



Our Ref: File: P25-22 & 06946-00000-000 JMN:SM
Your Ref: ---

DECISION NOTICE APPROVAL

(Given under section 63 (2) of the *Planning Act 2016*)

29 September 2023

Atull Plumbing & Drainage
C/- Cadcon Surveying & Town Planning
PO Box 5774
MAROOCHYDORE QLD 4558

Attention: Elise Wilton

Dear Ms Wilton

The development application described below was properly made to the Council on 17 August 2023.

APPLICANT DETAILS*

Applicant name:	Atull Plumbing & Drainage C/- CadCon Surveying & Town Planning
Applicant contact details:	cadcon@cadcon.com.au

APPLICATION DETAILS

Application number:	P25-22
Approval sought:	Material Change of Use
Nature of development proposed:	Non-Residential Workforce Accommodation
Description of the development proposed:	Four (4) x One (1) Bedroom Unit for Workers that Are employed by the business & an Ancillary administrative buildings

LOCATION DETAILS

Street address:	34 Ryan Road
Real property description:	Lot 60 on plan CP848451
Local government area:	Mount Isa City

**Mount Isa City Council is collecting your personal information on this form in order to comply with its responsibilities and obligations as a Local Government. The information will only be accessed by authorised Council employees who have a legitimate need for the*

information to process applications, requests etc. Your personal information will not be given to any other person or agency unless you have given us permission to do so or we are required to do so by law.

DECISION

Date of decision: 29 September 2023

Decision details: approved in full with conditions*
 (refer to the conditions contained in Attachment 1)

*Note: The conditions show which conditions have been imposed by the assessment manager and which conditions have been imposed by a referral agency.

DETAILS OF APPROVAL

This application is / is not taken to have been approved (a deemed approval) under section 64(5) of the *Planning Act 2016*.

The following approvals are given:

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval <ul style="list-style-type: none"> • Building Work Not Associated with a Material Change or Use • Plumbing or Drainage Work • Material Change of Use • Reconfiguration of a Lot • Operational Work 		<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

CONDITIONS

This approval is subject to the conditions in Attachment 1.

FURTHER DEVELOPMENT PERMITS

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

1. Building Approval for the Demountable (Accommodation, carport & potential fire wall)
2. Building Permit for Front Fence (Exceeds 2m in total height)
3. Plumbing Approval for all plumbing works including wastewater treatment plant
4. Works on Council Property for new crossover

PROPERLY MADE SUBMISSIONS

Properly made submissions were / were not made in relation to the application.

There were one (1) properly made submissions received from the following submitter(s):

Name of principal submitter	Residential or business address	Electronic address (if provided)
Kurt Whalan	36 Ryan Road, Mount Isa	kurt.whalan@jjswaste.com.au

APPROVED PLANS AND SPECIFICATIONS

Copies of the following plans, specifications and / or drawings are enclosed.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material Change of Use – Non Residential Workforce Accommodation				
Planning Report	CadCon Surveying & Town Planning	April 2023	229641	
Cover Sheet	Southern Cross Design & Drafting	06/03/2023	A01	1
Site Plan	Southern Cross Design & Drafting	06/03/2023	A02	2
Floor Plan	Southern Cross Design & Drafting	06/03/2023	A03	2
Elevation B	Southern Cross Design & Drafting	06/03/2023	A04	2
Elevation D	Southern Cross Design & Drafting	06/03/2023	A05	2
3 D Views / Sheds	Southern Cross Design & Drafting	06/03/2023	A06	2

CURRENCY PERIOD FOR THE APPROVAL (Section 85 of the Planning Act 2016)

Six (6) years from the date of the Decision Notice.

STATEMENT OF REASONS

1. Reasons for the Decision

The reasons for this decision are:

- The proposed development was an impact -assessable development for the zone; and
- The development is considered to be small scale; and
- 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, or can be conditioned to comply with the relevant code requirements; and
- There is to be onus of the owner/applicant to ensure that the amenity of their residents is protected and negative impacts from the surrounding developments are mitigated.

The evidence or other material on which the findings were based are:

- The development application material; and

- The City of Mount Isa Planning Scheme 2020; and
- State Planning Policy; and
- North Queensland Regional Plan; and
- Observations made by Council officers on a site inspection of the property.

2. Assessment Benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
Medium impact industry zone code	City of Mount Isa City Council Planning Scheme 2020 – Part 6 Zones - 6.6.2
Residential activities code	City of Mount Isa City Council Planning Scheme 2020 – Part 9 Development Codes – 9.3.6
Industry and infrastructure activities code	City of Mount Isa City Council Planning Scheme 2020 – Part 9 Development Codes – 9.3.4
Parking, access and loading code	City of Mount Isa City Council Planning Scheme 2020 - Part 9 Development Codes – 9.4.6
Landscaping code	City of Mount Isa City Council Planning Scheme 2020 - Part 9 Development Codes – 9.4.5
Engineering works and services code	City of Mount Isa City Council Planning Scheme 2020 - Part 9 Development Codes – 9.4.2
Excavation and filling code	City of Mount Isa City Council Planning Scheme 2020 - Part 9 Development Codes – 9.4.3
Airport environs overlay code	City of Mount Isa City Council Planning Scheme 2020 - Part 8 Overlay Codes – 8.2.1
Bushfire Hazard Overlay code	City of Mount Isa City Council Planning Scheme 2020 - Part 8 Overlay Codes – 8.2.3

3. Compliance with Benchmarks

Benchmark reference	Reasons for the approval despite non-compliance with benchmark
Industry and infrastructure activities code	
Performance Outcome 5	Building along front boundary is screened by solid fence but it is the landscaping in the verge that will ultimately soften the bulk of the building and improve the streetscape
Performance Outcome 10	Landscaping provided on verge in-lieu of landscaping along the front boundary. Additionally, colourbond fence screens landscaping being visible within the site.

Performance Outcome 14	Onsite parking locations do impact that character and amenity of the area
Residential activities code	
Performance Outcome 4	Addressed under PO 5 for the industry and infrastructure activities code
Performance Outcome 5	Landscaping between driveway and buildings is not considered to be necessary
Performance Outcome 7	Landscaping within verge assists in softening that the impact the solid fence has on the streetscape.
Performance Outcome 10	Sufficient onsite landscaping has been provided however further design required to ensure that landscaping is correctly placed
Performance Outcome 11	The premise only borders one (1) property with a caretaker dwelling and provides a sufficient landscaping buffer. The applicant should consider install a buffer between the two (2) uses that operate onsite
Parking, access and loading code	
Performance Outcome 4	Sufficient onsite parking provided for both the new and existing use.

