



Our Ref: File: P08-23 & 06128-00000-000 CRCA:CRCA  
Your Ref: 239957

## DECISION NOTICE APPROVAL

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

5 July 2024

The Grant Richardson Family Trust and  
Tully Investment Trust  
C/- CadCon Surveying and Town Planning  
PO Box 5774  
MAROOCHYDORE BC QLD 4558

### **Attention: John Gillespie**

Dear Mr Gillespie

The development application described below was properly made to the Council on 29 January 2024.

### **APPLICANT DETAILS\***

---

<b>Applicant name:</b>	The Grant Richardson Family Trust and Tully Investment Trust C/- CadCon Surveying and Town Planning
<b>Applicant contact details:</b>	cadcon@cadcon.com.au

### **APPLICATION DETAILS**

---

<b>Application number:</b>	P08-23
<b>Approval sought:</b>	Development Permit for a Material Change of Use
<b>Nature of development proposed:</b>	Non-Resident Workforce Accommodation, and Short-Term Accommodation
<b>Description of the development proposed:</b>	2 x 2 Bedroom Units and 5 x 1 Bedroom Units

### **LOCATION DETAILS**

---

<b>Street address:</b>	21 Camooweal Street
<b>Real property description:</b>	Lot 16 on plan MPH13997
<b>Local government area:</b>	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:** 5 July 2024

**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Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval			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"> <li>• Building Work Not Associated with a Material Change or Use</li> <li>• Plumbing or Drainage Work</li> <li>• Material Change of Use</li> <li>• Reconfiguration of a Lot</li> <li>• Operational Work</li> </ul>		<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 Permit
2. Plumbing Permit
3. Application for Water Service for upgrade to water connection
4. Works on Council Property Approval for any works in Council's road reserve

**PROPERLY MADE SUBMISSIONS**

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

**REFERRAL AGENCY FOR THE APPLICATION**

The referral agencies for this application are:

For an application involving	Name of referral agency	Advice agency or concurrence agency	Address
Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorizing instrument, if all or part of the premises- (a) are within 25m of a State transport corridor; or (b) are- (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection.	Department of Transport and Main Roads	Concurrence Agency	C/- State Assessment and Referral Agency Department of Housing, Local Government, Planning and Public Works PO Box 5666 TOWNSVILLE QLD 4810  <a href="mailto:NQSARA@dsmip.qld.gov.au">NQSARA@dsmip.qld.gov.au</a>

### **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
<b>Aspect of development: Material Change of Use</b>				
Planning Report	CadCon Surveying and Town Planning	November 2023	Ref 239957	-
Site Plan (as amended in red)	Southern Cross Design and Drafting	July 2023	Project No. SCD 23-269, Sheet No. A02	3
Floor Plan	Southern Cross Design and Drafting	July 2023	Project No. SCD 23-269, Sheet No. A03	3
Elevations A - B (East and South)	Southern Cross Design and Drafting	July 2023	Project No. SCD 23-269, Sheet No. A04	3
Elevations C - D (West and North)	Southern Cross Design and Drafting	July 2023	Project No. SCD 23-269, Sheet No. A05	3
Typical Floor Plans (1 Bed PWD, 1 Bed Typical & 2 Bedroom Typical)	Southern Cross Design and Drafting	July 2023	Project No. SCD 23-269, Sheet No. A061 Bed	3

### **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 proposal to establish a Non-Resident Workforce Accommodation Facility and Short-Term Accommodation Facility at 21 Camooweal Street, Mount Isa, has been assessed against the below Assessment Benchmarks found in the *State Planning Policy, North West Regional Plan*, and the *City of Mount Isa Planning Scheme 2020*.

Assessment has concluded that the proposal is consistent with the applicable assessment benchmarks subject to compliance with a number of conditions of approval and the proposal has therefore been approved in full subject to conditions.

2. Assessment Benchmarks

The following are the benchmarks applying for this development:

Benchmarks applying for the development	Benchmark reference
<i>State Interest Policies and Assessment Benchmarks</i>	<i>Part E, State Planning Policy</i>
<i>Regional Strategies and Policies</i>	<i>Part E, North West Regional Plan</i>
<i>Medium Density Residential Zone Code</i>	<i>Part 6.2.2, City of Mount Isa Planning Scheme 2020</i>
<i>Airport Environs Overlay Code</i>	<i>Part 8.2.1, City of Mount Isa Planning Scheme 2020</i>
<i>Major Infrastructure Overlay Code</i>	<i>Part 8.2.8, City of Mount Isa Planning Scheme 2020</i>
<i>Residential Activities Code</i>	<i>Part 9.3.6, City of Mount Isa Planning Scheme 2020</i>
<i>Engineering Works and Services Code</i>	<i>Part 9.4.2, City of Mount Isa Planning Scheme 2020</i>
<i>Excavation and Filling Code</i>	<i>Part 9.4.3, City of Mount Isa Planning Scheme 2020</i>
<i>Landscaping Code</i>	<i>Part 9.4.5, City of Mount Isa Planning Scheme 2020</i>
<i>Parking, Access and Loading Code</i>	<i>Part 9.4.6, City of Mount Isa Planning Scheme 2020</i>

3. Compliance with Benchmarks

Benchmark reference	Reasons for the approval despite non-compliance with benchmark
Acceptable Outcome 12.4 Part 9.3.6, <i>City of Mount Isa Planning Scheme 2020</i>	While the development proposes to locate all carparking between the building line and the primary road frontage, this carparking area will be screened from the roadway by a 1.0m deep landscaping strip which will mitigate the visual impacts of the carpark from the street. As such, the proposed carparking location is assessed as acceptable.
Acceptable Outcome 13.1 Part 9.3.6, <i>City of Mount Isa Planning Scheme 2020</i>	While the Bin Storage Area will be located within the southern side boundary setback, given the neighbouring dwelling is located approximately 6.0m from the common boundary, and considering the bins will be screened from the adjoining property by a 1.8m high boundary fence, the proposed location for the Bin Storage Area is assessed as acceptable.
Acceptable Outcome 21.8 Part 9.3.6, <i>City of Mount Isa Planning Scheme 2020</i>	While the development does not propose a landscape buffer for the full length of the southern boundary, given the distance between the neighbouring dwelling and the common boundary, and considering the development does not propose a commercial or industrial use, the omission of a landscape buffer is assessed as acceptable.

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
<i>Mount Isa City Council Local Laws</i>	N/A	<input type="checkbox"/> assessed against <input checked="" type="checkbox"/> had regard to

5. Matters Raised in Submission for Impact Assessable Development

Nil.

6. Matters Prescribed by Regulation

Nil.

**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  
**Chief Executive Officer**

Encl:     **Attachment 1—Conditions of the approval**  
          *Part 1—Conditions imposed by the Assessment Manager (Mount Isa City Council)*  
          *Part 2—Conditions required by the referral agency response*  
          **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: P08-23 for a Material Change of Use for Non-Resident Workforce Accommodation and Short-Term Accommodation (2 x 2 Bedroom Units and 5 x 1 Bedroom Units) at 21 Camooweal Street, 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 5 July 2024 for a Material Change of Use for Non-Resident Workforce Accommodation and Short-Term Accommodation (2 x 2 bedroom Units and 5 x 1 Bedroom Units) at 21 Camooweal Street, Mount Isa, described as Lot 16 on plan MPH13997, subject to the following conditions:

NUMBER	CONDITION	TIMING
<b>PLANNING</b>		
<b>General</b>		
1.	The development shall be carried out generally in accordance with the approved 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.	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>As specified</i>
3.	All buildings and structures, including fencing, shall be located wholly within the boundaries of Lot 16 on plan MPH13997. All gates shall open inwards onto the subject property and not outwards onto the road reserve/verge;	<i>At all times</i>
4.	No access to the rear of the property is to be gained via Lot 1 on plan SP312347;	<i>At all times</i>

<b>Amenity</b>		
5.	Services and utilities such as air conditioner condensers and hot water systems shall be screened or otherwise obscured to ensure they are not visible from adjoining properties or the street;	<i>At all times</i>
6.	Security lighting, such as bollard lights or similar, shall be provided throughout the site to enable residents to safely navigate around the development after dark. Outdoor lighting shall comply with Australian Standard AS4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting) and be designed in a way so as not to cause a nuisance to the surrounding properties and traffic;	<i>Prior to the commencement of use and to be maintained for life of the development</i>
7.	The owner/developer shall extend the proposed paved pedestrian walkway to provided dedicated pedestrian access between all accommodation units and the street as illustrated on the approved Site Plan (Project No. SCD 23-269, Sheet No. A02, Rev. 3 - as amended in red);	<i>Prior to the commencement of use and to be maintained for life of the development</i>
8.	To enable dedicated pedestrian access between the accommodation units and the street, the owner/developer shall relocate the proposed Bin Storage Area as illustrated on the approved Site Plan (Project No. SCD 23-269, Sheet No. A02, Rev. 3 - as amended in red). The Bin Storage Area shall be screened from the street and adjoining properties, surfaced with an impervious material, and accessible by a tap for washing down;	<i>Prior to the commencement of use and to be maintained for life of the development</i>
<b>Carparking</b>		
9.	The five (5) sealed onsite carparking spaces indicated on the approved Site Plan (Project No. SCD 23-269, Sheet No. A02, Rev. 3 - as amended in red) shall be provided on site in accordance with the Australian Standards AS2890.1:2004 (Off-street Car Parking). All five (5) carparking bays shall be provided and maintained for the life of the development;	<i>Prior to the commencement of use and to be maintained for life of the development</i>
10.	All carparking areas, vehicle access and manoeuvring areas, and pedestrian footpaths are to be clearly delineated and provided with a durable dust-free surface;	<i>Prior to the commencement of use and to be maintained for life of the development</i>
<b>Landscaping</b>		
11.	Landscaping is to be provided in accordance with the approved Site Plan (Project No. SCD 23-269, Sheet No. A02, Rev. 3 – as amended in red) and is to be installed prior to the commencement of use. Landscaped areas shall incorporate a mix of trees, shrubs and groundcovers to provide visual interest and enhance the appearance of the development from the street. The owner/developer shall adequately maintain the landscaping to ensure it is neat and tidy at all times and not overgrown and/or unsightly;	<i>Prior to the commencement of use and to be maintained for life of the development</i>



