



Decision Notice Approval (negotiated)

Planning Act Form 1 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016 for a decision notice (approval) under s76 Planning Act 2016

| | | | |
|---------------------|---------------|-----------------|-----------------|
| Application number: | D/135-2025 | Contact: | Michelle Mackay |
| Notice Date: | 17 April 2026 | Contact Number: | 07 4936 8099 |

APPLICANT DETAILS

| | | | |
|-----------------|--|------------|--------------|
| Name: | Boulder Creek Wind Farm Pty Ltd | | |
| Postal address: | C/- Attexo Group Pty Ltd PO BOX 617 FORTITUDE VALLEY QLD 4006 | | |
| Phone no: | N/A | Mobile no: | 0438 506 182 |
| Email: | meggan.bain@attexo.com.au | | |

I acknowledge receipt of the above application on 8 September 2025 and confirm the following:

DEVELOPMENT APPROVAL

| |
|---|
| Development Permit for Reconfiguring a Lot for a Subdivision (one lot into two lots) |
|---|

PROPERTY DESCRIPTION

| | |
|----------------------------|--|
| Street address: | Lot 42 Boulder Creek Road, Boulder Creek |
| Real property description: | Lot 41 on SP358033 |

| |
|---|
| <p>Dear Boulder Creek Wind Farm Pty Ltd</p> <p>I advise that, on 14 April 2026 the above development application was:</p> <p><input checked="" type="checkbox"/> approved in full with conditions* (refer to the conditions contained in Attachment 1)</p> <p>*Note: The conditions show which conditions have been imposed by the assessment manager and which conditions have been imposed by a referral agency.</p> |
|---|

CHANGES TO CONDITIONS

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

| | |
|------------------|---------|
| 1) Condition 4.1 | Deleted |
| 2) Condition 4.2 | Deleted |

1. DETAILS OF THE APPROVAL

The following approvals are given:

| | 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| Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - Reconfiguring a lot | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

2. CONDITIONS

This approval is subject to the conditions in Attachment 1.

3. FURTHER DEVELOPMENT PERMITS REQUIRED – NIL

4. SUBMISSIONS – NIL

5. REFERRAL AGENCIES

The following Referral Agencies were activated by this application.

| For an application involving | Name of agency | Role of Agency | Contact Details |
|---|--|----------------|--|
| CLEARING NATIVE VEGETATION | | | |
| <i>Schedule 10, Part 3, Division 4, Table 2 - Reconfiguring a lot that is assessable development under s21</i> | | | |
| <p>Development application for reconfiguring a lot that is assessable development under section 21, if—</p> <p>(a) a lot that the application relates to is 5ha or larger; and</p> <p>(b) the size of any lot created is 25ha or less; and</p> <p>(c) either—</p> <p>(i) the reconfiguration involves operational work that is assessable development under section 5, other than operational work that is only the clearing of regulated regrowth vegetation; or</p> <p>(ii) on any lot created, accepted operational work, other than operational work that is only the clearing of regulated regrowth vegetation, may be carried out</p> | <p>The chief executive of the department in which the <i>Planning Act 2016</i> is administered:</p> <p>Department of State Development, Infrastructure and Planning (State Assessment and Referral Agency)</p> | Concurrence | <p><u>In person:</u> Level 2, 209 Bolsover Street, Rockhampton City</p> <p><u>Online lodgement using MyDAS2:</u> https://prod2.dev-assess.qld.gov.au/suite/</p> <p><u>Email:</u> RockhamptonSARA@dsdip.qld.gov.au</p> <p><u>Postal:</u> PO Box 113 Rockhampton Qld 4700</p> |
| INFRASTRUCTURE-RELATED REFERRALS (Designated Premises) | | | |
| <i>Schedule 10, Part 9, Division 1, Table 1 – Development on designated premises</i> | | | |
| <p>Development application for development on premises that are the subject of a designation made by the Minister, if—</p> <p>(a) the development is assessable development under a local categorising instrument; and</p> <p>(b) the infrastructure the subject of the designation is to be supplied by a public sector entity; and</p> <p>(c) the premises are not owned by or for the State; and</p> <p>(d) the development is for a purpose other than the designated purpose; and</p> <p>(e) the development will not be carried out by or for the State</p> | <p>The chief executive of the department in which the <i>Planning Act 2016</i> is administered:</p> <p>Department of State Development, Infrastructure and Planning (State Assessment and Referral Agency)</p> | Concurrence | <p><u>In person:</u> Level 2, 209 Bolsover Street, Rockhampton City</p> <p><u>Online lodgement using MyDAS2:</u> https://prod2.dev-assess.qld.gov.au/suite/</p> <p><u>Email:</u> RockhamptonSARA@dsdip.qld.gov.au</p> <p><u>Postal:</u> PO Box 113 Rockhampton Qld 4700</p> |
| INFRASTRUCTURE-RELATED REFERRALS (Electricity Infrastructure) | | | |
| <i>Schedule 10, Part 9, Division 2, Table 1 – Reconfiguring a lot subject to an easement or near a substation site</i> | | | |

