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Our Reference: 247361 : Dominique Wells  
Your Reference: DA04 23-24

27 February 2024

Alan Truss  
PO Box 289  
QUILPIE QLD 4480

[alantruss@live.com.au](mailto:alantruss@live.com.au)

Dear Alan

**Decision notice–Approval (with conditions)**  
(Given under section 63 (2) of the *Planning Act 2016*)

I acknowledge the below application was properly made on 8 January 2024.

**Application details**

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Approval Sought:	<b>Development Permit</b>
Application Proposal:	<b>Material Change of Use – Warehouse, Transport Depot &amp; Caretaker’s Accommodation</b>
Category of Assessment:	<b>Code Assessment</b>
Planning Scheme:	<b>Quilpie Shire Planning Scheme</b>

**1. Location details**

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<b>Street Address:</b>	Diamantina Development Road, Quilpie QLD 4480
<b>Real Property Description:</b>	Lot 6 on SP273738

**Decision**

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I wish to advise that, on 20 February 2024, the above development application was approved in full subject to relevant, reasonable and enforceable conditions (refer to the conditions contained in **Attachment 1**) by the Quilpie Shire Council.



### Details of the approval

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

The following approval is given:

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Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - Material change of use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

### Conditions

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This approval is subject to conditions in **Attachment 1** and **Attachment 2**.

### Further development permits

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

- Compliance Permit – Plumbing Work
- Development Permit – Building Work

### Referral agencies for the application

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The referral agencies for this application are:

For an application involving	Name and address of referral agency	Response
Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises— (a) are within 25m of a State transport corridor; or (b) are a future State transport corridor; or (c) are— (i) adjacent to a road that intersects with a State-controlled road; and (ii) within 100m of the intersection	State Assessment and Referral Agency (SARA) Darling Downs South West Regional Office PO Box 825, Toowoomba QLD 4350 Email: <a href="mailto:ToowoombaSARA@dcdilgp.qld.gov.au">ToowoombaSARA@dcdilgp.qld.gov.au</a>	SARA has advised by letter dated 05 February 2024 that the department has no requirements for the development.

### Properly made submissions

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Not applicable – No part of the application required public notification.

### Approved plans, specifications and drawings

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Copies of the following approved plans are enclosed.

Plan/Document Number	Plan/Document Name	Date
-	Site Plan – Lot 6 Anzac Drive	n.d.
Truss016188	Front & Rear Elevation	13 May 2019
Truss016188	Left & Right Elevation	13 May 2019
Truss016188	Floor Plan	13 May 2019
H/13/045-01	Proposed Removal Residence	18.11.2013
H/13/045-02	Proposed Removal Residence	18.11.2013

### Currency period for the approval (s.85 of the *Planning Act 2016*)

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This development approval will lapse at the end of the period set out in section 85 of *Planning Act 2016*

## Appeal rights

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

### Appeal by an applicant

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

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

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

**Attachment 3** is an extract from the *Planning Act 2016* that sets out the applicant's appeal rights.

To stay informed about any appeal proceedings which may relate to this decision visit:

<https://planning.dsdmip.qld.gov.au/planning/our-planning-system/dispute-resolution/pe-court-database>.

Please do not hesitate to contact Dominique Wells on (07) 4656 0500 should you wish to discuss this matter further.

Yours faithfully

Justin Hancock  
**CHIEF EXECUTIVE OFFICER**



Cc: Toowoomba SARA – [ToowoombaSARA@dsdilgp.qld.gov.au](mailto:ToowoombaSARA@dsdilgp.qld.gov.au)

Enc: Attachment 1 - Assessment Manager Conditions of Approval (Quilpie Shire Council)  
Attachment 2 – Concurrence Agency Response  
Attachment 3 - Appeal Provisions  
Attachment 4 - Statement of Reasons  
Attachment 5 - Approved Plans and Specifications

