                                                                                                                                                                                                                                                    |                        |                                                                     |                                                                                                           |
| 1. Development applications<br>An appeal may be made against—<br>(a) the refusal of all or part of the development application; or<br>(b) the deemed refusal of the development application; or<br>(c) a provision of the development approval; or<br>(d) if a development permit was applied for—the decision to give a preliminary approval. |                        |                                                                     |                                                                                                           |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                                                          | Column 2<br>Respondent | Column 3<br>Co-respondent<br>(if any)                               | Column 4<br>Co-respondent by election<br>(if any)                                                         |
| The applicant                                                                                                                                                                                                                                                                                                                                  | The assessment manager | If the appeal is about a concurrence agency's referral response—the | 1 A concurrence agency that is not a co-respondent<br>2 If a chosen Assessment manager is the respondent— |

| <b>Table 1</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                        |                                                           |                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                        |                                                           |                                                                                                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                        | concurrency agency                                        | the prescribed assessment manager<br>3 Any eligible advice agency for the application<br>4 Any eligible submitter for the application                                                                                                                                                                                     |
| <p>2. Change applications<br/>An appeal may be made against—<br/>(a) a responsible entity's decision for a change application, other than a decision made by the P&amp;E court; or<br/>(b) a deemed refusal of a change application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                        |                                                           |                                                                                                                                                                                                                                                                                                                           |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Column 2<br>Respondent | Column 3<br>Co-respondent<br>(if any)                     | Column 4<br>Co-respondent by election<br>(if any)                                                                                                                                                                                                                                                                         |
| 1 The applicant<br>2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The responsible entity | If an affected entity starts the appeal—the applicant     | 1 A concurrency agency for the development application<br>2 If a chosen assessment manager is the respondent—the prescribed assessment manager<br>3 A private certifier for the development application<br>4 Any eligible advice agency for the change application<br>5 Any eligible submitter for the change application |
| <p>3. Extension applications<br/>An appeal may be made against—<br/>(a) the assessment manager's decision about an extension application; or<br/>(b) a deemed refusal of an extension application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                        |                                                           |                                                                                                                                                                                                                                                                                                                           |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Column 2<br>Respondent | Column 3<br>Co-respondent<br>(if any)                     | Column 4<br>Co-respondent by election<br>(if any)                                                                                                                                                                                                                                                                         |
| 1 1 The applicant<br>2 For a matter other than a deemed refusal of an extension application – a concurrency agency, other than the chief executive, for the application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | The assessment manager | If a concurrency agency starts the appeal – the applicant | If a chosen assessment manager is the respondent – the prescribed assessment manager                                                                                                                                                                                                                                      |
| <p>4. Infrastructure charges notices<br/>An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds<br/>a) The notice involved an error relating to –<br/>(i) The application of the relevant adopted charge; or<br/>Examples of errors in applying an adopted charge –<br/> <ul style="list-style-type: none"> <li>• The incorrect application of gross floor area for a non-residential development</li> <li>• Applying an incorrect 'use category', under a regulation, to the development <ul style="list-style-type: none"> <li>(i) The working out of extra demands, for section 120; or</li> <li>(ii) An offset or refund; or</li> </ul> </li> </ul> </p> <p>b) The was no decision about an offset or refund; or<br/>c) If the infrastructure charges notice states a refund will be given – the timing for giving the refund; or<br/>d) The amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</p> |                        |                                                           |                                                                                                                                                                                                                                                                                                                           |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Column 2<br>Respondent | Column 3<br>Co-respondent                                 | Column 4<br>Co-respondent by election                                                                                                                                                                                                                                                                                     |