| | | | |
|---|--|---------------|--|
| <p>Development application for reconfiguring a lot that is assessable development under section 21, if—</p> <p>(a) all or part of the lot is subject to an easement—</p> <p>(i) for the benefit of a distribution entity, or transmission entity, under the Electricity Act; and</p> <p>(ii) for a transmission grid or supply network; or</p> <p>(b) part of the lot is within 100m of a substation site</p> | <p>The chief executive of the distribution entity or transmission entity:</p> <p>Powerlink</p> | <p>Advice</p> | <p><u>Postal:</u></p> <p>Powerlink (Property Services) PO Box 1193 Virginia Qld</p> <p><u>Email:</u></p> <p>Property@powerlink.com.au</p> |
|---|--|---------------|--|

6. THE APPROVED PLANS

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

| Plan / Document Name | Prepared by | Date | Reference No. | Version/ Issue |
|---|----------------------------|---|---------------|----------------|
| Plan of Lots 1 & 41 Cancelling Lot 41 on SPXXXXXX | RPS AAP Consulting Pty Ltd | <i>*Not dated but submitted to Rockhampton Regional Council on 8 September 2025</i> | SP351184 | - |

7. CURRENCY PERIOD FOR THE APPROVAL (s.85 of the Planning Act)

The standard relevant periods stated in section 85 of *Planning Act 2016* apply to each aspect of development in this approval, if not stated in the conditions of approval attached.

In accordance with section 85(1)(b)(ii) of the *Planning Act 2016*, the development approval lapses 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 four (4) years after the approval starts to have effect, if not stated otherwise in the conditions of approval attached.

8. STATEMENT OF REASONS

| |
|--|
| <p>Description of the development</p> <p>Reconfiguring a Lot for a Subdivision (one lot into two lots)</p> |
| <p>Reasons for Decision</p> <p>a) 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; and</p> <p>b) On balance, the application should be approved because the circumstances favour Council exercising its discretion to approve the application even though the development does not comply with an aspect of the assessment benchmarks.</p> |
| <p>Assessment Benchmarks</p> <p>The development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> Local Government Infrastructure Plan; Strategic Framework; Rural Zone Code; |

- Access, Parking and Transport Code;
- Landscape Code;
- Stormwater Management Code;
- Water and Sewer Code;
- Filling and Excavation Code;
- Reconfiguring a Lot Code;
- Biodiversity Overlay Code;
- Bushfire Hazard Overlay Code;
- Flood Hazard Overlay Code; and
- Steep Land Overlay Code.