12.	The full verge along Camooweal Street, excluding the established footpath, is to be grassed prior to the commencement of use and adequately maintained for the life of the development;	<i>Prior to the commencement of use and to be maintained for life of the development</i>
13.	An automatic water irrigation system is to be installed to all landscaping provided, including the grassed verge. The automatic water irrigation system must be maintained to all landscaping to promote and sustain healthy robust growth for the life of the development;	<i>Prior to the commencement of use and to be maintained for life of the development</i>
14.	All areas of the site not occupied by buildings or paved areas shall be landscaped in accordance with the approved Site Plan with any remaining areas to be grassed;	<i>At all times</i>
<b>WATER AND SEWER</b>		
15.	Where works are proposed within close proximity of Council's sewer, the owner/developer shall provide certification from a suitably qualified engineer that all works can comply with the Acceptable Outcomes of <i>Queensland Development Code</i> MP1.4 – Building Over or Near Relevant Infrastructure;	<i>Prior to the commencement of any works in close proximity of Council's sewer</i>
16.	Prior to commencement of works, the owner/developer shall lodge an <i>Application for Water Service</i> with Council to upgrade the existing water service to provide sufficient capacity and water pressure to service the proposed development. The application shall be accompanied by a report from a suitably qualified hydraulic engineer identifying the applicable size water service necessary to service the proposed accommodation units;	<i>Prior to the commencement of works</i>
<b>ENVIRONMENTAL SERVICES</b>		
<b>General</b>		
17.	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> . (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. (b) there is discharge of contaminants to air that may harm the environment or create a nuisance from the operation of the activity. (c) noise nuisance is prevented or minimised at noise sensitive places. (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;	<i>At all times</i>

18.	Chemicals and other liquids such as fuels, solvents, oils, batteries, and coolants must be kept within a secondary containment system that is impervious to the materials stored within it and must be managed to prevent the release of contaminants to waters or land or air. Bunding must be installed for any liquid-based substances that is kept in a secondary containment system to prevent spilling.  Any release must be reported to the Department of Environment and Science (DES) Pollution Hotline or Council. Any such release must be reported as soon as practicable but no later than 24 hours, after becoming aware of the release;	<i>At all times</i>
<b>Waste</b>		
19.	Any asbestos containing material handled during construction and demolition must be handled according to the provisions of the <b><i>"How to Manage and Control Asbestos in the Workplace Code of Practice 2011"</i></b> ;	<i>During construction</i>
<b>Air</b>		
20.	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>
21.	The release of dust and particulate matter from parking and driveway from vehicle activities. Parking facilities and driveways access must be hard surface to avoid dust and particulate matter entering the air;	<i>At all times</i>
<b>Water</b>		
22.	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>
<b>Noise</b>		
23.	Prevent/minimise the emission of noise that causes or is likely to cause environmental nuisance at sensitive or commercial place.  All work must be undertaken within the prescribed timeframe as per the <i>Environmental Protection Act 1994</i> ;	<i>At all times</i>
<b>COMPLIANCE INSPECTION</b>		
24.	The owner/developer shall contact Council to arrange a compliance inspection of the development to assess compliance with the Assessment Manager's Conditions of Approval and the approved plans.	<i>Prior to commencement of use</i>

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

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 1

## Part 2

### CONDITIONS IMPOSED BY CONCURRENCE AGENCY (DEPARTMENT OF TRANSPORT AND MAIN ROADS)

Application: P08-23 for a Material Change of Use for Non-Resident Workforce Accommodation and Short-Term Accommodation (2 x 2 Bedroom Units and 5 x 1 Bedroom Units) at 21 Camooweal Street, Mount Isa.

(SARA letter dated 14 March 2024, Application/Reference No: 2401-38876 SRA refers, copy attached).



SARA reference: 2401-38876 SRA  
Council reference: P08-23  
Applicant reference: 239957

14 March 2024

Acting Chief Executive Officer  
Mount Isa City Council  
PO Box 815  
Mount Isa QLD 4825  
city@mountisa.qld.gov.au

Attention: Mr Tim Rose

Dear Mr Rose,

## SARA referral agency response—21 Camooweal Street

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

The development application described below was confirmed as properly referred by the State Assessment and Referral Agency (SARA) on 14 February 2024.

### Response

---

Outcome:	Referral agency response – with conditions
Date of response:	14 March 2024
Conditions:	The conditions in <b>Attachment 1</b> must be attached to any development approval
Advice:	Advice to the applicant is in <b>Attachment 2</b>
Reasons:	The reasons for the referral agency response are in <b>Attachment 3</b>

### Development details

---

Description:	Development permit: Material change of use for Material Change of Use (Short-Term Accommodation)
SARA role:	Referral agency
SARA trigger:	Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 - Material change of use of premises within 25m of a state transport corridor (Planning Regulation 2017)
SARA reference:	2401-38876 SRA

Assessment manager: Mount Isa City Council  
 Street address: 21 Camooweal Street, Mornington  
 Real property description: Lot 16 on MPH13997  
 Applicant name: The Grant Richardson Family Trust & Tully Investment Trust C/-  
 CadCon Surveying & Town Planning  
 Applicant contact details: PO Box 5774  
 Maroochydore BC QLD 4558  
 cadcon@cadcon.com.au  
 State-controlled road access permit: This referral included an application for a road access location, under section 62A(2) of *Transport Infrastructure Act 1994*. Below are the details of the decision:

- Approved
- Reference: TMR24-041807
- Date: 12 March 2024

If you are seeking further information on the road access permit, please contact the Department of Transport and Main Roads at [North.Queensland.IDAS@tmr.qld.gov.au](mailto:North.Queensland.IDAS@tmr.qld.gov.au)

*Human Rights Act 2019* considerations: A consideration of the 23 fundamental human rights protected under the *Human Rights Act 2019* has been undertaken as part of this decision. It has been determined that this decision does not limit human rights.

## Representations

An applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response (s.30 Development Assessment Rules). Copies of the relevant provisions are in **Attachment 4**.

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

For further information please contact Amber Can, Senior Planner, on 07 5644 3227 or via email [NQSARA@dsdilgp.qld.gov.au](mailto:NQSARA@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Brett Nancarrow  
 Manager (Planning)

cc cadcon@cadcon.com.au  
 enc Attachment 1 - Referral agency conditions  
 Attachment 2 - Advice to the applicant  
 Attachment 3 - Reasons for referral agency response  
 Attachment 4 - Representations about a referral agency response provisions  
 Attachment 5 - Documents referenced in conditions

## Attachment 1—Referral agency conditions

(Under section 56(1)(b)(i) of the *Planning Act 2016* the following conditions must be attached to any development approval relating to this application) (Copies of the documents referenced below are found at Attachment 5).

No.	Conditions	Condition timing
<p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1—Material change of use of premises within 25m of a state transport corridor—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Road to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:</p>		
1.	<p>(a) The road access location is to be located generally in accordance with Site Plan prepared by Southern Cross Design and Drafting, dated July 2023, project No. SCD23-269, Shet No. A02, amended in red by SARA.</p> <p>(b) Road access works (at the road access locations) must be provided generally in accordance with Site Plan prepared by Southern Cross Design and Drafting, dated July 2023, project No. SCD23-269, Shet No. A02, amended in red by SARA.</p> <p>(c) The road access work must be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>i. Department of Transport and Main Roads' Road Planning and Design Manual, Second Edition</li> <li>ii. Manual of Uniform Traffic Control Devices (MUTCD)</li> <li>iii. Mount Isa City Council's standard drawings</li> </ul>	At all times
2.	<p>Stormwater management of the development must not cause worsening to the operating performance of the State-controlled road, such that any works on the land must not:</p> <ul style="list-style-type: none"> <li>(a) create any new discharge points for stormwater runoff onto the State-controlled Road</li> <li>(b) concentrate or increase the velocity of flows to the State-controlled Road</li> <li>(c) interfere with and/or cause damage to the existing stormwater drainage on the State-controlled Road</li> <li>(d) reduce the quality of stormwater discharge onto the State-controlled Road</li> <li>(e) impede or interfere with any overland flow or hydraulic conveyance from the State-controlled Road</li> </ul>	At all times
3.	<p>The car parking layout, including pedestrian sight splays and onsite queuing availability, must be provided generally in accordance with Site Plan prepared by Southern Cross Design and Drafting, dated July 2023, project No. SCD23-269, Shet No. A02, amended in red by SARA.</p>	At all times