## ATTACHMENT 1 –ASSESSMENT MANAGER CONDITIONS OF APPROVAL (QUILPIE SHIRE COUNCIL)

### General Advice

- I. The relevant planning scheme for this development is the Quilpie Shire Planning Scheme. All references to the 'Planning Scheme' and 'Planning Scheme Schedules' within these conditions refer to this planning scheme.
- II. In the Planning Scheme:
  - Warehouse means** *"Premises used for the storage and distribution of goods, whether or not in a building, including self-storage facilities or storage yards. The use may include sale of goods by wholesale where ancillary to storage. The use does not include retail sales from the premises or industrial uses"*
  - Transport Depot means** *"Premises used for the storage, for commercial or public purposes, of more than one motor vehicle. The use includes premises for the storage of taxis, buses, trucks, heavy machinery and uses of a like nature. The term may include the ancillary servicing, repair and cleaning of vehicles stored on the premises."*
  - Caretakers Accommodation means** *"A dwelling provided for a caretaker of a non-residential use on the same premises."*
- III. All Aboriginal Cultural Heritage in Queensland is protected under the Aboriginal Cultural Heritage Act 2003 and penalty provisions apply for any unauthorised harm. Under the legislation a person carrying out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal Cultural Heritage. This applies whether or not such places are recorded in an official register and whether or not they are located in, on or under private land. The developer is responsible for implementing reasonable and practical measures to ensure the Cultural Heritage Duty of Care Guidelines are met and for obtaining any clearances required from the responsible entity.
- IV. The Environmental Protection Act 1994 states that a person must not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm. Environmental harm includes environmental nuisance. In this regard, persons and entities involved in the operation of the approved works are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm to adjoining premises.
- V. It is the responsibility of the developer to obtain all necessary permits and submit all necessary plans to the relevant authorities for the approved use.

- VI. In completing an assessment of the proposed development, council has relied on the information submitted in support of the development application as true and correct. any change to the approved plans and documents may require a new or changed development approval. it is recommended that the applicant contact council for advice in the event of any potential change in circumstances.

### **Development Conditions**

#### **Use**

1. The approved development is a Material Change of Use – “Warehouse”, “Transport Depot” and “Caretaker’s Accommodation” as defined in the Planning Scheme and as shown on the approved plans.
2. A development permit for building works must be obtained prior to commencing construction of the use.

#### **Compliance inspection**

3. All conditions relating to the establishment of the approved development must be fulfilled prior to the approved use commencing, unless otherwise noted within these conditions.
4. Prior to the commencement of use, the applicant shall contact Council and arrange a development compliance inspection.

#### **Approved plans and documents**

5. All works and operations are to be carried out generally in accordance with the approved plans listed in the following table. Where the approved plans conflict with the Assessment Manager’s conditions, the Assessment Manager’s conditions shall take precedence.

<b>Plan/Document Number</b>	<b>Plan/Document Name</b>	<b>Date</b>
-	Site Plan – Lot 6 Anzac Drive	n.d.
Truss016188	Front & Rear Elevation	13 May 2019
Truss016188	Left & Right Elevation	13 May 2019
Truss016188	Floor Plan	13 May 2019
H/13/045-01	Proposed Removal Residence	18.11.2013
H/13/045-02	Proposed Removal Residence	18.11.2013

#### **Development works**

6. During the course of constructing the works, the developer shall ensure that all works are carried out by appropriately qualified persons and the developer and the persons carrying out and supervising the work shall be responsible for all aspects of the works, including public and worker safety, and shall ensure adequate barricades, signage and other warning devices are in place at all times.
7. The developer is responsible for locating and protecting any Council and public utility services, infrastructure and assets that may be impacted on during construction of the development. Any damage to existing infrastructure (kerb, road pavement, existing underground assets, etc.) that is attributable to the progress of works on the site or vehicles associated with the development of the site shall be immediately rectified in accordance with the asset owners' requirements and specifications and to the satisfaction of the asset owners' representative(s).
8. All works on or near roadways shall be adequately signed in accordance with the "Manual for Uniform Traffic Control Devices – Part 3, Works on Roads".

#### **Applicable Standards**

9. All works must comply with:
  - a) the development approval conditions;
  - b) any relevant Acceptable Solutions of the applicable codes of the planning scheme for the area;
  - c) Council's standard designs for such work where such designs exist;
  - d) any relevant Australian Standard that applies to that type of work.