4. Relevant matters for Impact Assessable Development

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

Other relevant matters to the assessment of the development under section 45(5)(b)	Benchmark reference	Assessment carried out against or assessment had regard to
Strategic Framework	<i>City of Mount Isa Planning Scheme 2020</i>	<input type="checkbox"/> assessed against <input checked="" type="checkbox"/> had regard to
Onsite Operations	<i>Environmental Protection Act</i>	<input type="checkbox"/> assessed against <input checked="" type="checkbox"/> had regard to

5. Matters Raised in Submission for Impact Assessable Development

Matters raised in any submissions	Description of how matters were dealt with in reaching the decision
<i>Concerns that operations from neighbouring will negatively impact the amenity of the residents</i>	All windows for the accommodation units are not located on the northern boundary. Additionally, the onus will be on the owner/applicant to ensure that the amenity of the residents is protected

6. Matters Prescribed by Regulation

- The State Planning Policy - Part E
- North Queensland Regional Plan
- City of Mount Isa Planning Scheme 2020

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 A SUBMITTER

A submitter for a development application may appeal to the Planning and Environment Court against:

- any part of the development application for the development approval 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 3 is an extract from the *Planning Act 2016* that sets down the applicant's appeal rights and the appeal rights of a submitter.

Should you have any further queries, please contact Council's Development and Land Use section on (07) 4747 3200.

Yours faithfully



Tim Rose
Acting Chief Executive Officer

CC: kurt.whalan@jjswaste.com.au

Encl: **Attachment 1—Conditions of the approval**

Part 1—Conditions imposed by the Assessment Manager (Mount Isa City Council)

Attachment 2 – Approved Plans

Attachment 3—Extract on Appeal Rights (Planning Act 2016)

ATTACHMENT 1

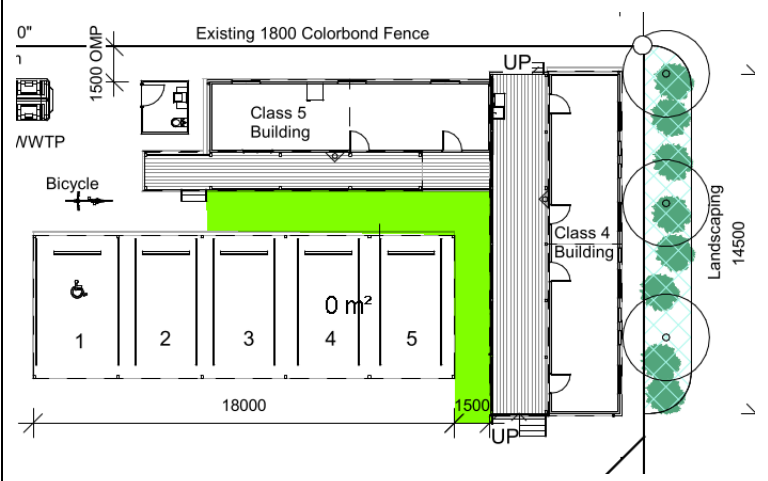
PART 1

CONDITIONS IMPOSED BY ASSESSMENT MANAGER (MOUNT ISA CITY COUNCIL)

Application: P25-22 for a Material Change of Use for Non-Residential Workforce Accommodation – 4 x 1 bedroom units & ancillary administrative buildings at 34 Ryan Road, Mount Isa.

Council advise that the Development Application was approved by Mount Isa City Council's Chief Executive Officer through Delegated Authority (Delegated Authority No. 2057 on 29 September 2023 for the Material Change of Use for Non-Residential Workforce Accommodation – 4 x 1 bedroom units & ancillary administrative buildings at 34 Ryan Road, Mount Isa, Mount Isa, described as Lot 60 on plan CP848451, subject to the following conditions:

NUMBER	CONDITION	TIMING
PLANNING		
General		
1.	The development shall be carried out generally in accordance with the approved documents, plans and drawings attached to this approval except where conditions of this approval dictate otherwise <i>For clarity, any change to the development that is not generally in accordance with the approved plans and drawings must be approved by Council pursuant to a 'change application' under Chapter 3, Part 5, Division 2, Subdivision 2 of the Planning Act 2016</i>	<i>At all times</i>
2. n	The owner/developer shall bear the cost of all alterations necessary to public utility mains, services or installations necessitated by this approval and such works shall be to Council specifications and satisfaction	<i>At all times</i>
3.	Any gates situated along the road boundary must open INWARDS onto the applicant's/owner's property and NOT outward onto Council's road reserve/verge	<i>At all times</i>
4.	No more than four (4) people are to reside at 34 Ryan Road at any given time	<i>As specified</i>
5.	All residents of 34 Ryan Road, must be employed by the same business operating at the site.	<i>As specified</i>

6.	The owner/operator is to ensure that the amenity of the residents of 34 Ryan Road is protected at all times and outside impacts are mitigated	<i>At all times</i>
Amenity		
7.	The front Colourbond fence is to be maintained to a good standard and remain free of damage and graffiti for the life of the development.	<i>At all times</i>
8.	Services and utilities such as air conditioners, refrigeration and ventilation plant/equipment, hot water systems and garbage bin storage areas are to be screened from public view, where directly visible from a public area;	<i>As specified</i>
9.	A designated refuse storage area is to be screened from the street by a 1.8m visually impermeable screen, surfaced with an impervious material and is to be accessible by a hose-cock for washing down.	<i>As specified</i>
Landscaping		
10.	<p>The owner is to install both onsite and on street landscaping in accordance with the Approved Site Plan prepared by Southern Cross Desing and Drafting - Dated 09/03/2023 – Project No. SCD 22 -247 Sheet No. A02</p> <p>Alternatively, landscaping from the rear of the site is permitted to be reduced and relocated between the new carport and the existing accommodation building & office to provide a level of separation between the new use and existing use.</p> 	<i>Within six (6) months time after the development approval has taken effect or otherwise approved</i>
11.	An automatic water irrigation system for all approved shall be installed to promote sustainability and shall be maintained by the owner for the life of the development	<i>At all times</i>
12.	The owner shall provide ongoing maintenance of the landscaping to ensure it is neat and tidy and not overgrown and/or unsightly for the life of the development	<i>At all times</i>
Environmental		
13.	The operator must achieve the 'general environmental duty' to mitigate any environmental harm and/or nuisance described under the <i>Environmental Protection Act 1994</i> .	<i>At all times</i>

	<p>(a) there is no discharge of contaminants to land or water that may harm the environment or create a nuisance from the operation of the activity.</p> <p>(b) there is discharge of contaminants to air that may harm the environment or create a nuisance from the operation of the activity.</p> <p>(c) noise nuisance is prevented or minimised at noise sensitive places.</p> <p>(d) Waste production and disposal must be minimised, and waste must be managed so it does not harm the environment or create a nuisance from the operation of the activity.</p>	
14.	All waste, including gas, liquid, solid or energy or combination of any of them that is generated in carrying out the activity must be reused, recycled, or lawfully disposed of offsite. All waste is to be disposed of in accordance with the <i>Environmental Protection (Waste Management) Regulation 2000</i> .	<i>At all times</i>
15.	Any spills of wastes, contaminants or other materials must be cleaned up as quickly as practicable to avoid any earth/land contamination. Spills must not be cleaned up by hosing, sweeping or otherwise releasing such wastes, contaminants or other materials to any stormwater drainage system, roadside gutter, or waters i.e., Leichhardt River.	<i>At all times</i>
16.	The release of dust and/or particulate matter resulting from the activity must not cause environmental harm or cause environmental nuisance at any nuisance sensitive or commercial place.	<i>At all times</i>
17.	Parking facilities and driveways access must be hard surface to avoid dust and particulate matter entering the air.	<i>At all times</i>
18.	A contaminant must not be placed in a position where it could reasonably be expected to move or wash into a roadside gutter, stormwater drain or waters i.e., Leichhardt River.	<i>At all times</i>
19.	Contaminants from the activities must not be released to land. Examples of methods that could be used to manage contaminants include: <ul style="list-style-type: none"> a. Using a self-contained impervious groundsheet to store materials and vehicles. b. Using dry methods in cleaning the groundsheet in case of spillage of contaminant. c. Collecting wastewater and other liquids from cleaning and disposing of properly. 	<i>At all times</i>
20.	Prevent/minimise the emission of noise that causes or is likely to cause environmental nuisance at sensitive or commercial place.	<i>At all times</i>