## Attachment 2—Advice to the applicant

---

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> , its regulation or the State Development Assessment Provisions (SDAP) (version 3.0). If a word remains undefined it has its ordinary meaning.
2.	<p>Under section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out road works, including road access works, on a state-controlled road. Please contact the Department of Transport and Main Roads via email <a href="mailto:North.Queensland.IDAS@tmr.qld.gov.au">North.Queensland.IDAS@tmr.qld.gov.au</a> to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve.</p> <p>The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the Department of Transport and Main Roads' as soon as possible to ensure that gaining approval does not delay construction.</p> <p>When seeking written approval under section 33 of the <i>Transport Infrastructure Act 1994</i>, the applicant must provide a safe new location for the existing road signage and/or traffic control devices being relocated by the proposed road works.</p>

## Attachment 3—Reasons for referral agency response

---

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

### The reasons for the SARA's decision are:

The proposed development complies with State code 1 of SDAP. Specifically, the development:

- does not increase the likelihood or frequency of accidents, fatalities or serious injury for users of a state-controlled road
- does not adversely impact the structural integrity or physical condition of state-controlled roads, road transport infrastructure, public passenger transport infrastructure or active transport infrastructure
- does not adversely impact the function and efficiency of state-controlled roads or future state-controlled roads
- does not adversely impact the state's ability to plan, construct, maintain, upgrade or operate state-controlled roads, future state-controlled roads or road transport infrastructure
- does not significantly increase the cost to the state to plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure

### Material used in the assessment of the application:

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

## Attachment 4—Representations about a referral agency response provisions

---

(page left intentionally blank)



# Development Assessment Rules—Representations about a referral agency response

The following provisions are those set out in sections 28 and 30 of the Development Assessment Rules<sup>1</sup> regarding **representations about a referral agency response**

## Part 6: Changes to the application and referral agency responses

---

### 28 Concurrence agency changes its response or gives a late response

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

---

<sup>1</sup> Pursuant to Section 68 of the *Planning Act 2016*

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

## **Part 7: Miscellaneous**

### **30 Representations about a referral agency response**

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

---

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

## **Attachment 5—Documents referenced in conditions**

---

(page left intentionally blank)

**GENERAL NOTES**

- NOTE: ANY DISCREPANCIES BETWEEN DRAWINGS ARE TO BE IMMEDIATELY VERIFIED.
- PROJECT PARTICULARS  
BUILDING CLASSIFICATION 3. (BCA part A3.2)  
DESIGN WIND SPEED N2  
CLIMATE ZONE 3
- ALL TIMBER CONSTRUCTION IN ACCORDANCE WITH AS1684.2 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION.
- ALL STEELWORK TO BE PRIMED & PAINTED. ALL WELDS TO BE 6.0mm CONTINUOUS FILLETS UNO.
- PROVIDE D.P.C TO UNDER SIDE OF ALL WALLS ON GROUND FLOOR.
- ALL HANDRAILS TO BE 1000mm MIN. ABOVE FINISHED FLOOR (CARPET, TILES ETC), AND WITH 125mm MAX. SPACING BETWEEN THE BALUSTRADING.
- ALL TIMBER FRAMED WALLS TO WET AREAS TO BE LINED WITH F.C.
- WRITTEN DIMENSIONS TO HAVE PREFERENCE OVER SCALED DIMENSIONS.

**SITE NOTES:**

- THE GROUND ADJACENT TO THE BUILDING IS TO BE GRADED AWAY FROM THE BUILDING.
- DOWN PIPES AND OUTLET DRAINS ARE TO DRAIN AWAY FROM THE BUILDING

**PROJECT SUMMARY:**

Planning Zone: Medium Density Residential  
 Building Classification: Class 3  
 Site Cover: 32.24%  
 Landscaping: 347m<sup>2</sup> (31%)  
 Carparks Supplied: 5 - (1 Disabled)  
 Bicycle Parking: 2

Area Schedule (GFA)	
Name	Area
Units 1 - 3	168.98
Units 4 - 7	185.02
<b>GFA</b>	<b>354.00</b>

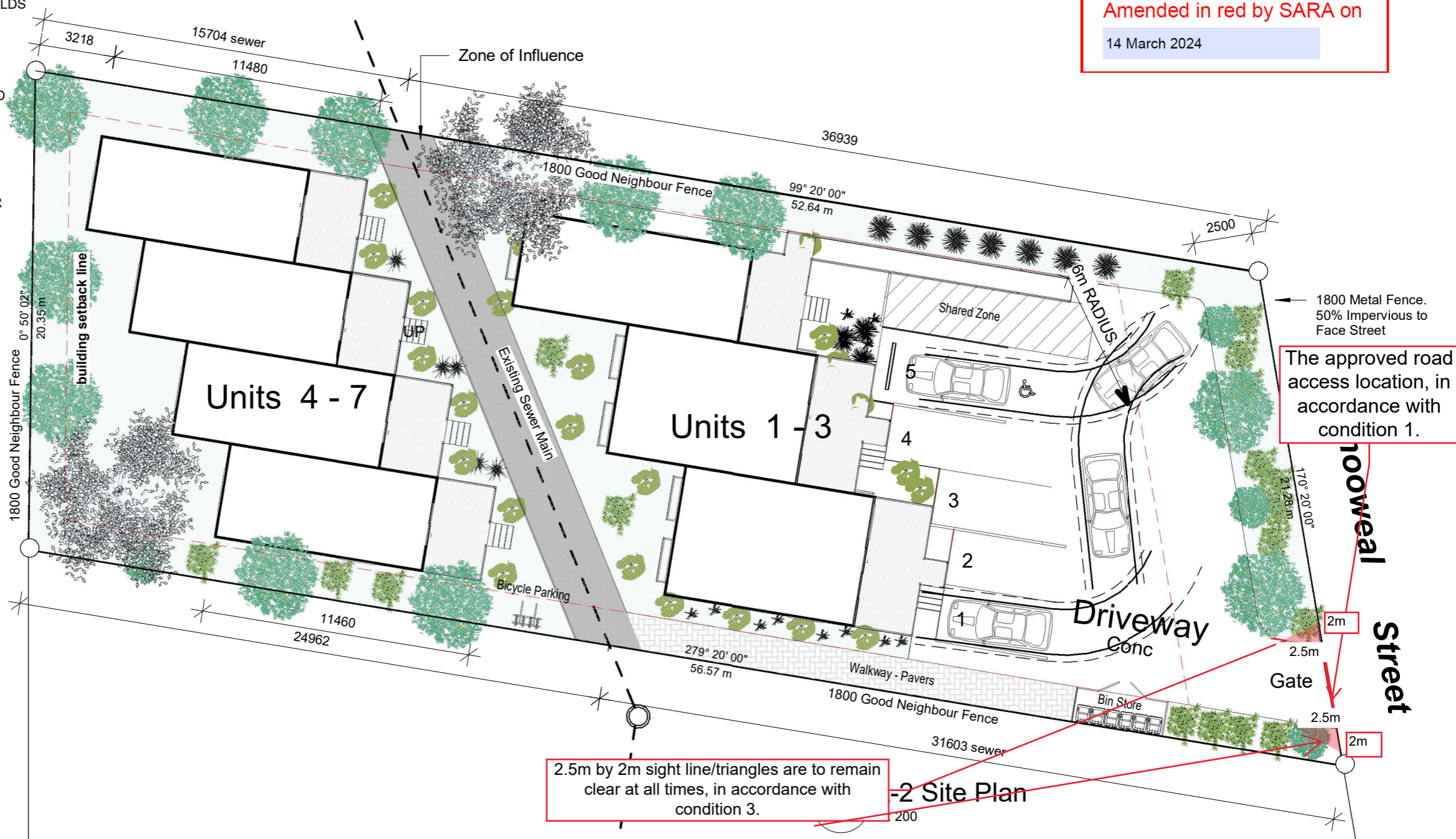
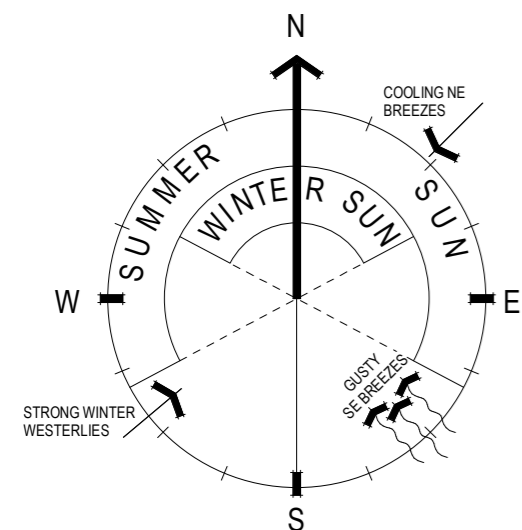
**PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE**

SARA ref: 2306-35129 SRA

Date: 14 March 2024



Amended in red by SARA on 14 March 2024



**RPD**

LOT 16 on MPH13997  
 PARISH of HASLINGDEN  
 COUNTY of ROCHEDALE  
 AREA: 1098m<sup>2</sup>

2.5m by 2m sight line/triangles are to remain clear at all times, in accordance with condition 3.