Despite the requirements of paragraphs a-d above, Council may agree in writing to an alternative specification. This alternative specification prevails over those specified in paragraphs a-d in the event of any inconsistency.

The developer must also ensure that any works do not conflict with any requirements imposed by any concurrence lawful requirements outside those stated above.

#### **Stormwater drainage**

10. Stormwater drainage is to be provided in accordance with:
  - a) Queensland urban drainage manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013;
  - b) Pilgrim, DH, (ed), Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987; and

11. Stormwater must not be discharged to adjoining properties and must not pond on the property being developed, or adjoining properties during the development process or after the development has been completed. The developer shall ensure that in all cases, discharge of stormwater runoff from the development drains freely to the legal point/s of discharge for the development.
12. There must be no increases in any silt loads or contaminants in any overland flow from the property being developed during the development process and after the development has been completed.
13. The stormwater disposal system must be designed to include appropriate pollution control devices or methods to ensure no contamination or silting of creeks or other waterways.

#### **Avoiding nuisance**

14. No nuisance is to be caused to adjoining properties and occupiers by the way of noise, smoke, dust, rubbish, contaminant, stormwater discharge or siltation at any time.
15. Dust emanating as result of activities carried out onsite (both during construction and post construction) must be continually monitored and suppressed in order to prevent any dust drifting onto road networks and nearby properties and sensitive land uses.
16. All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.
17. The area and its surrounds shall be kept in an orderly fashion, free of rubbish and clear of weeds and long grasses. The approved development and the premises are to be maintained in a clean and tidy condition and not to pose any health and safety risks to the community.
18. Unless otherwise approved in writing by the Council, approved hours of construction are restricted to Monday – Saturday 6.30am to 6.30pm – noise permitted. Work or business which causes audible noise must not be conducted from or on the subject land outside the above times or on Sundays or Public Holidays.
19. Noise emissions from the development shall not cause environmental harm of nuisance to adjoining properties or “Sensitive Land Uses” in accordance with the Environmental Protection (Noise) Policy 2008.
20. Air emissions from the development shall not cause environmental harm of nuisance to adjoining properties or “Sensitive Land Uses” in accordance with the Environmental Protection (Air) Policy 2008.

#### **Landscaping**

21. A minimum of 10% of the development site shall be landscaped with a majority of the landscaping to be provided the along the Anzac Drive road frontage. Landscape plantings



shall include a mix of trees, shrubs and ground covers to enhance the visual appeal of the development and soften the appearance of the built form.

22. A Landscaping Plan is to be submitted to and approved by Council prior to the submission of a Building Application. The Landscaping Plan must include details of the location and species of plants and the irrigation system. Plants are to be drought hardy and must not include weed species. Root barriers are to be installed around trees that are located within 3 metres of any underground infrastructure. The site is to be landscaped and maintained in accordance with the approved Landscaping Plan.

### **Waste Management**

23. All waste generated from construction of the premises must be effectively controlled on-site before disposal. All waste must be disposed of in accordance with the *Environmental Protection (Waste Management) Regulation 2000*.
24. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction and Recycling Act 2011*.

### **Refuse storage**

25. Adequate refuse storage areas and facilities must be provided on the site to service the approved development.
26. At all times while the use continues, waste containers shall be provided on the site and maintained in a clean and tidy state and emptied, and the waste removed from the site on a regular basis. All waste containers are to be located in a convenient and unobtrusive position and shielded from the view of users of the premises, travelling public and neighbours, and accessible by the vehicles used by Council, its agents and/or others.
27. All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the *Waste Reduction & Recycling Act 2011*.

### **Access and manoeuvring**

28. All access points, from the edge of the existing bitumen from Anzac Drive to the property boundary, shall be constructed to a sealed industrial standard to the satisfaction of and at no cost to Council.
29. One (1) covered car parking space must be provide adjacent to the Caretaker's Accommodation use.
30. No access is permitted to Diamantina Developmental Road.
31. The landowner is responsible for the construction and maintenance of vehicle crossovers from the road carriageway to the property boundary and for obtaining any approvals that may be required, and for complying with the applicable designs and standards. Should any damage be caused at the approved access locations, it is the landowner's responsibility to

ensure this is reinstated. Any repair works are to be undertaken in consultation with Council and at the landowner's expense.