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

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

| <b>Table 2<br/>Appeals to the P&amp;E Court only</b>                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                        |                                                                                                                        |                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| the change application                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                        |                                                                                                                        |                                                                                         |
| <p><b>3. Eligible submitter and eligible advice agency appeals</b><br/>           An appeal may be made against a provision of a development approval, or failure to include a provision in the development approval, to the extent the matter relates to—</p> <p>(a) any part of the development application or the change application, for the development approval, that required impact assessment; or</p> <p>(b) a variation request.</p> |                                                                                                                        |                                                                                                                        |                                                                                         |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                                                                                                                                                          | Column 2<br>Respondent                                                                                                 | Column 3<br>Co-respondent<br>(if any)                                                                                  | Column 4<br>Co-respondent by election<br>(if any)                                       |
| <p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p> <p>3 An eligible advice agency for the development application or change application</p>                                                                                                                                                                       | <p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p> | <p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency's referral response—the concurrence agency</p> | <p>Another eligible submitter for the application</p>                                   |
| <p><b>4. Compensation claims</b><br/>           An appeal may be made against—</p> <p>(a) a decision under section 32 about a compensation claim; or</p> <p>(b) a decision under section 265 about a claim for compensation; or</p> <p>(c) a deemed refusal of a claim under paragraph (a) or (b).</p>                                                                                                                                         |                                                                                                                        |                                                                                                                        |                                                                                         |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                                                                                                                                                          | Column 2<br>Respondent                                                                                                 | Column 3<br>Co-respondent<br>(if any)                                                                                  | Column 4<br>Co-respondent by election<br>(if any)                                       |
| A person dissatisfied with the decision                                                                                                                                                                                                                                                                                                                                                                                                        | The local government to which the claim was made                                                                       | -                                                                                                                      | -                                                                                       |
| <p><b>5. Registered premises</b><br/>           An appeal may be made against a decision of the Minister under chapter 7, part 4.</p>                                                                                                                                                                                                                                                                                                          |                                                                                                                        |                                                                                                                        |                                                                                         |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                                                                                                                                                          | Column 2<br>Respondent                                                                                                 | Column 3<br>Co-respondent<br>(if any)                                                                                  | Column 4<br>Co-respondent by election<br>(if any)                                       |
| <p>1 A person given a decision notice about the decision</p> <p>2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision</p>                                                                                                                                                                    | The Minister                                                                                                           | -                                                                                                                      | <p>If an owner or occupier starts the appeal – the owner of the registered premises</p> |

| <b>Table 2<br/>Appeals to the P&amp;E Court only</b>                                                                                                                                                                                                                                                                           |                        |                                       |                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------|---------------------------------------------------|
| <p>6. Local laws<br/>An appeal may be made against a decision of a local government, or conditions applied, under a local law about—</p> <p>(a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or</p> <p>(b) the erection of a building or other structure.</p> |                        |                                       |                                                   |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                                          | Column 2<br>Respondent | Column 3<br>Co-respondent<br>(if any) | Column 4<br>Co-respondent by election<br>(if any) |
| A person who—<br>(a) applied for the decision; and<br>(b) is dissatisfied with the decision or conditions.                                                                                                                                                                                                                     | The local government   | -                                     | -                                                 |

| <b>Table 3<br/>Appeals to the tribunal only</b>                                                                                                                                                                                                                                                                    |                                                        |                                       |                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Building advisory agency appeals<br/>An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.</p>                                                                                  |                                                        |                                       |                                                                                                                                                                            |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                              | Column 2<br>Respondent                                 | Column 3<br>Co-respondent<br>(if any) | Column 4<br>Co-respondent by election<br>(if any)                                                                                                                          |
| A building advisory agency for the development application related to the approval                                                                                                                                                                                                                                 | The assessment manager                                 | The applicant                         | <p>1 A concurrence agency for the development application related to the approval</p> <p>2 A private certifier for the development application related to the approval</p> |
| <p>3. Certain decisions under the Building Act and the Plumbing and Drainage Act<br/>An appeal may be made against a decision under—</p> <p>(a) the Building Act, other than a decision made by the Queensland Building and Construction Commission; or</p> <p>(b) the Plumbing and Drainage Act, part 4 or 5.</p> |                                                        |                                       |                                                                                                                                                                            |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                              | Column 2<br>Respondent                                 | Column 3<br>Co-respondent<br>(if any) | Column 4<br>Co-respondent by election<br>(if any)                                                                                                                          |
| A person who received, or was entitled to receive, notice of the decision                                                                                                                                                                                                                                          | The person who made the decision                       | -                                     | -                                                                                                                                                                          |
| <p>4. Local government failure to decide application under the Building Act<br/>An appeal may be made against a local government's failure to decide an application under the Building Act within the period required under that Act.</p>                                                                          |                                                        |                                       |                                                                                                                                                                            |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                              | Column 2<br>Respondent                                 | Column 3<br>Co-respondent<br>(if any) | Column 4<br>Co-respondent by election<br>(if any)                                                                                                                          |
| A person who was entitled to receive, notice of the decision                                                                                                                                                                                                                                                       | The local government to which the application was made | -                                     | -                                                                                                                                                                          |