**PRELIMINARY**  
 FOR MCU APPLICATION



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

Planning Consultant



Builder  
 TBA

Client  
 The Grant Richardson Family Trust and Tully Investment Trust

Site Address  
 21 Camooweal Street  
 MOUNT ISA. QLD 4825

Sheet Title  
 Site Plan

Drawn by TL	Original Issue Date JULY 2023
SIGNATURE OF BUILDING DESIGNER: C.D. Larson	Scale (A3) As indicated
Project No. SCD 23- 269	Sheet No. A02

Our ref TMR24-041807  
Your ref  
Enquiries Rakibul Hossain



Department of  
**Transport and Main Roads**

12 March 2024

## Decision Notice – Permitted Road Access Location (s62(1) *Transport Infrastructure Act 1994*)

**This is not an authorisation to commence work on a state-controlled road<sup>1</sup>**

Development application reference number P08-23, lodged with Cloncurry Shire Council involves constructing or changing a vehicular access between Lot 16MPH13997, the land the subject of the application, and Camooweal Street (a state-controlled road).

In accordance with section 62A(2) of the *Transport Infrastructure Act 1994* (TIA), this development application is also taken to be an application for a decision under section 62(1) of TIA.

### Applicant Details

Name and address The Grant Richardson Family Trust & Tully Investment Trust C/-  
CadCon Surveying & Town Planning  
PO Box 5774  
Maroochydore BC QLD 4558

### Application Details

Address of Property 21 Camooweal Street, Mornington QLD 4825  
Real Property Description 16MPH13997  
Aspect/s of Development Development Permit for Material Change of Use (Short-Term Accommodation)

### Decision (given under section 67 of TIA)

It has been decided to approve the application, subject to the following conditions:

No.	Conditions of Approval	Condition Timing
1	The Permitted Road Access Location is to be located approximately 13m from the property's northern boundary and approximately 2.5m from the southern boundary generally in accordance with the following plan:  a) Site Plan prepared by Southern Cross Design and Drafting, dated July 2023, reference SDC 23-269/AO2 and as amended in red.	At all times

<sup>1</sup> Please refer to the further approvals required under the heading 'Further approvals'

No.	Conditions of Approval	Condition Timing
2	<p>Road access works (at the road access locations) must be provided generally in accordance with Site Plan prepared by Southern Cross Design and Drafting, dated July 2023, reference SCD23-269, A02, and as amended in red.</p> <p>a) The road access work must be designed and constructed in accordance with:</p> <ul style="list-style-type: none"> <li>i. Department of Transport and Main Roads' Road Planning and Design Manual, Second Edition;</li> <li>ii. Manual of Uniform Traffic Control Devices (MUTCD);</li> <li>iii. Mount Isa City Council's standard drawings.</li> </ul>	Prior to the commencement of use and to be maintained at all times.
3	Direct access is prohibited between Camooweal Street and Lot 16 on MPH13997 at any other location other than the Permitted Road Access Locations described in Condition 1.	At all times.
4	The landowner shall be responsible for maintenance of the driveway between the property boundary and the edge of the bitumen as required to continue safe and efficient access between the permitted road access point and Camooweal Street.	At all times.

**Reasons for the decision**

The reasons for this decision are as follows:

- a) To ensure access to the State-controlled Road from the property does not compromise the safety and efficiency of the State-controlled Road Network.
- b) To provide safe access for all vehicles associated with the permitted land use.

Please refer to **Attachment A** for the findings on material questions of fact and the evidence or other material on which those findings were based.

**Information about the Decision required to be given under section 67(2) of TIA**

1. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances.
2. In accordance with section 70 of the TIA, the applicant for the planning application is bound by this decision. A copy of section 70 is attached as **Attachment B**, as required, for information.

**Further information about the decision**

1. In accordance with section 67(7) of TIA, this decision notice:
  - a) starts to have effect when the development approval has effect; and
  - b) stops having effect if the development approval lapses or is cancelled; and
  - c) replaces any earlier decision made under section 62(1) in relation to the land.
2. In accordance with section 485 of the TIA and section 31 of the *Transport Planning and Coordination Act 1994* (TPCA), a person whose interests are affected by this decision may apply for a review of this decision only within 28 days after notice of the decision was given

under the TIA. A copy of the review provisions under TIA and TPCA are attached in **Attachment C** for information.

3. In accordance with section 485B of the TIA and section 35 of TPCA a person may appeal against a reviewed decision. The person must have applied to have the decision reviewed before an appeal about the decision can be lodged in the Planning and Environment Court. A copy of the Appeal Provisions under TIA and TPCA is attached in **Attachment C** for information.

### **Further approvals**

The Department of Transport and Main Roads also provides the following information in relation to this approval:

1. Road Access Works Approval Required – Written approval is required from the department to carry out road works that are road access works (including driveways) on a state-controlled road in accordance with section 33 of the TIA. This approval must be obtained prior to commencing any works on the state-controlled road. The approval process may require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). Please contact the department to make an application.

If further information about this approval or any other related query is required, Mr Rakibul Hossain, Town Planner should be contacted by email at [North.Queensland.IDAS@tmr.qld.gov.au](mailto:North.Queensland.IDAS@tmr.qld.gov.au) or on 07 4421 8718.

Yours sincerely



Peter Tarlinton  
A/Senior Town Planner

Attachments: Attachment A – Decision evidence and findings  
Attachment B - Section 70 of TIA  
Attachment C - Appeal Provisions  
Attachment D - Permitted Road Access Location Plan

## Attachment A

### Decision Evidence and Findings

Findings on material questions of fact:

- The objective of the *Transport Infrastructure Act 1994* requires the establishment of a road regime that is safe and efficient.
- Section 62 of the *Transport Infrastructure Act 1994* allows the Department of Transport and Main Roads to make decisions about permitted road access locations between particular/adjacent land and State-controlled Road.
- The subject stie relates to a material change of use, resulting in the non-residential workforce accommodation and short-term accommodation.
- The subject site is located at Lot 16 on MHP13997, and it has frontage to Camooweal Street (TMR Road ID: 7709).
- Camooweal Street has an Annual Average Daily Traffic (AADT) of 7,067 vehicles, of which approximately 10.48% are heavy vehicles.
- Where proximate to the subject site, Camooweal Street has a posted speed limit of 60km/hr and features a double carriageway format physically separated by grass median.
- The subject stie does not benefit from a frontage to any local roads.
- Due to the nature of non-residential workforce accommodation, traffics to and from the subject site are expected to consist primarily of light vehicles.
- The proposed internal car parking arrangement fronting to Camooweal Street maintain approximately 5m setback from the boundary line adjacent to the Entry/Exit point, providing safe queueing spaces.
- The location of the access is not foreseen to compromise the safety of users of the State-controlled Road.
- The landowner shall be responsible for the maintenance of the crossover between the property boundary and the edge of the kerb as required to continue the safe and efficient access between the permitted road access location and Camooweal Street.
- The access has been assessed on the current conditions and not on any future planning withing the area.

Evidence or other material on which findings were based:

Title of Evidence / Material	Prepared by	Date	Reference no.	Version/Issue
------------------------------	-------------	------	---------------	---------------



Planning Report	Cadcon Surveying & Town Planning	November 2023	-	-
Site Plan	Southern Cross Design and Drafting	July 2023	SCD23-269, AO2	-

## **Attachment B**

### **Section 70 of TIA**

*Transport Infrastructure Act 1994*

Chapter 6 Road transport infrastructure

Part 5 Management of State-controlled roads

---

#### **70 Offences about road access locations and road access works, relating to decisions under s 62(1)**

- (1) This section applies to a person who has been given notice under section 67 or 68 of a decision under section 62(1) about access between a State-controlled road and adjacent land.
- (2) A person to whom this section applies must not—
  - (a) obtain access between the land and the State-controlled road other than at a location at which access is permitted under the decision; or
  - (b) obtain access using road access works to which the decision applies, if the works do not comply with the decision and the noncompliance was within the person's control; or
  - (c) obtain any other access between the land and the road contrary to the decision; or
  - (d) use a road access location or road access works contrary to the decision; or
  - (e) contravene a condition stated in the decision; or
  - (f) permit another person to do a thing mentioned in paragraphs (a) to (e); or
  - (g) fail to remove road access works in accordance with the decision.

Maximum penalty—200 penalty units.

- (3) However, subsection (2)(g) does not apply to a person who is bound by the decision because of section 68.

**Attachment C**  
**Appeal Provisions**

*Transport Infrastructure Act 1994*  
Chapter 16 General provisions

---

**485 Internal review of decisions**

- (1) A person whose interests are affected by a decision described in schedule 3 (the **original decision**) may ask the chief executive to review the decision.
- (2) The person is entitled to receive a statement of reasons for the original decision whether or not the provision under which the decision is made requires that the person be given a statement of reasons for the decision.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 2—
  - (a) applies to the review; and
  - (b) provides—
    - (i) for the procedure for applying for the review and the way it is to be carried out; and
    - (ii) that the person may apply to QCAT to have the original decision stayed.

**485B Appeals against decisions**

- (1) This section applies in relation to an original decision if a court (the appeal court) is stated in schedule 3 for the decision.
- (2) If the reviewed decision is not the decision sought by the applicant for the review, the applicant may appeal against the reviewed decision to the appeal court.
- (3) The *Transport Planning and Coordination Act 1994*, part 5, division 3—
  - (a) applies to the appeal; and
  - (b) provides—
    - (i) for the procedure for the appeal and the way it is to be disposed of; and
    - (ii) that the person may apply to the appeal court to have the original decision stayed.
- (4) Subsection (5) applies if—
  - (a) a person appeals to the Planning and Environment Court against a decision under section 62(1) on a planning application that is taken, under section 62A(2), to also be an application for a decision under section 62(1); and
  - (b) a person appeals to the Planning and Environment Court against a decision under the Planning Act on the planning application.