32. All vehicle movements within the site are to be clear of proposed parking areas, buildings and landscape treatments. Vehicle parking bays must not encroach into swept paths for vehicle movements onsite.
33. All vehicles entering and exiting the development site must be able to enter and leave in forward direction. Reversing out of the development site is not permitted. Vehicle manoeuvres in this regard are to be totally contained within the development site boundaries.
34. Car parking and manoeuvring areas are to be designed in accordance with:
  - a) AS2890.1 – Parking Facilities;
  - b) Austroads AP-34/95 - Design Vehicles and Turning Path Templates; and
  - c) The 'Access to Premises Standard' (Vol 1 of the National Construction Code).

#### **Earthworks and Construction**

35. During construction, erosion controls and silt collection measures are to be put in place to protect environmental values and mitigate potential impacts to adjoining properties and roadways.

#### **Provision of services**

36. The development must be provided with an adequate supply of water in accordance with the applicable standards and policies.
37. Connect the development to an on-site effluent disposal system, in accordance with Schedule 1, Division 4: Standards for Sewerage Supply, Section 4.2; Standards for On-site Sewerage, AS1547 and the Queensland Plumbing and Waste Water Code. Make provision for adequate on-site disposal areas as required.
38. The development must be connected to an adequate electricity supply system in accordance with the relevant building standards, requirements and specifications (as relevant).
39. If the premises is connected to a telecommunications service, then such works shall be undertaken in accordance with the relevant service provider's requirements and specifications along with relevant building standards, requirements and specifications (as relevant).
40. All services installation connections to the respective networks, must comply with (i) the development approval conditions, (ii) any relevant provisions in the planning scheme for the area, (iii) Council's standard designs for such work where such design exist, (iv) any relevant Australian Standard that applies to that type of work and (v) any alternative specifications that Council has agreed to in writing and which the development must ensure do not conflict with any requirements imposed by any applicable laws and standards.

### **Advertising signage**

41. Any advertising signage associated with the approved use must be fully contained within the development site boundaries and must not encroach on adjoining properties or roads.
42. Any free standing advertising signage or structure constructed on the subject site shall be designed by an RPEQ (Structural) Engineer and certification provided for both design and construction.

### **No cost to Council**

43. The developer is responsible for meeting all costs associated with the approved development unless there is specific agreement by other parties, including the Council, to meeting those costs. This includes the costs of any services and infrastructure required in connection with the establishment of the development.

### **Latest versions**

44. Where another condition refers to a specific published standard, manual or guideline, including specifications, drawings, provisions and criteria within those documents, that condition shall be deemed as referring to the latest versions of those publications that are publicly available at the time the first operational works or compliance approval is lodged with the assessment manager or approval agency for those types of works to be performed or approved, unless a regulation or law requires otherwise.

### **Application documentation**

45. It is the developer's responsibility to ensure all entities associated with this Development Approval have a legible copy of the Decision Notice and the Approved Plans and Approved Documents bearing 'Council Approval'.

## ATTACHMENT 2 – CONCURRENCE AGENCY RESPONSE

RA9-N



SARA reference: 2401-38743 SRA  
Council reference: DA04 23-24 246040

5 February 2024

Chief Executive Officer  
Quilpie Shire Council  
PO Box 57  
QUILPIE QLD 4480  
admin@quilpie.qld.gov.au

Dear Mr Hancock

### SARA referral agency response—Diamantina Developmental Road, Quilpie

(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 24 January 2024.