	<p>All work must be undertaken within the prescribed timeframe as mentioned in <i>Environmental Protection Act 1994</i>, i.e., on a business day or Saturday, between 6.30am and 6.30pm.</p> <p>All noise standards under the Environmental Protection Act 1994 must be followed.</p> <p>Regulated devices</p> <p>A person must not operate a regulated device in a way that makes an audible noise—</p> <p>(a) on a business day or Saturday, before 6.30a.m. or after 6.30p.m; or</p> <p>(b) on any other day, before 8.00a.m. or after 6.30p.m.</p>	
ENGINEERING		
General		
21.	<p>A retrospective plumbing application is required for works in connection to Non Residential Workforce Accommodation Use and Ancillary Administration Buildings</p>	<p><i>Within one (1) month time after the development approval has taken effect or otherwise approved</i></p>
Access, Grades, Maneuvering, Carparks and Signs		
22.	<p>A crossover shall be installed at the entrance/exit to the site. The crossover shall be designed and constructed in accordance with IPWEAQ standard drawings driveways;</p> <p>A Works on Council Property Application is to be approved prior to any work occurring</p>	<p><i>Within three (3) months time after the development approval has taken effect or otherwise approved</i></p>
23.	<p>Disabled car parking shall be provided in accordance with AS 2890.6 (Off-street Parking for People with Disabilities);</p>	<p><i>Within three (3) months time after the development approval has taken effect or otherwise approved</i></p>
24.	<p>All vehicle parking areas are to have a durable and dust free surface. This requires all surfaces to be sealed, concreted or paved;</p>	<p><i>Within three (3) months time after the development approval has taken effect or otherwise approved</i></p>
25.	<p>All trafficable ground surface areas of the approved use must be maintained to ensure dust is minimised. These areas must be sealed with pavement or be covered with coarse gravel graded at between 16 - 32 millimetres, a medium gravel graded at between 8 – 16 millimetres or a fine gravel graded at 4 - 8 millimetres in diameter to create a gravel hardstand.</p>	<p><i>Within six (6) months time after the development approval has taken effect or otherwise approved</i></p>

	<p>Where a coarse, medium or fine gravel is utilised for surface coverage, hardstand areas must either be mechanically stabilised or chemically stabilised. If a chemical stabilisation method is proposed, it must be treated with an appropriate dust suppressant product prior to the commencement of use and then on an as needed basis thereafter, in accordance with the manufacturer's specifications.</p> <p>Where a dust suppressant is utilised, records documenting maintenance inspections and application history details must be maintained and made available for inspection at any time upon request by Council.</p>	
26.	The internal driveways and car parks are to be delineated and signed (particularly but not limited to signage for Light Vehicle and Heavy Vehicle access crossovers) in accordance with the Manual of Uniform Traffic Control Devices and Austroads;	<i>Within three (3) months time after the development approval has taken effect or otherwise approved</i>
Stormwater		
27.	Stormwater runoff is to be collected internally and directed to a lawful point of discharge. Ensure a non-worsening of the existing flow regime to properties that are upstream and downstream of the site	As specified
Sewerage		
28.	Prior to undertaking the works, a separate Plumbing and Drainage Application and approval is required (for any new waste water treatment systems) in accordance with the Plumbing and Drainage Act 2018	<i>Within one (1) month time after the development approval has taken effect or otherwise approved</i>
29.	At such a time, when the site is able to be connected to Council's reticulated sewerage system, the septic system is to be decommissioned.	<i>As specified</i>
COMPLIANCE WITH CONDITIONS		
30.	The owner/developer is to contact Council to arrange a compliance inspection of the property to assess compliance with the Assessment Manager's Conditions of Approval and the approved plans.	<i>Within twelve (12) months' time after the development approval has taken effect or otherwise approved</i>

The applicant is reminded that, in addition to the conditions of this permit, compliance is required with all applicable Commonwealth and Queensland legislation.

Materials used in the assessment of the application included:

- The development application material and submitted plans
- Information Request Response and Further Advice Response
- *Planning Act 2016*
- *Planning Regulation 2017*

- The *State Development Assessment Provisions* (version 2.4), as published by the department
- The Development Assessment Rules
- State Planning Policy Interactive Mapping System

The assessment of this application has not included an examination of the compliance with applicable legislation, with the exception of those aspects which have been examined by any referral agency, and the issue of the permit is not to be taken as evidence or assertion of such compliance.

ATTACHMENT 2
APPROVED PLANS

Project No.
SCD 22 - 247

Project Title
As Constructed Drawings - MCU Application

Site Address
**34 Ryan Rd.
Ryan. QLD 4825**

Client
Atull Plumbing

Phone:
Mobile: 0432 471 960
Email: admin@atullplumbing.com.au

**MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL**

Permit No.: P25-22
Type of Development: Material Change of Use
Approved Use: Non Residential Workforce Accommodation (1 x 4 bedroom units & ancillary administrative buildings)
Approved By: Mr Tim Rose
Title: Acting Chief Executive Officer
Date: 29/09/2022



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www.southerncrossdrafting.com.au

Email: ted@southerncrossdrafting.com.au
79 Anne Street, Aitkenvale Q. 4814
Ph: 0410 488 165

QBSA LIC. No. 733305 - BUILDING DESIGN MEDIUM RISE

Builder



Drawing List

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision
A01	Cover Sheet	06/03/2023	1
A02	Site Plan	06/03/2023	2
A03	Floor Plan	06/03/2023	2
A04	Elevations	06/03/2023	2
A05	Elevations	06/03/2023	2
A06	3 D Views / Sheds	06/03/2023	2

PRELIMINARY
FOR MCU ASSESSMENT AND APPLICATION

PRELIMINARY
FOR MCU ASSESSMENT AND APPLICATION

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DO NOT SCALE
Written dimensions to have preference over scaled dimensions
Any discrepancies between drawings are to be immediately verified.
Builder to Confirm ALL Dimensions Prior to Construction.