- (5) The court may order—
  - (a) the appeals to be heard together or 1 immediately after the other; or
  - (b) 1 appeal to be stayed until the other is decided.
- (6) Subsection (5) applies even if all or any of the parties to the appeals are not the same.
- (7) In this section—

**original decision** means a decision described in schedule 3.

**reviewed decision** means the chief executive's decision on a review under section 485.

### **31 Applying for review**

- (1) A person may apply for a review of an original decision only within 28 days after notice of the original decision was given to the person under the transport Act.
- (2) However, if—
  - (a) the notice did not state the reasons for the original decision; and
  - (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)the person may apply within 28 days after the person is given the statement of the reasons.
- (3) In addition, the chief executive may extend the period for applying.
- (4) An application must be written and state in detail the grounds on which the person wants the original decision to be reviewed.

### **32 Stay of operation of original decision**

- (1) If a person applies for review of an original decision, the person may immediately apply for a stay of the decision to the relevant entity.
- (2) The relevant entity may stay the original decision to secure the effectiveness of the review and any later appeal to or review by the relevant entity.
- (3) In setting the time for hearing the application, the relevant entity must allow at least 3 business days between the day the application is filed with it and the hearing day.
- (4) The chief executive is a party to the application.
- (5) The person must serve a copy of the application showing the time and place of the hearing and any document filed in the relevant entity with it on the chief executive at least 2 business days before the hearing.
- (6) The stay—
  - (a) may be given on conditions the relevant entity considers appropriate; and
  - (b) operates for the period specified by the relevant entity; and
  - (c) may be revoked or amended by the relevant entity.
- (7) The period of a stay under this section must not extend past the time when the chief executive reviews the original decision and any later period the relevant entity allows the applicant to enable the applicant to appeal against the decision or apply for a review of the decision as provided under the QCAT Act.
- (8) The making of an application does not affect the original decision, or the carrying out of the original decision, unless it is stayed.

(9) In this section—

**relevant entity** means—

- (a) if the reviewed decision may be reviewed by QCAT—QCAT; or
- (b) if the reviewed decision may be appealed to the appeal court—the appeal court.

### **35 Time for making appeals**

(1) A person may appeal against a reviewed decision only within—

- (a) if a decision notice is given to the person—28 days after the notice was given to the person; or
- (b) if the chief executive is taken to have confirmed the decision under section 34(5)—56 days after the application was made.

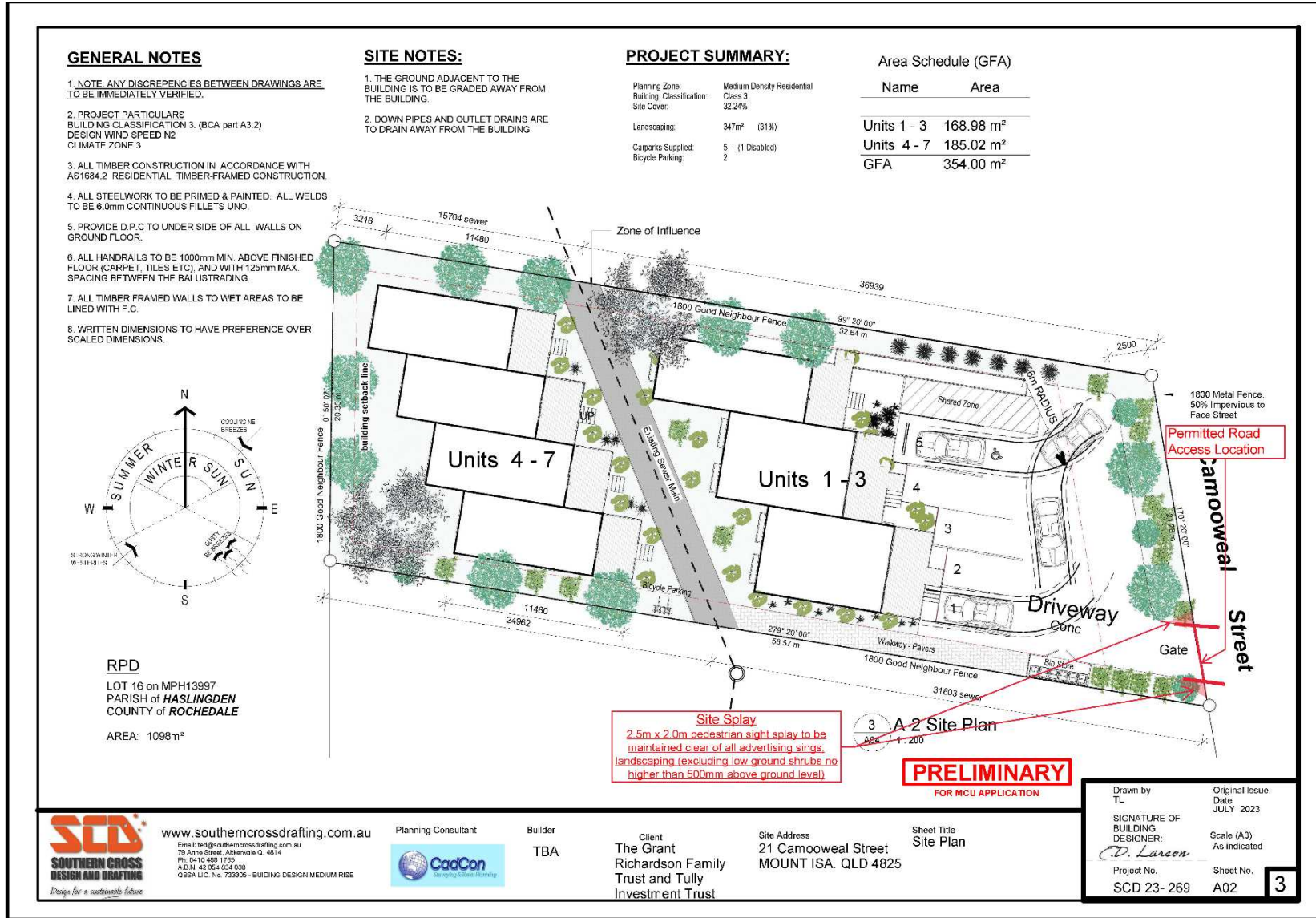
(2) However, if—

- (a) the decision notice did not state the reasons for the decision; and
- (b) the person asked for a statement of the reasons within the 28 days mentioned in subsection (1)(a);

the person may apply within 28 days after the person is given a statement of the reasons.

(3) Also, the appeal court may extend the period for appealing.

## Attachment D Permitted Road Access Location Plan



Program Delivery and Operations  
North West Region  
16-22 Ramsay Street Cloncurry QLD 4824  
PO Box 338 Cloncurry QLD 4824

**Telephone** +61 7 07 4421 8718  
**Website** www.tmr.qld.gov.au  
**Email** North.Queensland.IDAS@tmr.qld.gov.au  
**ABN:** 39 407 690 291

## ATTACHMENT 2

# APPROVED PLANS





**Impact Assessable Development Application for**  
**Material Change of Use**  
**(Non-Resident Workforce Accommodation and**  
**Short-Term Accommodation – 7 Units)**

over land at

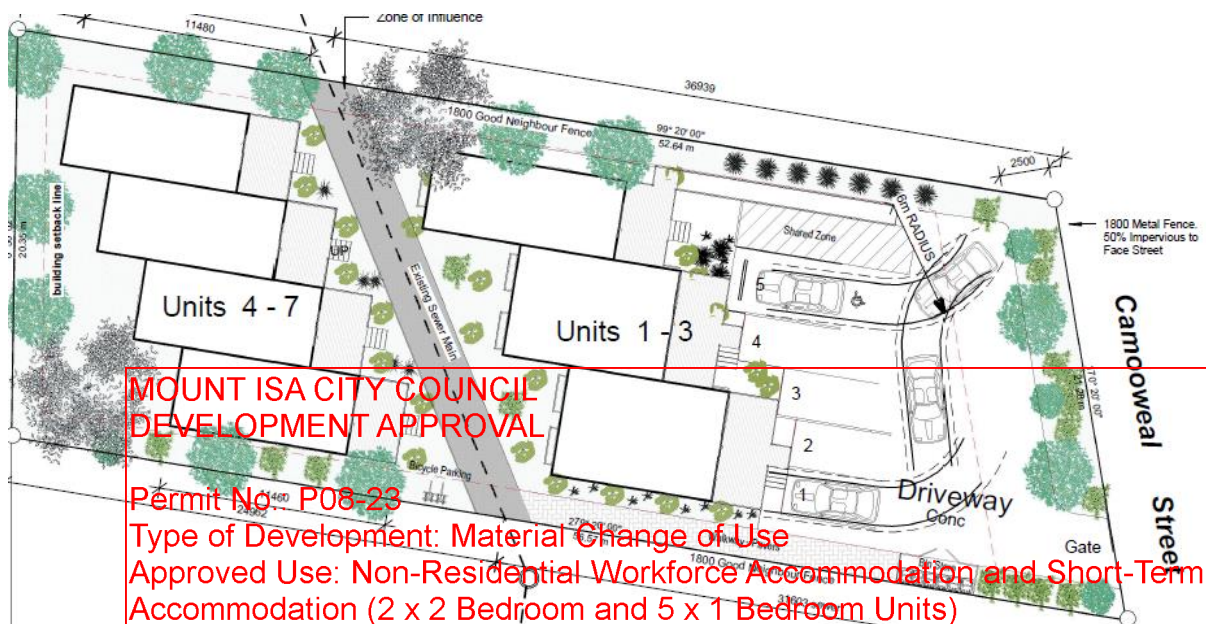
**21 Camooweal Street, Mornington**

**(Lot 16 on MPH13997)**

In the Mount Isa City Council Local Government Area

on behalf of

**The Grant Richardson Family Trust & Tully Investment Trust**



**MOUNT ISA CITY COUNCIL  
 DEVELOPMENT APPROVAL**

**Permit No: P08-23**

**Type of Development: Material Change of Use**

**Approved Use: Non-Residential Workforce Accommodation and Short-Term  
 Accommodation (2 x 2 Bedroom and 5 x 1 Bedroom Units)**