#### Response

Outcome:	Referral agency response - No requirements Under section 56(1)(a) of the <i>Planning Act 2016</i> , SARA advises it has no requirements relating to the application.
Date of response:	5 February 2024
Advice:	Advice to the applicant is in <b>Attachment 1</b>
Reasons:	The reasons for the referral agency response are in <b>Attachment 2</b>

#### Development details

Description:	Development permit	Material change of use – Warehouse, Transport Depot and Caretakers Accommodation.
SARA role:	Referral agency	
SARA trigger:	Schedule 10, part 9, division 4, subdivision 2, table 4, item 1 (Planning Regulation 2017) - Development near a state transport corridor or that is a future state transport corridor	
SARA reference:	2401-38743 SRA	
Assessment manager:	Quilpie Shire Council	
Street address:	Diamantina Developmental Road, Quilpie	
Real property description:	Lot 6 on SP273738	

Applicant name: Alan Truss  
Applicant contact details: PO Box 289  
Quilpie QLD 4480  
alantruss@live.com.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

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

Copies of the relevant provisions are in Attachment 3.

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

For further information please contact Stephanie Brannock, Planning Officer, on (07) 3432 2414 or via email [ToowoombaSARA@dsdilgp.qld.gov.au](mailto:ToowoombaSARA@dsdilgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Kieran Hanna  
Manager (Planning)

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

cc Alan Truss, [alantruss@live.com.au](mailto:alantruss@live.com.au)

**Attachment 1—Advice to the applicant**

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

## **Attachment 2—Reasons for referral agency response**

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

The development complies with State code 1: Development in a state-controlled road environment of the SDAP version 3.0. 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 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 plan, construct, upgrade or maintain state-controlled roads, future state-controlled roads or road transport infrastructure
- does not adversely impact the state's ability to operate public passenger services on state-controlled roads
- protects community amenity from significant adverse impacts of environmental emissions generated by road transport infrastructure or vehicles using state-controlled roads.

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

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

**Attachment 3— Representations about a referral agency response provisions**

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## Development Assessment Rules—Representations about a referral agency response

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

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

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#### 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.

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<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>

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<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 3 – PLANNING ACT EXTRACT APPEAL RIGHTS

### Chapter 6 Dispute resolution Part 1 Appeal rights

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

(1) Schedule 1 states—

(a) matters that may be appealed to—

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

(b) the person—

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

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

(3) The **appeal period** is—

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

Note—

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

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

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

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

- (a) the adopted charge itself; or
- (b) for a decision about an offset or refund—
  - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
  - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

### **230 Notice of appeal**

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
  - (a) is in the approved form; and
  - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
  - (a) the respondent for the appeal; and
  - (b) each co-respondent for the appeal; and
  - (c) for an appeal about a development application under
  - (d) schedule 1, table 1, item 1—each principal submitter for
  - (e) the development application; and
  - (f) for an appeal about a change application under
  - (g) schedule 1, table 1, item 2—each principal submitter for
  - (h) the change application; and
  - (i) each person who may elect to become a co-respondent
  - (j) for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); and
  - (k) for an appeal to the P&E Court—the chief executive; and
  - (l) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The **service period** is—
  - (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
  - (b) otherwise—10 business days after the appeal is started.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

### **231 Other appeals**

- (1) Subject to this chapter, schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The Judicial Review Act 1991, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the Judicial Review Act 1991 in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.

(4) In this section—

**decision** includes—

- (a) conduct engaged in for the purpose of making a decision; and
- (b) other conduct that relates to the making of a decision; and
- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

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

- (a) is final and conclusive; and
- (b) may not be challenged, appealed against, reviewed, quashed, set aside or called into question in any other way under the Judicial Review Act 1991 or otherwise, whether by the Supreme Court, another court, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a tribunal or another entity on any ground.

### **232 Rules of the P&E Court**

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

## ATTACHMENT 4 – STATEMENT OF REASONS

The following information is provided in accordance with section 63 of the *Planning Act 2016*.