IF IN DOUBT ASK

Lot on Plan: Lot 60 CP848 451
Climate Zone: 2
Wind Class: N3

Revision Schedule

Rev.	Description	Date
1	As-Constructed	06/03/2023
2	New Carport	09/03/2023

Project Title
As Constructed Drawings - MCU Application

Site Address
**34 Ryan Rd.
Ryan, QLD 4825**

Client
Atull Plumbing

Sheet Title
Floor Plan

Builder
TBA

Engineer



Design for a sustainable future

www.southerncrossdrafting.com.au

Email: ted@southerncrossdrafting.com.au
79 Anne Street, Aitkenvale Q. 4814
Ph: 0410 488 1765
A.B.N. 42 054 834 038
QBSA LIC. No. 733305 - BUILDING DESIGN MEDIUM RISE

Drawn by Author Original Issue Date March 2023

SIGNATURE OF BUILDING DESIGNER: Scale (A3) 1 : 100

C.D. Larson

Project No. Sheet No.

SCD 22 - 247 A03

2

GENERAL NOTES

Roof water to be discharged to rainwater tank and street kerb in accordance with Local Authority requirements.

Design is based upon N3 (Non-Cyclonic) for wind speeds to 41m/s

TERMITE PROTECTION
As per Australian Standard AS 3660.2

Hatchings and fittings are indicative only. Refer Builders Specifications.

All WC doors to have lift off hinges.

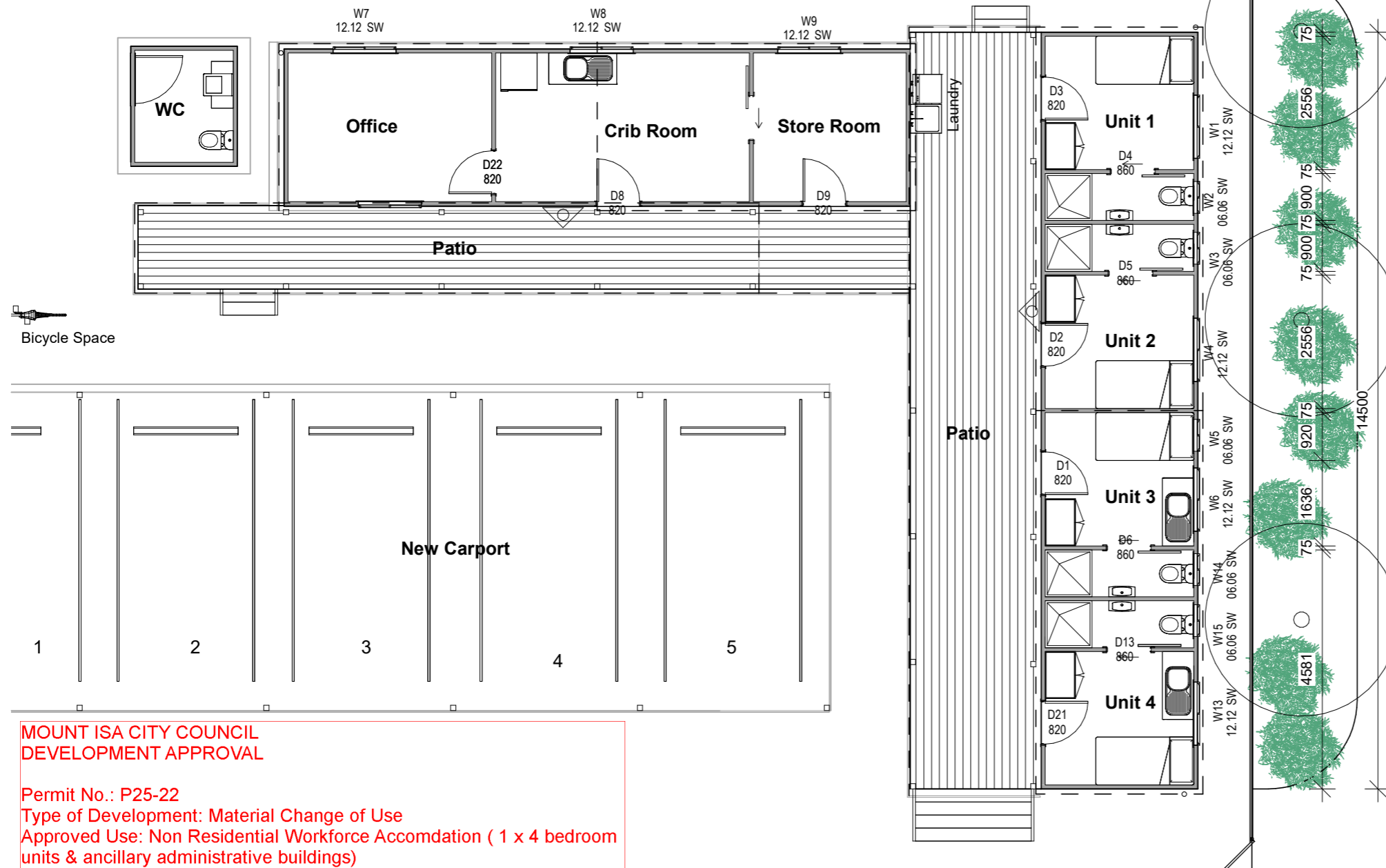
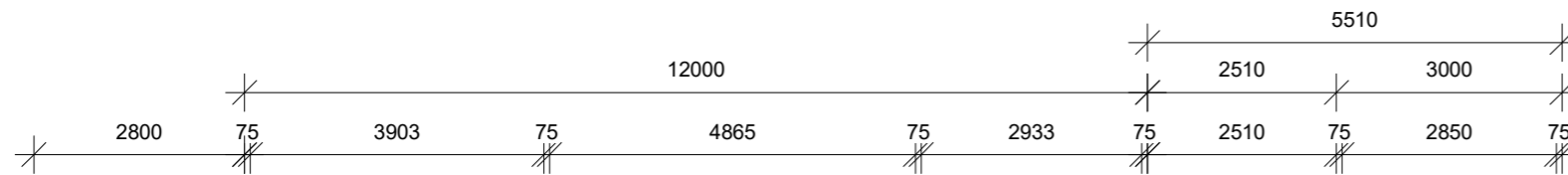
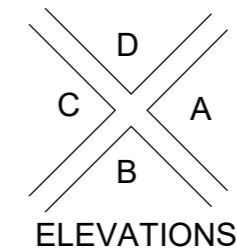
All wet areas to comply with current BCA requirements.

Smoke Alarms to be installed in accordance with current BCA requirements. Smoke Alarms to comply with AS 3786.

All doors and windows are to be Aluminium framed unless noted otherwise.

All dimensions are nominal and may vary slightly due to settlement / expansion.

Figured dimensions always take precedence - Do not scale off drawings



MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL

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Approved By: Mr Tim Rose
Title: Acting Chief Executive Officer
Date: 29/09/2022

Tim Rose

02 Floor Plan - Accom Units

1 : 100

Area Schedule	
Name	Area
Accommodation	43.50 m ²
Office / Amenities	36.00 m ²
Patio	18.00 m ²
Shed 1	166.39 m ²
Shed 2	234.30 m ²
Verandah	60.15 m ²
	558.34 m ²

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Builder to Confirm ALL Dimensions Prior to Construction.