**Approved By: Tim Rose**

**Title: Chief Executive Officer & (d): 4/07/2024**

**Sheet: 1 of 6**

**November 2023**

*Jh.*



**GENERAL NOTES**

- NOTE: ANY DISCREPANCIES BETWEEN DRAWINGS ARE TO BE IMMEDIATELY VERIFIED.
- PROJECT PARTICULARS  
BUILDING CLASSIFICATION 3. (BCA part A3.2)  
DESIGN WIND SPEED N2  
CLIMATE ZONE 3
- ALL TIMBER CONSTRUCTION IN ACCORDANCE WITH AS1684.2 RESIDENTIAL TIMBER-FRAMED CONSTRUCTION.
- ALL STEELWORK TO BE PRIMED & PAINTED. ALL WELDS TO BE 6.0mm CONTINUOUS FILLETS UNO.
- PROVIDE D.P.C TO UNDER SIDE OF ALL WALLS ON GROUND FLOOR.
- ALL HANDRAILS TO BE 1000mm MIN. ABOVE FINISHED FLOOR (CARPET, TILES ETC), AND WITH 125mm MAX. SPACING BETWEEN THE BALUSTRADING.
- ALL TIMBER FRAMED WALLS TO WET AREAS TO BE LINED WITH F.C.
- WRITTEN DIMENSIONS TO HAVE PREFERENCE OVER SCALED DIMENSIONS.

**SITE NOTES:**

- THE GROUND ADJACENT TO THE BUILDING IS TO BE GRADED AWAY FROM THE BUILDING.
- DOWN PIPES AND OUTLET DRAINS ARE TO DRAIN AWAY FROM THE BUILDING

**PROJECT SUMMARY:**

Planning Zone: Medium Density Residential  
 Building Classification: Class 3  
 Site Cover: 347m<sup>2</sup> (31%)  
 Landscaping: 5 (4 Disabled)  
 Carparks Supplied:  
 Bicycle Parking:

**Area Schedule (GFA)**

Name	Area
Units 1 - 3	168.98 m <sup>2</sup>
Units 4 - 7	185.02 m <sup>2</sup>
<b>GFA</b>	<b>354.00 m<sup>2</sup></b>

**MOUNT ISA CITY COUNCIL  
DEVELOPMENT APPROVAL**

Permit No.: P08-23

Type of Development: Material Change of Use

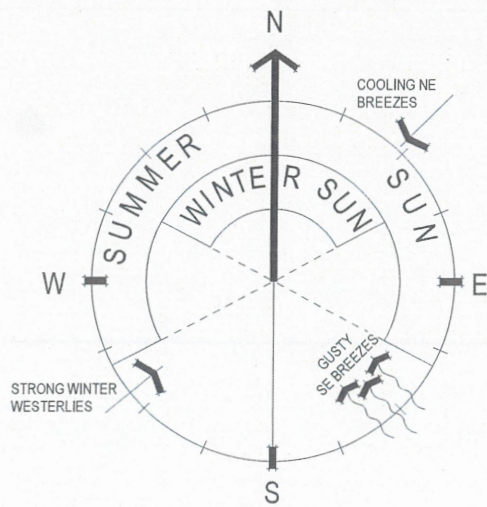
Approved Use: Non-Residential Workforce Accommodation and Short-Term Accommodation (2 x 2 Bedroom and 5 x 1 Bedroom Units)

Approved By: Tim Rose

Title: Chief Executive Officer&s(d): 4/07/2024

Sheet: 2 of 6

*Jh.*



**BIN STORE TO BE RELOCATED TO ALLOW FOR PEDESTRIAN WALKWAY. COND.8 REFERS**

**PAVED PEDESTRIAN WALKWAY TO BE EXTENDED TO PROVIDE DEDICATED PEDESTRIAN ACCESS BETWEEN ALL ACCOMMODATION UNITS AND THE STREET. COND.7 REFERS.**

**PRELIMINARY FOR MCU APPLICATION**

3 A-2 Site Plan  
A04 1:200

**RPD**

LOT 16 on MPH13997  
PARISH of HASLINGDEN  
COUNTY of ROCHEDALE

AREA: 1098m<sup>2</sup>



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

Planning Consultant



Builder

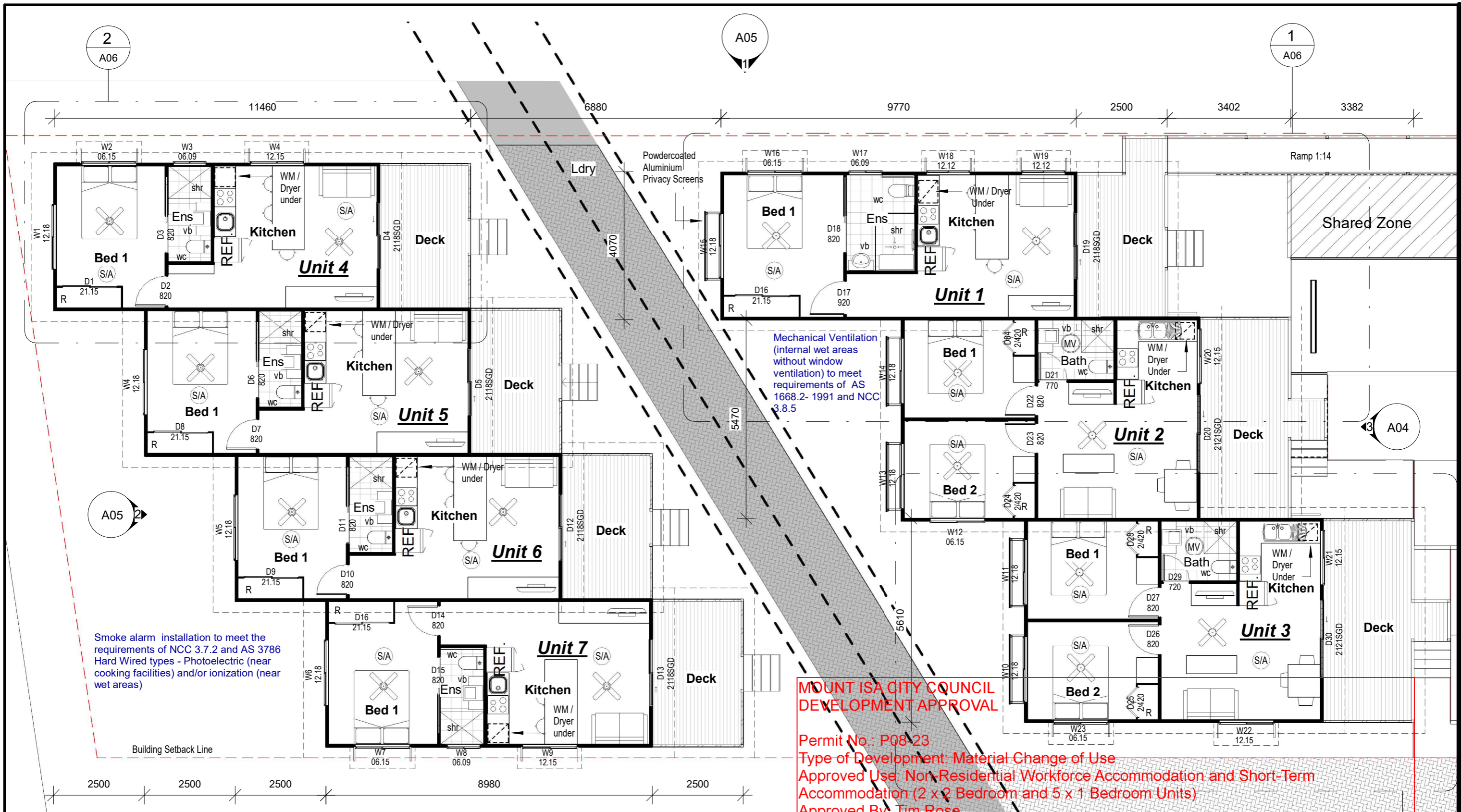
TBA

Client  
The Grant  
Richardson Family  
Trust and Tully  
Investment Trust

Site Address  
21 Camooweal Street  
MOUNT ISA. QLD 4825

Sheet Title  
Site Plan

Drawn by TL	Original Issue Date JULY 2023
SIGNATURE OF BUILDING DESIGNER: <i>C.D. Larson</i>	Scale (A3) As indicated
Project No. SCD 23- 269	Sheet No. A02



Smoke alarm installation to meet the requirements of NCC 3.7.2 and AS 3786 Hard Wired types - Photoelectric (near cooking facilities) and/or ionization (near wet areas)

Mechanical Ventilation (internal wet areas without window ventilation) to meet requirements of AS 1668.2- 1991 and NCC 3.8.5