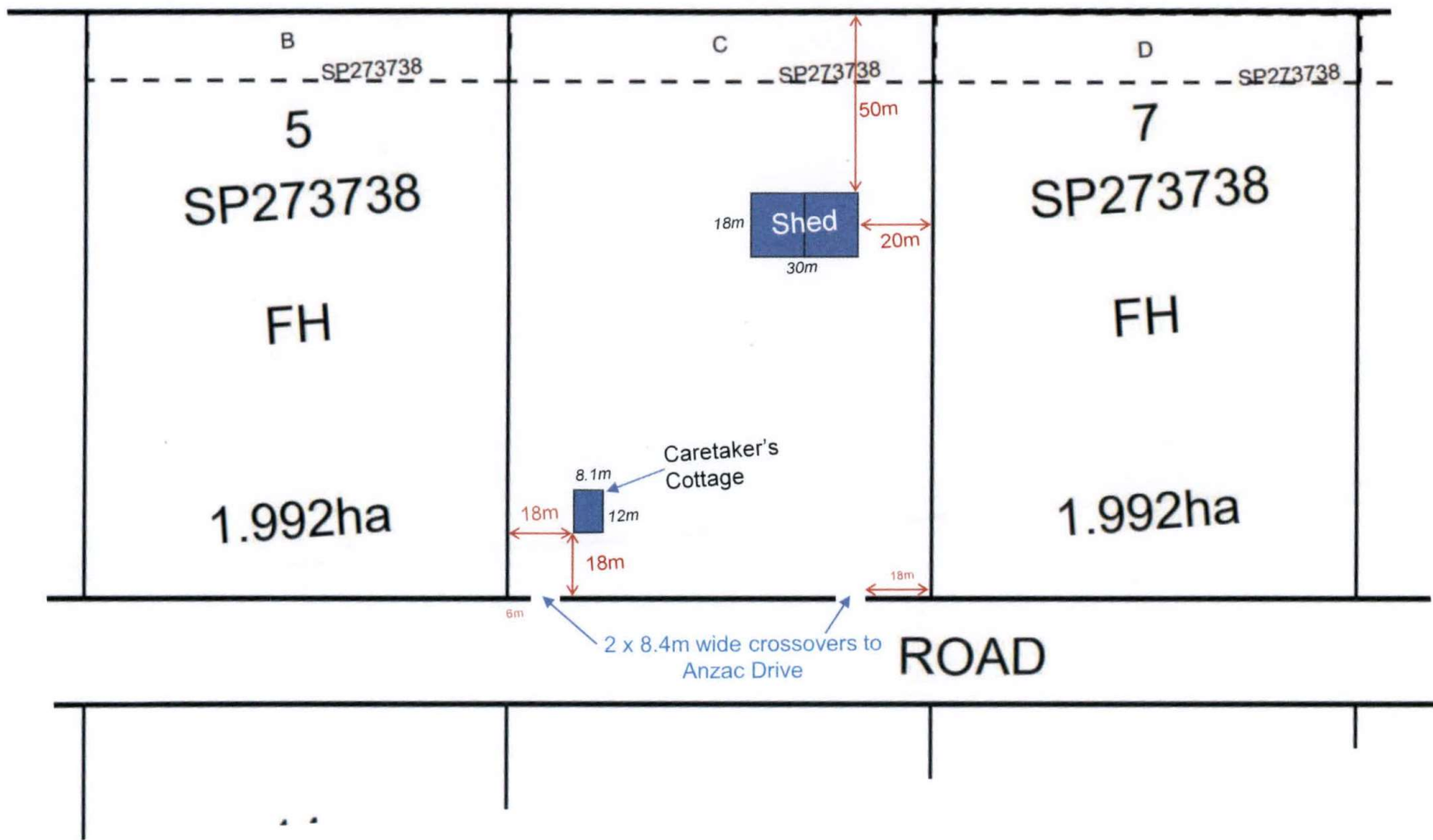
<b>Description of Development</b>	Material Change of Use – “Warehouse” “Transport Depot” & “Caretakers Accommodation”
<b>Assessment benchmarks</b>	The proposed development was assessed against the following Assessment benchmarks: <ul style="list-style-type: none"> <li>• <i>The Quilpie Shire Planning Scheme 2018</i> <ul style="list-style-type: none"> <li>○ Township zone code</li> <li>○ General Development Code</li> </ul> </li> </ul>
<b>Relevant matters</b>	No relevant matters were identified in the assessment of the application.
<b>Matters raised in submissions</b>	No submissions were received during Public Notification of the development application.
<b>Reasons for decision</b>	It is considered that the proposal presents no significant inconsistency with the applicable assessment benchmarks. Development conditions have been imposed to ensure compliance to the greatest extent possible. Any non-compliance has been accepted based on: <ul style="list-style-type: none"> <li>• the development is an industrial use within the industrial precinct of Quilpie;</li> <li>• the proposal supports the role of Quilpie as a key south-western service centre;</li> <li>• the proposed caretaker’s accommodation will not impact the viability of nearby industrial uses;</li> <li>• the development has been conditioned to ensure it does not generate noise, dust or any other environmental nuisance; and</li> <li>• there is an absence of any significant impacts that result from the development.</li> </ul>