IF IN DOUBT ASK

Lot on Plan: Lot 60 CP848 451
Climate Zone: 2
Wind Class: N3

Revision Schedule

Rev.	Description	Date
1	As-Constructed	06/03/2023
2	New Carport	09/03/2023

Project Title
**As Constructed Drawings -
MCU Application**

Site Address
**34 Ryan Rd.
Ryan, QLD 4825**

Client
Atull Plumbing

Sheet Title
Elevations

Builder
TBA

Engineer



Design for a sustainable future

www.southerncrossdrafting.com.au

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79 Anne Street, Aitkenvale Q. 4814
Ph: 0410 488 1765
A.B.N. 42 054 834 038
QBSA LIC. No. 733305 - BUILDING DESIGN MEDIUM RISE

Drawn by Author Original Issue Date
March 2023

SIGNATURE OF BUILDING DESIGNER: *C.D. Larson* Scale (A3)
1 : 100

Project No. SCD 22 - 247 Sheet No. A04

2

NOTES

Hatchings and fittings are indicative only. Refer Builders Specifications.

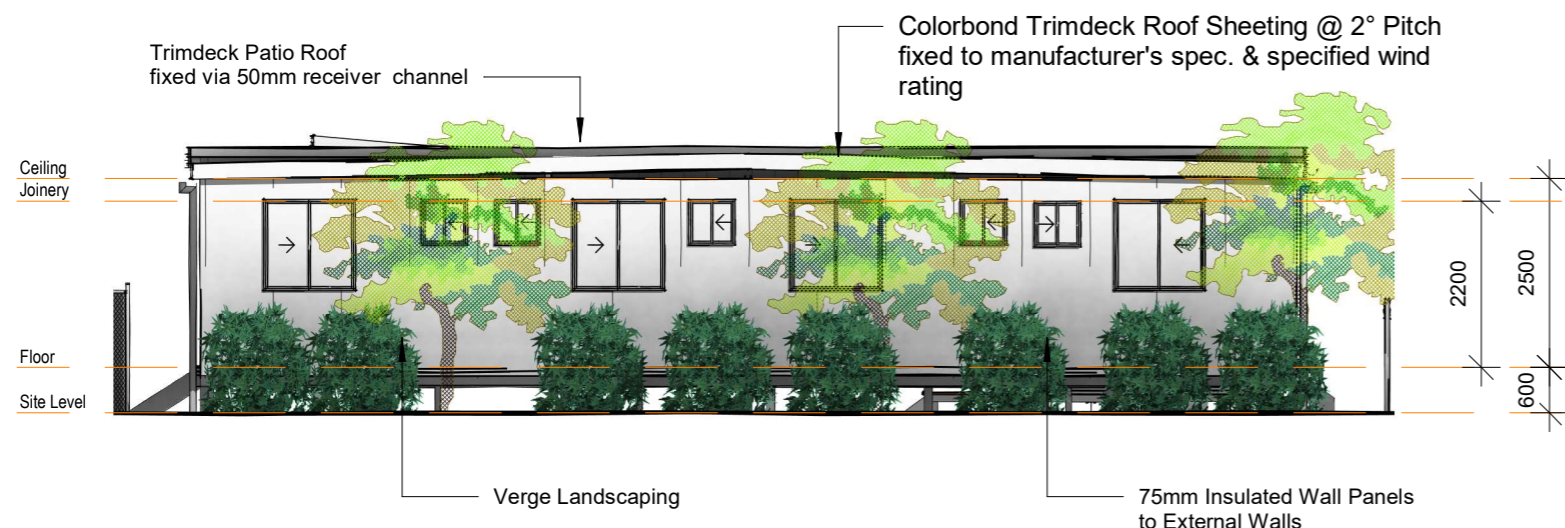
Line underside of external covered areas with FC sheeting

All doors and windows are to be Aluminium framed unless noted otherwise.

Stairs & Balustrades to be constructed in accordance with the current NCC Part 3.9.1- Stair Construction & Part 3.9.2 - Balustrades

N3

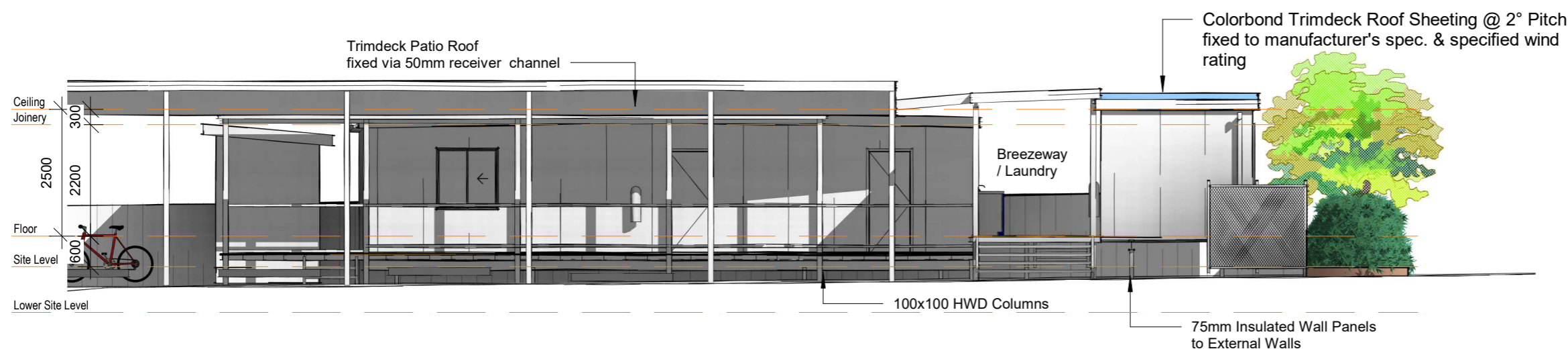
Structural design based upon Non - Cyclonic N3 for wind speeds to 41m/s.



1 Elevation A
1 : 100

**MOUNT ISA CITY COUNCIL
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Jh.



2 Elevation B
1 : 100

**MOUNT ISA CITY COUNCIL
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Stairs & Balustrades to be constructed in accordance with the current NCC Part 3.9.1- Stair Construction & Part 3.9.2 - Balustrades

N3

Structural design based upon Non - Cyclonic N3 for wind speeds to 41m/s.