**MOUNT ISA CITY COUNCIL DEVELOPMENT APPROVAL**  
 Permit No.: P08-23  
 Type of Development: Material Change of Use  
 Approved Use: Non-Residential Workforce Accommodation and Short-Term Accommodation (2 x 2 Bedroom and 5 x 1 Bedroom Units)  
 Approved By: Tim Rose  
 Title: Chief Executive Officer & (d): 4/07/2024  
 Sheet: 3 of 6

Termite treated timber - applies to LOSP H3 treatment for LVL's, LGL's, Pine Framing etc to meet the requirements of AS 1604 Timber Framing in exposed areas to meet hazard level 3 and durability class 1,2,3,4 inclusion losp, LVL, LGL as per AS 1604, AS 1684, and AS 5604

1 Floor Plans Units 1 - 7  
 1: 100

**PRELIMINARY**  
 FOR MCU APPLICATION



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



Builder  
 TBA

Client  
 The Grant Richardson Family Trust and Tully Investment Trust

Site Address  
 21 Camooweal Street  
 MOUNT ISA, QLD 4825

Sheet Title  
 Floor Plans

Drawn by TL	Original Issue Date JULY 2023
SIGNATURE OF BUILDING DESIGNER: <i>C.D. Larson</i>	Scale (A3) 1: 100
Project No. SCD 23- 269	Sheet No. A03

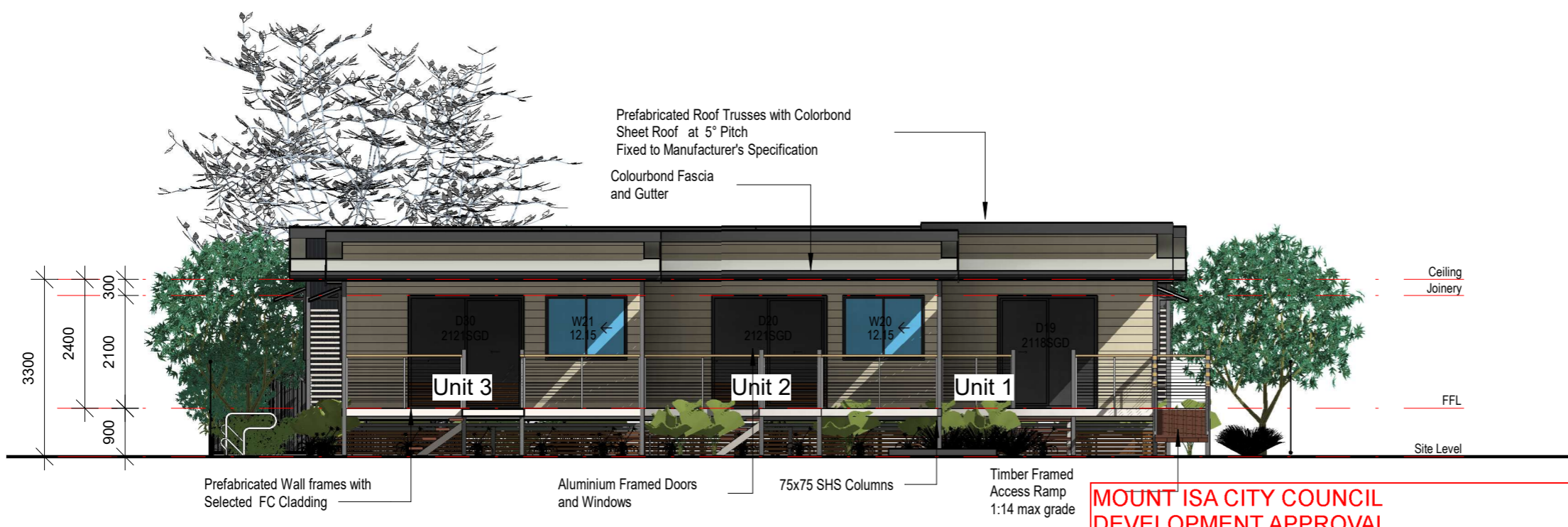
**Builders Note**  
 All Dimensions to be checked and verified on site prior to construction.  
**IF IN DOUBT ASK**

**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 BCA Part 3.9.1- Stair Construction & Part 3.9.2 - Balustrades

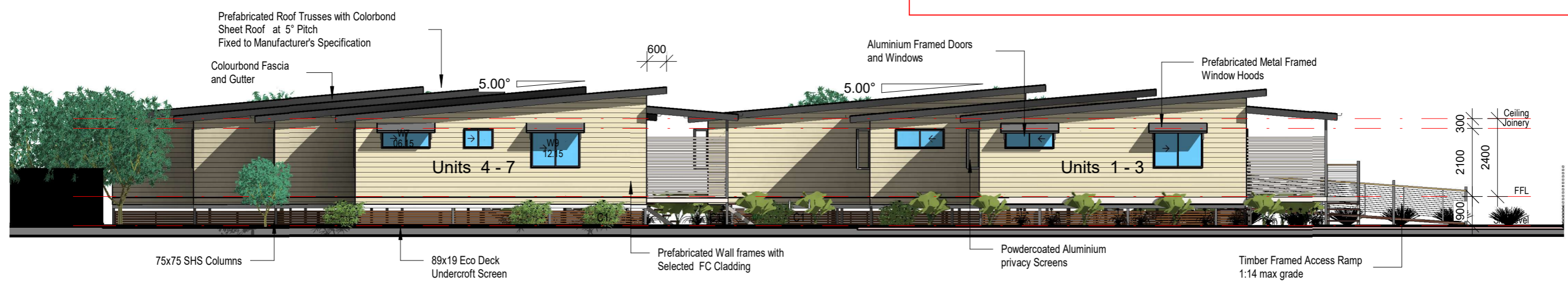
**N2**  
 Structural design based upon Non Cyclonic N2 for wind speeds to 41m/s.

**MOUNT ISA CITY COUNCIL DEVELOPMENT APPROVAL**  
 Permit No.: P08-23  
 Type of Development: Material Change of Use  
 Approved Use: Non-Residential Workforce Accommodation and Short-Term Accommodation (2 x 2 Bedroom and 5 x 1 Bedroom Units)  
 Approved By: Tim Rose  
 Title: Chief Executive Officer&s(d): 4/07/2024  
 Sheet: 4 of 6

*Jh.*



**3 Elevation A**  
 A03 1 : 100



**1 Elevation B**  
 A03 1 : 125

**NOTE:**  
 Reduced Scale to fit page.  
 Use Figured Dimension only!

**PRELIMINARY**  
 FOR MCU APPLICATION



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



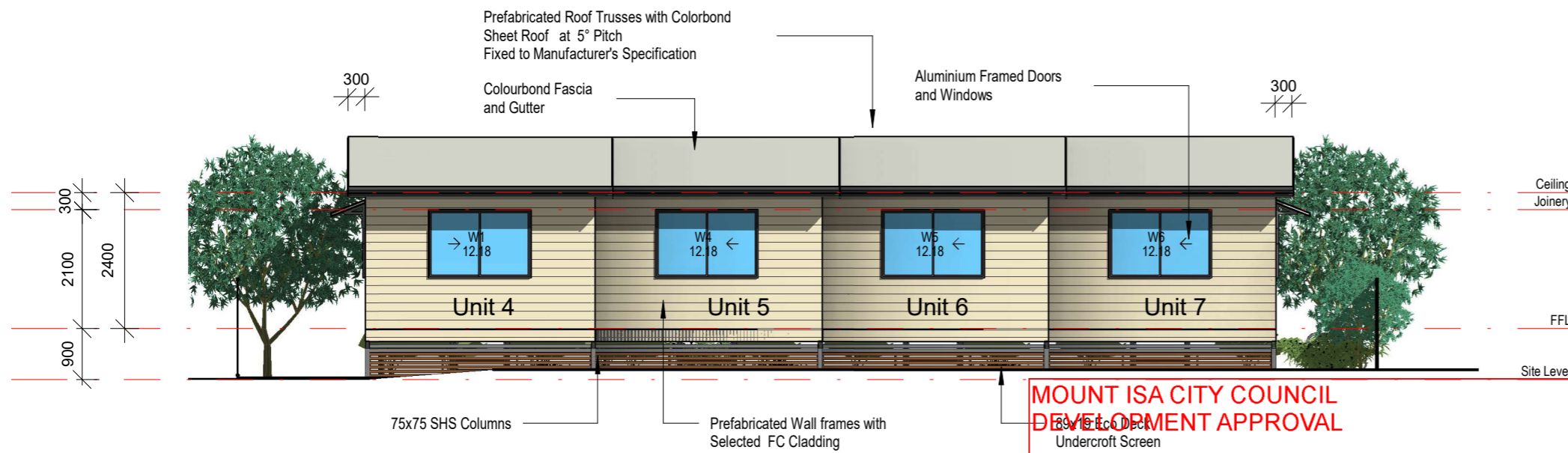
Builder  
 TBA

Client  
 The Grant Richardson Family Trust and Tully Investment Trust

Site Address  
 21 Camooweal Street  
 MOUNT ISA. QLD 4825

Sheet Title  
 Elevations A - B

Drawn by TL	Original Issue Date JULY 2023
SIGNATURE OF BUILDING DESIGNER: <i>C.D. Larson</i>	Scale (A3) As indicated
Project No. SCD 23- 269	Sheet No. A04