Compliance with assessment benchmarks

The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exceptions listed below.

| Assessment Benchmark | Reasons for the approval despite non-compliance with benchmark |
|-----------------------------|---|
| Strategic Framework | <p>3.3 Settlement Pattern</p> <p>3.3.6 Element – Rural</p> <p>3.3.6.1 Specific Outcome (6)</p> <p>The proposed development conflicts with Specific Outcome 6 of the Rural designation because the development is for a subdivision (one lot into two lots) of land located within the Rural Zone and not of the minimum lot size requirement of 100 hectares.</p> <p>Despite this, the proposed development is, on balance, generally consistent with the remaining relevant specific outcomes of the Rural Settlement Pattern. Relevant specific outcomes to which the development supports or complies with include the following:</p> <ul style="list-style-type: none"> (1) Rural land has important economic, environmental and scenic values and provides for uses including primary production, mining and tourism. (2) Rural land is not used for urban development and is to be protected for its productive, landscape and natural resource values. (4) Development will not alienate or impact on the productive agricultural capacity of rural areas. (14) Other uses that are required to coexist with rural uses will be accommodated where they do not: <ul style="list-style-type: none"> a. diminish the productivity of agricultural land; b. impact on adjoining or nearby uses; c. impact on the capacity and safety of state controlled roads; and d. result in fragmentation of rural land. (16) Renewable energy technology uses will be supported where there are no adverse impacts on adjoining and nearby uses, including impacts associated with noise, light, emissions, infrastructure requirements or transport movements on transport networks. <p>The proposed development is to create proposed Lot 1 with a site area of 8.535 hectares, for the Boulder Creek Wind Farm switching station. The remaining balance land (proposed Lot 41) will continue with existing agriculture uses</p> |

| | |
|---|---|
| | <p>maintaining the rural character and function of the land. The proposed development separates the proposed switching station, intended to be owned and operated by Powerlink Queensland, from the balance of the rural land. This facilitates efficient and practical land management of rural land by ensuring the subject site can be used practically for both renewable energy technology and agricultural purposes through a clear segregation of operational areas, ownership and responsibilities.</p> <p>Therefore, on balance the proposed development is not anticipated to compromise the Strategic Framework of the <i>Rockhampton Region Planning Scheme 2015</i>. To the extent of any conflicts with these assessment benchmarks, regard to relevant matters is considered to outweigh those conflicts.</p> |
| Rural Zone Code | <p>6.7.4.2 Purpose (2), (f); and Performance Outcome (PO) 34</p> <p>The proposed development is not consistent with the following Overall Outcome (2), (f) of the Rural Zone Code Purpose which states:</p> <p>f) “all rural land is maintained in large land holdings to protect the agricultural production capacity. In this regard, the reconfiguration of land only occurs when lot size is 100 hectares unless otherwise stated in a precinct”.</p> <p>Furthermore, the proposed development is not consistent with Acceptable Outcome (AO) 34.1 which states “Unless otherwise stated in a precinct the minimum lot size is 100 hectares”.</p> <p>The overarching PO 34 states: “the further subdivision of land is limited to reflect the suitability of the land for primarily grazing purposes and to protect water quality, environmental and landscape values”. The proposed development is to create a new lot for the Boulder Creek Wind Farm switching station which is intended to transfer into ownership by Powerlink Queensland. The remaining balance of land will continue with existing agriculture uses. Therefore, the proposed development is taken to comply with PO 34; and to the extent any conflicts are identified with the purpose of the Rural Zone Code, regard to relevant matters is considered to outweigh those conflicts.</p> |
| Reconfiguring a Lot Code | <p>Performance Outcome (PO) 7</p> <p>The proposed development does not comply with Acceptable Outcome (AO) 7.1 as it does not meet the dimensions or minimum area for lots located within the Rural Zone in accordance with Table 9.3.5.3.2.</p> <p>To the extent any conflicts are identified with the assessment benchmark, regards to relevant matters is considered to outweigh those conflicts.</p> |
| Relevant Matters | |
| <p>The proposed development was assessed against the following relevant matters:</p> <p>The overarching land use approval for the wind farm (up to 60 wind turbines and ancillary infrastructure) was approved by the Department of State Development, Infrastructure and Planning (State Assessment and Referral Agency) (SARA) on 15 October 2021.</p> <p>While proposed Lot 1 does not achieve the minimum lot size requirement in the Rural Zone, the subdivision is necessary to provide tenure for the Boulder Creek Windfarm switching station to be transferred to Powerlink Queensland. The proposed configuration has been designed to meet the operational requirements of the Boulder Creek Windfarm switching station while retaining the productive capacity and rural use of the balance lot (Lot 41).</p> | |
| Matters raised in submissions | |
| <p>The proposal was the subject of public notification between 20 November 2025 and 11 December 2025, in accordance with the requirements of the Planning Act 2016 and the Development Assessment Rules, and no submissions were received.</p> | |