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IF IN DOUBT ASK

Lot on Plan: Lot 60 CP848 451
 Climate Zone: 2
 Wind Class: N3

Revision Schedule

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2	New Carport	09/03/2023

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**As Constructed Drawings -
 MCU Application**

Site Address
**34 Ryan Rd.
 Ryan, QLD 4825**

Client
Atull Plumbing

Sheet Title
Elevations

Builder
TBA

Engineer



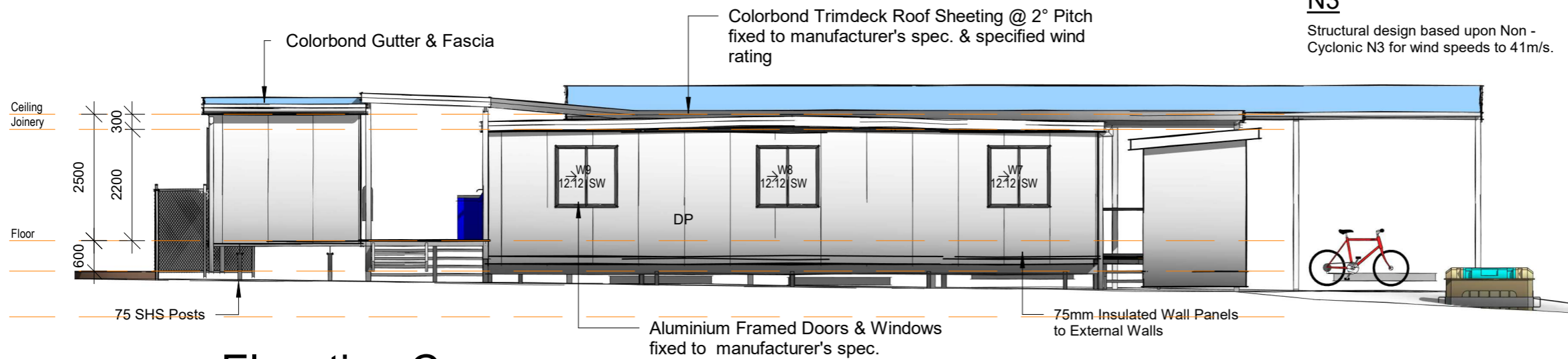
www.southerncrossdrafting.com.au

Email: ted@southerncrossdrafting.com.au
 79 Anne Street, Aitkenvale Q. 4814
 Ph: 0410 488 1765
 A.B.N. 42 054 834 038
 QBSA LIC. No. 733305 - BUILDING DESIGN MEDIUM RISE

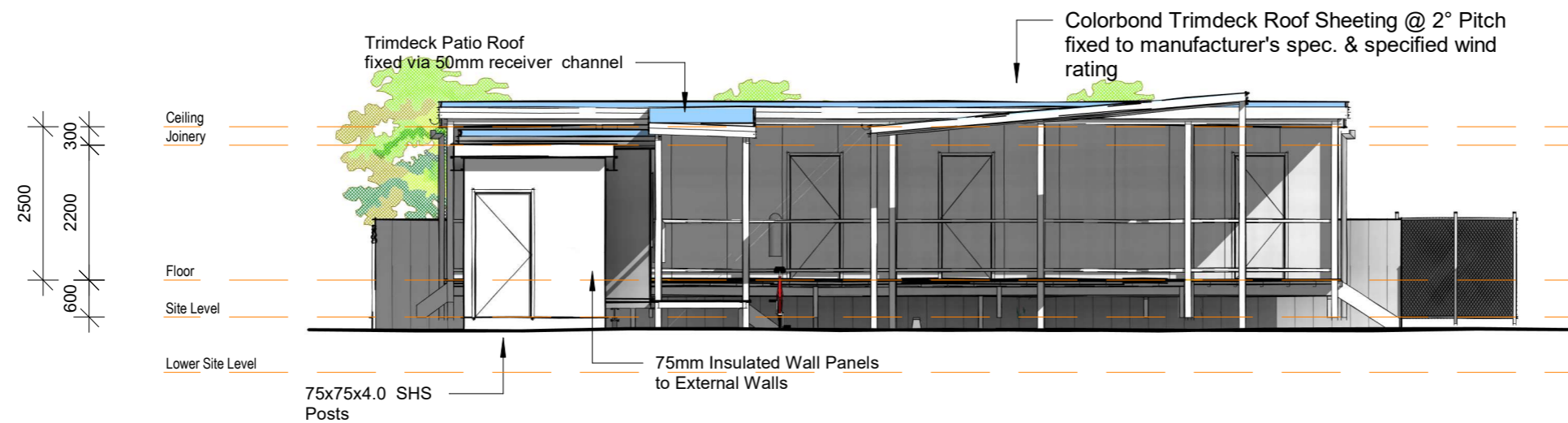
Drawn by Author Original Issue Date
 March 2023

SIGNATURE OF BUILDING DESIGNER:
C.D. Larson Scale (A3)
 1 : 100

Project No. Sheet No.
SCD 22 - 247 A05



1 Elevation C
 1 : 100



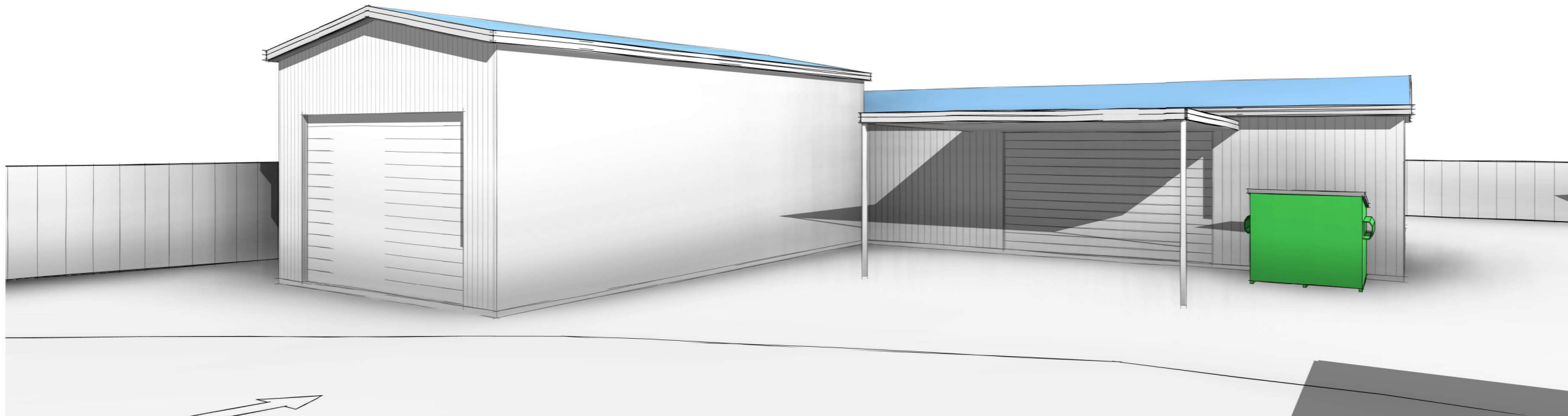
2 Elevation D
 1 : 100

**MOUNT ISA CITY COUNCIL
DEVELOPMENT APPROVAL**

Permit No.: P25-22
 Type of Development: Material Change of Use
 Approved Use: Non Residential Workforce Accommodation (1 x 4 bedroom units & ancillary administrative buildings)
 Approved By: Mr Tim Rose
 Title: Acting Chief Executive Officer
 Date: 29/09/2022



① Shed 1



② Shed 2 and 3

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DO NOT SCALE
 Written dimensions to have preference over scaled dimensions
 Any discrepancies between drawings are to be immediately verified.
 Builder to Confirm ALL Dimensions Prior to Construction.