2 Elevation C  
A03 1 : 100

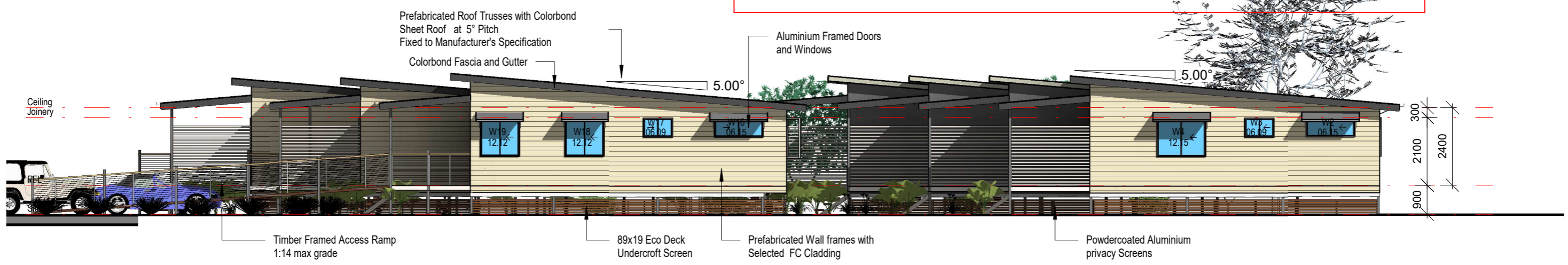
**MOUNT ISA CITY COUNCIL  
DEVELOPMENT APPROVAL**

Permit No.: P08-23  
 Type of Development: Material Change of Use  
 Approved Use: Non-Residential Workforce Accommodation and Short-Term Accommodation (2 x 2 Bedroom and 5 x 1 Bedroom Units)  
 Approved By: Tim Rose  
 Title: Chief Executive Officer&s(d): 4/07/2024  
 Sheet: 5 of 6

**Builders Note**  
 All Dimensions to be checked and verified on site prior to construction.  
**IF IN DOUBT ASK**

**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 BCA Part 3.9.1- Stair Construction & Part 3.9.2 - Balustrades
- N2**  
 Structural design based upon Non Cyclonic N2 for wind speeds to 41m/s.



1 Elevation D  
A03 1 : 125

**NOTE:**  
 Reduced Scale to fit page.  
 Use Figured Dimension only !

**PRELIMINARY**  
 FOR MCU APPLICATION



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



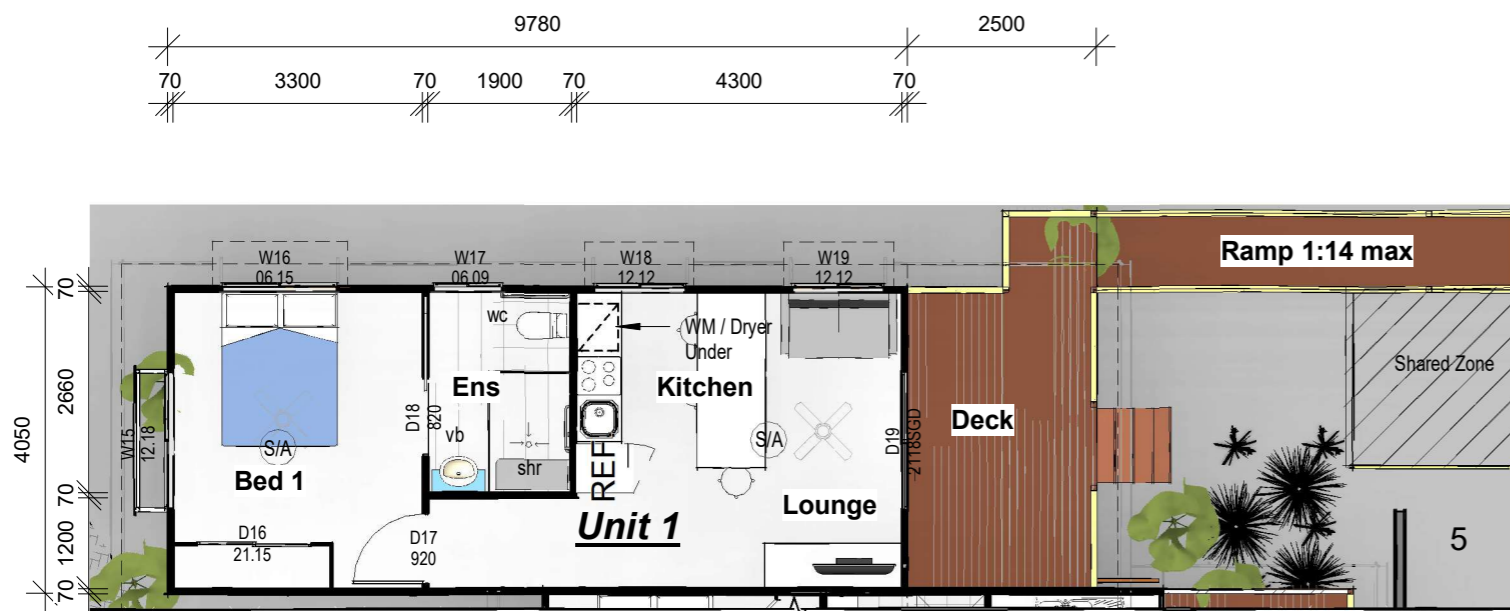
Builder  
TBA

Client  
The Grant Richardson Family Trust and Tully Investment Trust

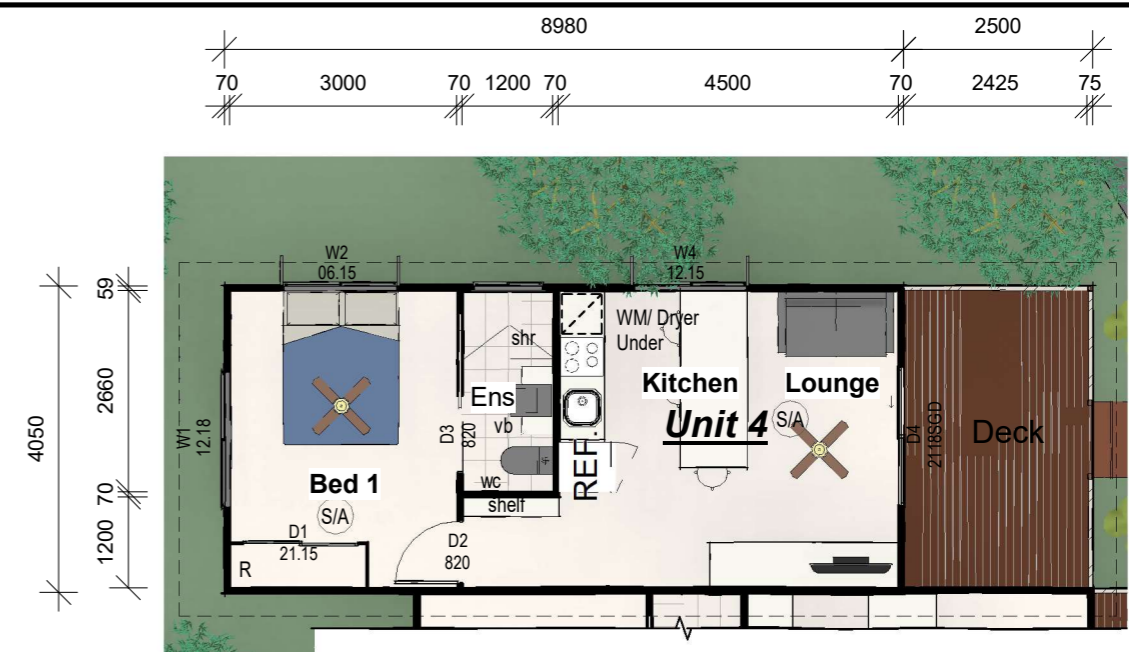
Site Address  
21 Camooweal Street  
MOUNT ISA. QLD 4825

Sheet Title  
Elevations C - D

Drawn by TL	Original Issue Date JULY 2023
SIGNATURE OF BUILDING DESIGNER: <i>C.D. Larson</i>	Scale (A3) As indicated
Project No. SCD 23- 269	Sheet No. A05



1 Floor Plan - 1 Bed PWD  
A03 1:100



2 Floor Plan - 1 Bed Typical  
A03 1:100



3 Floor Plan - 2 Bedroom Typical  
A03 1:100

Area Schedule (Typical Units)	
Name	Area
Typical 1 Bed	36.55 m <sup>2</sup>
Typical 2 Bed	46.06 m <sup>2</sup>
Typical 1 Bed PWD	39.80 m <sup>2</sup>

**MOUNT ISA CITY COUNCIL  
DEVELOPMENT APPROVAL**

Permit No.: P08-23  
 Type of Development: Material Change of Use  
 Approved Use: Non-Residential Workforce Accommodation and Short-Term Accommodation (2 x 2 Bedroom and 5 x 1 Bedroom Units)  
 Approved By: Tim Rose  
 Title: Chief Executive Officer&s(d): 4/07/2024  
 Sheet: 6 of 6

**PRELIMINARY**  
FOR MCU APPLICATION



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



Builder  
TBA

Client  
The Grant  
Richardson Family  
Trust and Tully  
Investment Trust

Site Address  
21 Camooweal Street  
MOUNT ISA. QLD 4825

Sheet Title  
Typical Floor Plans

Drawn by TL	Original Issue Date JULY 2023
SIGNATURE OF BUILDING DESIGNER: <i>C.D. Larson</i>	Scale (A3) 1:100
Project No. SCD 23-269	Sheet No. 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.