| |
|---|
| Matters prescribed by regulation |
| <ul style="list-style-type: none"> • The Rockhampton Region Planning Scheme 2015 (version 5.0). • Central Queensland Regional Plan 2013; and • The common material, being the material submitted with the application. |

9. APPEAL RIGHTS

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*.

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

10. 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.

11. ASSESSMENT MANAGER

| | | |
|---|--|---------------------|
| Name: Aidan Murray ACTING COORDINATOR DEVELOPMENT ASSESSMENT | Signature:  | Date: 17 April 2026 |
|---|--|---------------------|

C/- State Development, Infrastructure and Planning (State Assessment and Referral Agency Department) - RockhamptonSARA@dssip.qld.gov.au

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.]*

Part 2 – Conditions required by the referral agency response

Attachment 2—Extract on appeal rights



Attachment 1 – Part 1 Rockhampton Regional Council Conditions

Planning Act 2016

1.0 ADMINISTRATION

- 1.1 The owner, the owner's successors in title, and any occupier of the premises is responsible for ensuring compliance with the conditions of this development approval.
- 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 may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions, works, or requirements of this development approval must be undertaken and completed:
- 1.3.1 to Council's satisfaction;
 - 1.3.2 at no cost to Council; and
 - 1.3.3 prior to the issue of the Survey Plan Approval Certificate, unless otherwise stated.
- 1.4 Infrastructure requirements of this development approval must be contributed to the relevant authorities, where applicable, at no cost to Council, prior to the issue of the Survey Plan Approval Certificate, unless otherwise stated.
- 1.5 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.
- 1.6 All engineering drawings/specifications, design and construction works must be in accordance with the requirements of the relevant *Australian Standards* and must be approved, supervised and certified by a Registered Professional Engineer of Queensland.
- 1.7 Street numbering for the development must be in accordance with *Australian/New Zealand Standard for Rural and Urban Addressing (AS4819:2011)*. Council will allocate street numbering to the development in accordance with this standard at the time of issuing the Survey Plan Approval Certificate.
- 1.8 All development conditions contained in this development approval about infrastructure under Chapter 4 of the *Planning Act 2016* should be read as being non-trunk infrastructure conditioned under section 145 of the *Planning Act 2016*, unless otherwise stated.

2.0 APPROVED PLANS AND DOCUMENTS

- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by any condition of this development approval:

| Plan / Document Name | Prepared by | Date | Reference No. | Version / Issue |
|---|-------------------------------|------|---------------|-----------------|
| Plan of Lots 1 & 41 Cancelling Lot 41 on SPXXXXXX | RPS AAP Consulting Pty Ltd | - | SP351184 | - |

- 2.2 Where there is any conflict between the conditions of this development approval and the details shown on the approved plans and documents, the conditions of this development approval must prevail.

3.0 ALLOTMENT DRAINAGE WORKS

- 3.1 All allotment drainage works must be designed and constructed in accordance with the approved plans (refer to condition 2.1), *Queensland Urban Drainage Manual*, *Capricorn Municipal Development Guidelines* and sound engineering practice.
- 3.2 All allotment runoff from each proposed lot must be discharged such that it does not restrict, impair or change the natural flow of runoff water or cause an actionable nuisance or worsening to surrounding land or infrastructure.

4.0 SITE WORKS

4.1 DELETED

4.2 DELETED

5.0 ASSET MANAGEMENT

5.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be undertaken and completed at no cost to Council.