IF IN DOUBT ASK

Lot on Plan: Lot 60 CP848 451
 Climate Zone: 2
 Wind Class: N3

Revision Schedule		
Rev.	Description	Date
1	As-Constructed	06/03/2023
2	New Carport	09/03/2023

Project Title
**As Constructed Drawings -
 MCU Application**

Site Address
**34 Ryan Rd.
 Ryan. QLD 4825**

Client
Atull Plumbing

Sheet Title
3 D Views / Sheds

Builder
TBA
 Engineer



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Drawn by Author Original Issue Date
 March 2023

SIGNATURE OF BUILDING DESIGNER: Scale (A3)

C.D. Larson

Project No. Sheet No.
SCD 22 - 247 A06



ATTACHMENT 3

PLANNING ACT 2016
EXTRACT ON APPEAL RIGHTS

Chapter 6 Dispute resolution

Part 1 Appeal rights

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
 - (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the *appellant*); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The *appeal period* is—
 - (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or

- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for an appeal relating to the *Plumbing and Drainage Act 2018*—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the *Plumbing and Drainage Act 2018*, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the *Plumbing and Drainage Act 2018*—5 business days after the notice is given; or
 - (iii) for an appeal against a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—at anytime after the period within which the application or matter was required to be decided ends; or
 - (iv) otherwise—20 business days after the day the notice is given; or
- (g) 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, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and
 - (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and

- (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
- (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or
 - (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.
- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department’s website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), 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, any tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, any tribunal or another entity on any ground.

232 Rules of the P&E Court

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

Part 2 Development tribunal

Division 1 General

233 Appointment of referees

- (1) The Minister, or chief executive, (the *appointer*) may appoint a person to be a referee, by an appointment notice, if the appointer considers the person—
 - (a) has the qualifications or experience prescribed by regulation; and
 - (b) has demonstrated an ability—
 - (i) to negotiate and mediate outcomes between parties to a proceeding; and
 - (ii) to apply the principles of natural justice; and
 - (iii) to analyse complex technical issues; and
 - (iv) to communicate effectively, including, for example, to write informed succinct and well-organised decisions, reports, submissions or other documents.
- (2) The appointer may—
 - (a) appoint a referee for the term, of not more than 3 years, stated in the appointment notice; and
 - (b) reappoint a referee, by notice, for further terms of not more than 3 years.
- (3) If an appointer appoints a public service officer as a referee, the officer holds the appointment concurrently with any other appointment that the officer holds in the public service.
- (4) A referee must not sit on a tribunal unless the referee has given a declaration, in the approved form and signed by the referee, to the chief executive.
- (5) The appointer may cancel a referee's appointment at any time by giving a notice, signed by the appointer, to the referee.

-
- (6) A referee may resign the referee's appointment at any time by giving a notice, signed by the referee, to the appointer.
- (7) In this section—
- appointment notice*** means—
- (a) if the Minister gives the notice—a gazette notice; or
 - (b) if the chief executive gives the notice—a notice given to the person appointed as a referee.

234 Referee with conflict of interest

- (1) This section applies if the chief executive informs a referee that the chief executive proposes to appoint the referee as a tribunal member, and either or both of the following apply—
- (a) the tribunal is to hear a matter about premises—
 - (i) the referee owns; or
 - (ii) for which the referee was, is, or is to be, an architect, builder, drainer, engineer, planner, plumber, plumbing inspector, certifier, site evaluator or soil assessor; or
 - (iii) for which the referee has been, is, or will be, engaged by any party in the referee's capacity as an accountant, lawyer or other professional; or
 - (iv) situated or to be situated in the area of a local government of which the referee is an officer, employee or councillor;
 - (b) the referee has a direct or indirect personal interest in a matter to be considered by the tribunal, and the interest could conflict with the proper performance of the referee's functions for the tribunal's consideration of the matter.
- (2) However, this section does not apply to a referee only because the referee previously acted in relation to the preparation of a relevant local planning instrument.

- (3) The referee must notify the chief executive that this section applies to the referee, and on doing so, the chief executive must not appoint the referee to the tribunal.
- (4) If a tribunal member is, or becomes, aware the member should not have been appointed to the tribunal, the member must not act, or continue to act, as a member of the tribunal.

235 Establishing development tribunal

- (1) The chief executive may at any time establish a tribunal, consisting of up to 5 referees, for tribunal proceedings.
- (2) The chief executive may appoint a referee for tribunal proceedings if the chief executive considers the referee has the qualifications or experience for the proceedings.
- (3) The chief executive must appoint a referee as the chairperson for each tribunal.
- (4) A regulation may specify the qualifications or experience required for particular proceedings.
- (5) After a tribunal is established, the tribunal's membership must not be changed.

236 Remuneration

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

237 Tribunal proceedings

- (1) A tribunal must ensure all persons before the tribunal are afforded natural justice.
- (2) A tribunal must make its decisions in a timely way.
- (3) A tribunal may—
 - (a) conduct its business as the tribunal considers appropriate, subject to a regulation made for this section; and

- (b) sit at the times and places the tribunal decides; and
 - (c) hear an appeal and application for a declaration together; and
 - (d) hear 2 or more appeals or applications for a declaration together.
- (4) A regulation may provide for—
- (a) the way in which a tribunal is to operate, including the qualifications of the chairperson of the tribunal for particular proceedings; or
 - (b) the required fee for tribunal proceedings.

238 Registrar and other officers

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

Division 2 Applications for declarations

239 Starting proceedings for declarations

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

240 Application for declaration about making of development application

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

respondent means—

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

241 Application for declaration about change to development approval

- (1) This section applies to a change application for a development approval if—
 - (a) the approval is for a material change of use of premises that involves the use of a classified building; and

- (b) the responsible entity for the change application is not the P&E Court.
- (2) The applicant, or responsible entity, for the change application may start proceedings for a declaration about whether the proposed change to the approval is a minor change.
- (3) The registrar must, within 10 business days after the proceedings start, give notice of the proceedings to the respondent as a party to the proceedings.
- (4) In this section—
respondent means—
 - (a) if the applicant started the proceedings—the responsible entity; or
 - (b) if the responsible entity started the proceedings—the applicant.

Division 3 Tribunal proceedings for appeals and declarations

242 Action when proceedings start

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

- (a) establish a tribunal for the proceedings; and
- (b) appoint 1 of the referees for the tribunal as the tribunal's chairperson, in the way required under a regulation; and
- (c) give notice of the establishment of the tribunal to each party to the proceedings.