5.2 Any damage to existing stormwater, water supply and sewerage infrastructure, kerb and channel, pathway or roadway (including removal of concrete slurry from public land and Council infrastructure), that occurs while any works are being carried out in association with this development approval must be repaired at full cost to the developer. This includes the reinstatement of any existing traffic signs or pavement markings that may have been removed or damaged.

6.0 OPERATING PROCEDURES

6.1 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the development site. Storage of materials, or parking of construction machinery or contractors' vehicles must not occur within Boulder Creek Road.

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 Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism website <https://www.tatsipca.qld.gov.au>

NOTE 2. General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

NOTE 3. General Safety of Public During Construction

The *Work Health and Safety Act 2011* 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 4. Plumbing and Drainage Works

For any future development proposed on Lot 41, the construction of internal sanitary drainage works must be in accordance with regulated work under the *Plumbing and Drainage Act* and including the provision of On-site sewerage and disposal in accordance with the *Queensland Plumbing and Wastewater Code* and *Council's Plumbing & Drainage Policies*.

For any future development proposed on Lots 1 and 41, the construction of internal plumbing works must be in accordance with regulated work under the *Plumbing and Drainage Act* and *Council's Plumbing and Drainage Policies*. This includes the provision of adequate on-site water storage for domestic and fire-fighting purposes and may include bore, dams, water storage tanks or a combination of each. The water storage must be easily accessible having regard to pedestrian and vehicular access.

NOTE 5. Access Works

For any future development proposed on Lots 1 and 41, the construction of access works must be in accordance with *Capricorn Municipal Development Guidelines*.

A permit (Operational Works for access works or Works in Road Reserve) must be obtained for the works within the road reserve.

NOTE 6. Flooding

The purpose of the Reconfiguring a Lot development is to secure land tenure for the Boulder Creek Wind Farm switching station. However, the proposed development site is traversed by an existing overland flow path, which presents a significant constraint. Any construction or modification within this area must be carefully planned and executed to avoid creating an actionable nuisance or exacerbating flood risks to adjacent land, infrastructure, or drainage systems.

To address these concerns, any future development must incorporate robust flood risk mitigation and stormwater management strategies. These measures should aim to preserve the functionality and integrity of the overland flow path while safeguarding surrounding properties and infrastructure from potential adverse impacts.

NOTE 7. Infrastructure Charges Notice

This application is subject to infrastructure charges in accordance with Council policies. The charges are presented on an Infrastructure Charges Notice.



**Attachment 1 – Part 2
Referral Agency Conditions – State
Development, Infrastructure and Planning
(State Assessment and Referral Agency
Department)**

Planning Act 2016



Attachment 1 – Part 3
Referral Agency Conditions – Powerlink
Queensland

Planning Act 2016

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—
 - (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) 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.

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.

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

| <p>1. Development applications An appeal may be made against—</p> <ul style="list-style-type: none"> (a) the refusal of all or part of the development application; or (b) the deemed refusal of the development application; or (c) a provision of the development approval; or (d) if a development permit was applied for—the decision to give a preliminary approval. | | | |
|---|------------------------|--|---|
| Column 1 Appellant | Column 2 Respondent | Column 3 Co-respondent (if any) | Column 4 Co-respondent by election (if any) |
| The applicant | The assessment manager | If the appeal is about a concurrence agency's referral response—the concurrence agency | 1 A concurrence agency that is not a co-respondent 2 If a chosen Assessment manager is the respondent— |

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

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

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

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

| Table 2 Appeals to the P&E Court only | | | |
|---|------------------------|---------------------------------------|---|
| <p>6. Local laws</p> <p>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 Appellant | Column 2 Respondent | Column 3 Co-respondent (if any) | Column 4 Co-respondent by election (if any) |
| A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions. | The local government | - | - |

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



ATTACHMENTS (office use only)

APPROVED PLANS



D135-2025 -
Approved Plans.pdf

REFERRAL AGENCY



D135-2025 -
Powerlink Referral AgReferral Agency Cond



D135-2025 - SARA