243 Chief executive excusing noncompliance

- (1) This section applies if—

- (a) the registrar receives a document purporting to start tribunal proceedings, accompanied by the required fee; and
 - (b) the document does not comply with any requirement under this Act for validly starting the proceedings.
- (2) The chief executive must consider the document and decide whether or not it is reasonable in the circumstances to excuse the noncompliance (because it would not cause substantial injustice in the proceedings, for example).
- (3) If the chief executive decides not to excuse the noncompliance, the chief executive must give a notice stating that the document is of no effect, because of the noncompliance, to the person who filed the document.
- (4) The chief executive must give the notice within 10 business days after the document is given to the chief executive.
- (5) If the chief executive does excuse the noncompliance, the chief executive may act under section 242 as if the noncompliance had not happened.

244 Ending tribunal proceedings or establishing new tribunal

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

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

 - there are no qualified referees or insufficient qualified referees because of a conflict of interest
 - the referees who are available will not be able to decide the proceedings in a timely way
- (2) If the chief executive considers a tribunal established for tribunal proceedings—
 - (a) does not have the expertise to hear or decide the proceedings; or

-
- (b) is not able to make a decision for proceedings (because of a tribunal member's conflict of interest, for example); the chief executive may decide to suspend the proceedings and establish another tribunal, complying with section 242(c), to hear or re-hear the proceedings.
- (3) However, the chief executive may instead decide to end the proceedings if the chief executive considers it is not reasonably practicable to establish another tribunal to hear or re-hear the proceedings.
- (4) If the chief executive makes a decision under subsection (1) or (3), the chief executive must give a decision notice about the decision to the parties to the proceedings.
- (5) Any period for starting proceedings in the P&E Court, for the matter that is the subject of the tribunal proceedings, starts again when the chief executive gives the decision notice to the party who started the proceedings.
- (6) The decision notice must state the effect of subsection (5).

245 Refunding fees

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

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

246 Further material for tribunal proceedings

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

Examples of information that the registrar may require—

- material about the proceedings (plans, for example)
- information to help the chief executive decide whether to excuse noncompliance under section 243

- for a deemed refusal—a statement of the reasons why the entity responsible for deciding the application had not decided the application during the period for deciding the application.
- (2) The person must give the information to the registrar within 10 business days after the registrar asks for the information.

247 Representation of Minister if State interest involved

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

248 Representation of parties at hearing

A party to tribunal proceedings may appear—

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

249 Conduct of tribunal proceedings

- (1) Subject to section 237, the chairperson of a tribunal must decide how tribunal proceedings are to be conducted.
- (2) The tribunal may decide the proceedings on submissions.
- (3) If the proceedings are to be decided on submissions, the tribunal must give all parties a notice asking for the submissions to be made to the tribunal within a stated reasonable period.
- (4) Otherwise, the tribunal must give notice of the time and place of the hearing to all parties.
- (5) The tribunal may decide the proceedings without a party's submission (written or oral) if—
 - (a) for proceedings to be decided on submissions—the party's submission is not received within the time stated in the notice given under subsection (3); or

-
- (b) for proceedings to be decided by hearing—the person, or the person’s agent, does not appear at the hearing.
- (6) When hearing proceedings, the tribunal—
- (a) need not proceed in a formal way; and
 - (b) is not bound by the rules of evidence; and
 - (c) may inform itself in the way it considers appropriate; and
 - (d) may seek the views of any person; and
 - (e) must ensure all persons appearing before the tribunal have a reasonable opportunity to be heard; and
 - (f) may prohibit or regulate questioning in the hearing.
- (7) If, because of the time available for the proceedings, a person does not have an opportunity to be heard, or fully heard, the person may make a submission to the tribunal.

250 Tribunal directions or orders

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

Examples of directions—

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

251 Matters tribunal may consider

- (1) This section applies to tribunal proceedings about—
- (a) a development application or change application; or
 - (b) an application or request (however called) under an applicable Act if—
 - (i) the application or request relates to a decision made under that Act, other than a decision made by

the Queensland Building and Construction Commission; and

- (ii) an information notice about the decision was given or was required to be given under that Act.
- (2) The tribunal must decide the proceedings based on the laws in effect when—
 - (a) the application or request was properly made; or
 - (b) if the application or request was not required to be properly made—the application or request was made.
 - (3) However, the tribunal may give the weight that the tribunal considers appropriate, in the circumstances, to any new laws.
 - (4) In this section—

applicable Act means—

 - (a) the Building Act; or
 - (b) the *Plumbing and Drainage Act 2018*.

252 Deciding no jurisdiction for tribunal proceedings

- (1) A tribunal may decide that the tribunal has no jurisdiction for tribunal proceedings, at any time before the proceedings are decided—
 - (a) on the tribunal's initiative; or
 - (b) on the application of a party.
- (2) If the tribunal decides that the tribunal has no jurisdiction, the tribunal must give a decision notice about the decision to all parties to the proceedings.
- (3) Any period for starting proceedings in the P&E Court, for the matter that is the subject of the tribunal proceedings, starts again when the tribunal gives the decision notice to the party who started the proceedings.
- (4) The decision notice must state the effect of subsection (3).
- (5) If the tribunal decides to end the proceedings, the fee paid to start the proceedings is not refundable.

253 Conduct of appeals

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

enforcement notice includes an enforcement notice under the *Plumbing and Drainage Act 2018*.

254 Deciding appeals to tribunal

- (1) This section applies to an appeal to a tribunal against a decision.
- (2) The tribunal must decide the appeal by—
 - (a) confirming the decision; or
 - (b) changing the decision; or
 - (c) replacing the decision with another decision; or
 - (d) setting the decision aside, and ordering the person who made the decision to remake the decision by a stated time; or
 - (e) for a deemed refusal of an application—
 - (i) ordering the entity responsible for deciding the application to decide the application by a stated

- time and, if the entity does not comply with the order, deciding the application; or
- (ii) deciding the application; or
- (f) for a failure to make a decision about an application or other matter under the *Plumbing and Drainage Act 2018*—
- (i) ordering the entity responsible for deciding the application or matter to decide the application or matter by a stated time and, if the entity does not comply with the order, deciding the application or matter; or
 - (ii) deciding the application or matter.
- (3) However, the tribunal must not make a change, other than a minor change, to a development application.
- (4) The tribunal's decision takes the place of the decision appealed against.
- (5) The tribunal's decision starts to have effect—
- (a) if a party does not appeal the decision—at the end of the appeal period for the decision; or
 - (b) if a party appeals against the decision to the P&E Court—subject to the decision of the court, when the appeal ends.

255 Notice of tribunal's decision

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

256 No costs orders

A tribunal must not make any order as to costs.

257 Recipient's notice of compliance with direction or order

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

258 Tribunal may extend period to take action

- (1) This section applies if, under this chapter, an action for tribunal proceedings must be taken within a stated period or before a stated time, even if the period has ended or the time has passed.
- (2) The tribunal may allow a longer period or a different time to take the action if the tribunal considers there are sufficient grounds for the extension.

259 Publication of tribunal decisions

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

Chapter 7 Miscellaneous

Part 1 Existing uses and rights protected

260 Existing lawful uses, works and approvals

- (1) If, immediately before a planning instrument change, a use of premises was a lawful use of premises, the change does not—
 - (a) stop the use from continuing; or
 - (b) further regulate the use; or
 - (c) require the use to be changed.