**ATTACHMENT 5 – APPROVED PLANS AND SPECIFICATIONS**

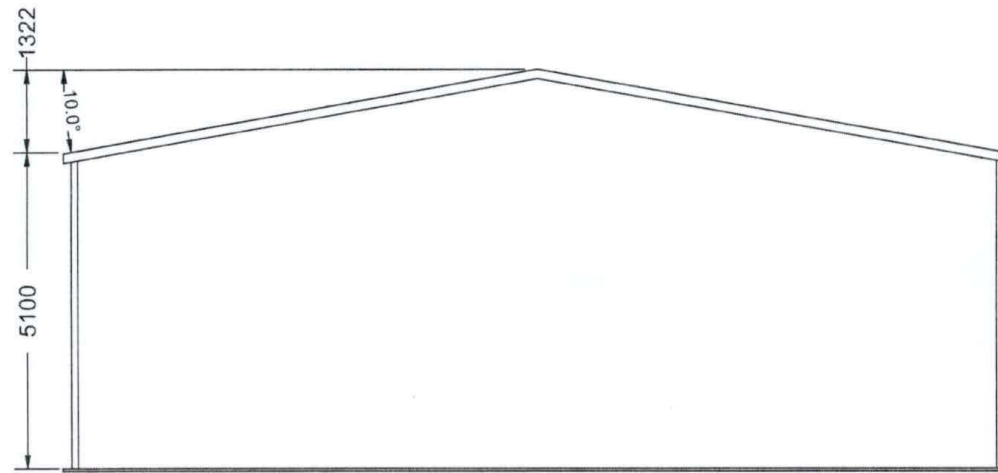
12710

Site Plan – Lot 6 Anzac Drive

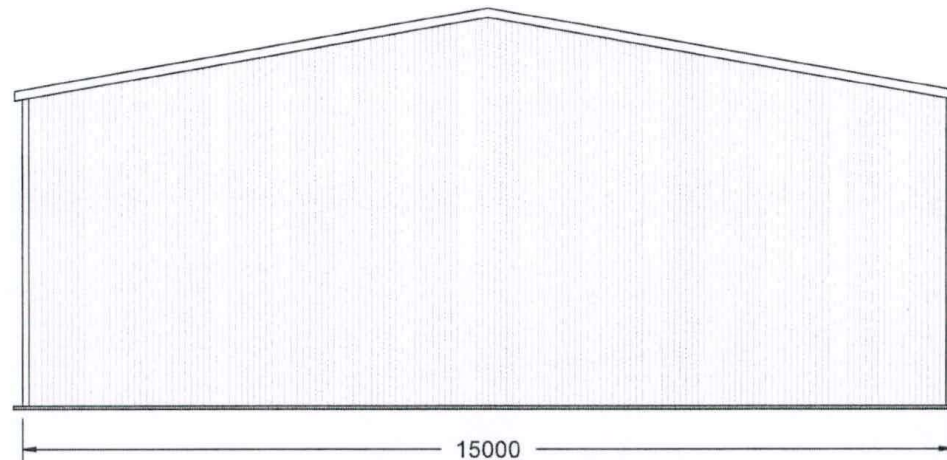
# DIAMANTINA DEVELOPM







FRONT ELEVATION



REAR ELEVATION

13 MAY 2019  
 George Zuev  
 RPEQ 7551

PLANS DRAWN BY



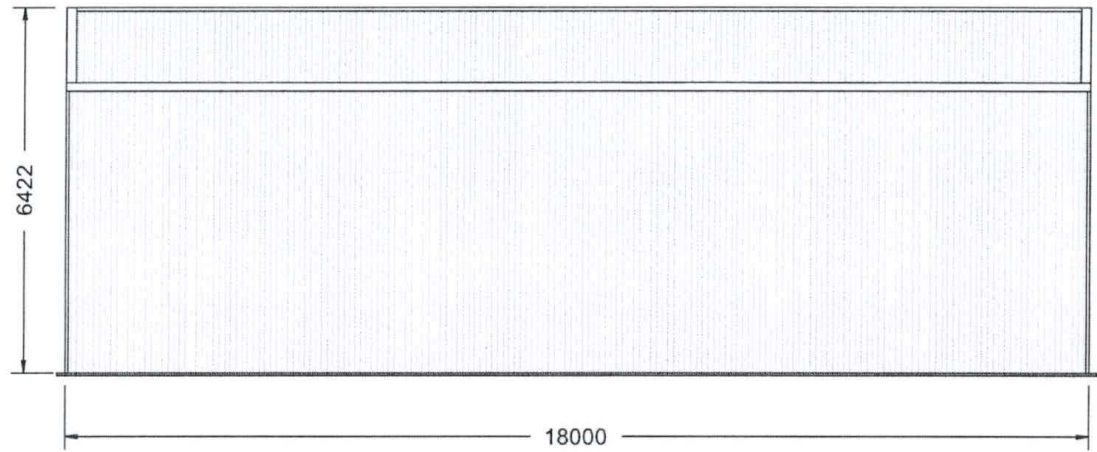
Australia's Leading Wholesale Shed Company  
 P 1300 553 779 F 1300 554 882  
 E john@nowbuildings.com.au  
 www.nowbuildings.com.au

JOB DETAILS

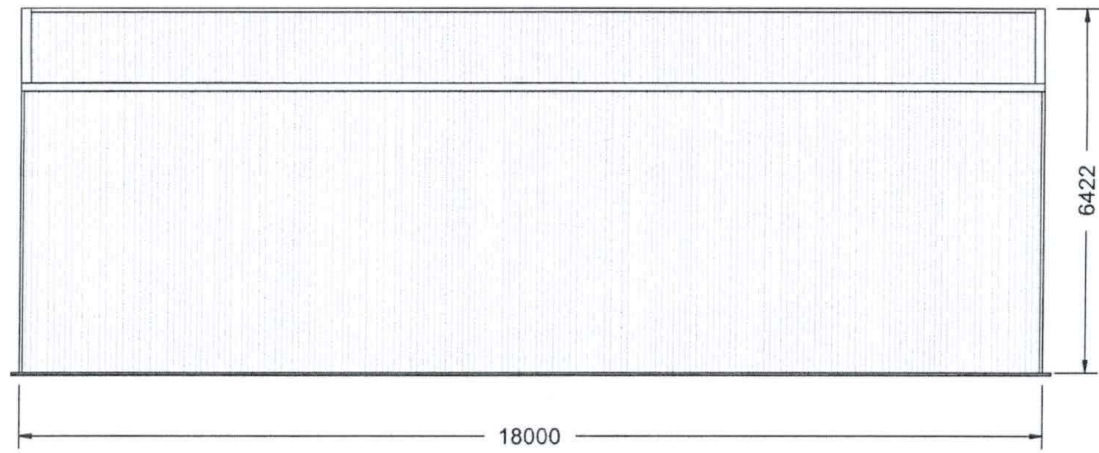
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 Customer: Bulloo Aviation, Alan Truss  
 Site: Lot 2 276 Old Adavale Rd, Quilpie, QLD, 4480

DRAWING DETAILS

Quote: Truss016188  
 Drawing No.: Quote  
 Drawing Type: Architectural Drawings  
 Drawing Scale: 1:109



LEFT ELEVATION



RIGHT ELEVATION

13 MAY 2019

George Zuev  
RPEQ 7551

**PLANS DRAWN BY**



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E john@nowbuildings.com.au

www.nowbuildings.com.au

**JOB DETAILS**

**Proposed Project:** 15m x 18m x 5.1m - Open End Building

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**Site:** Lot 2 276 Old Adavale Rd, Quilpie, QLD, 4480

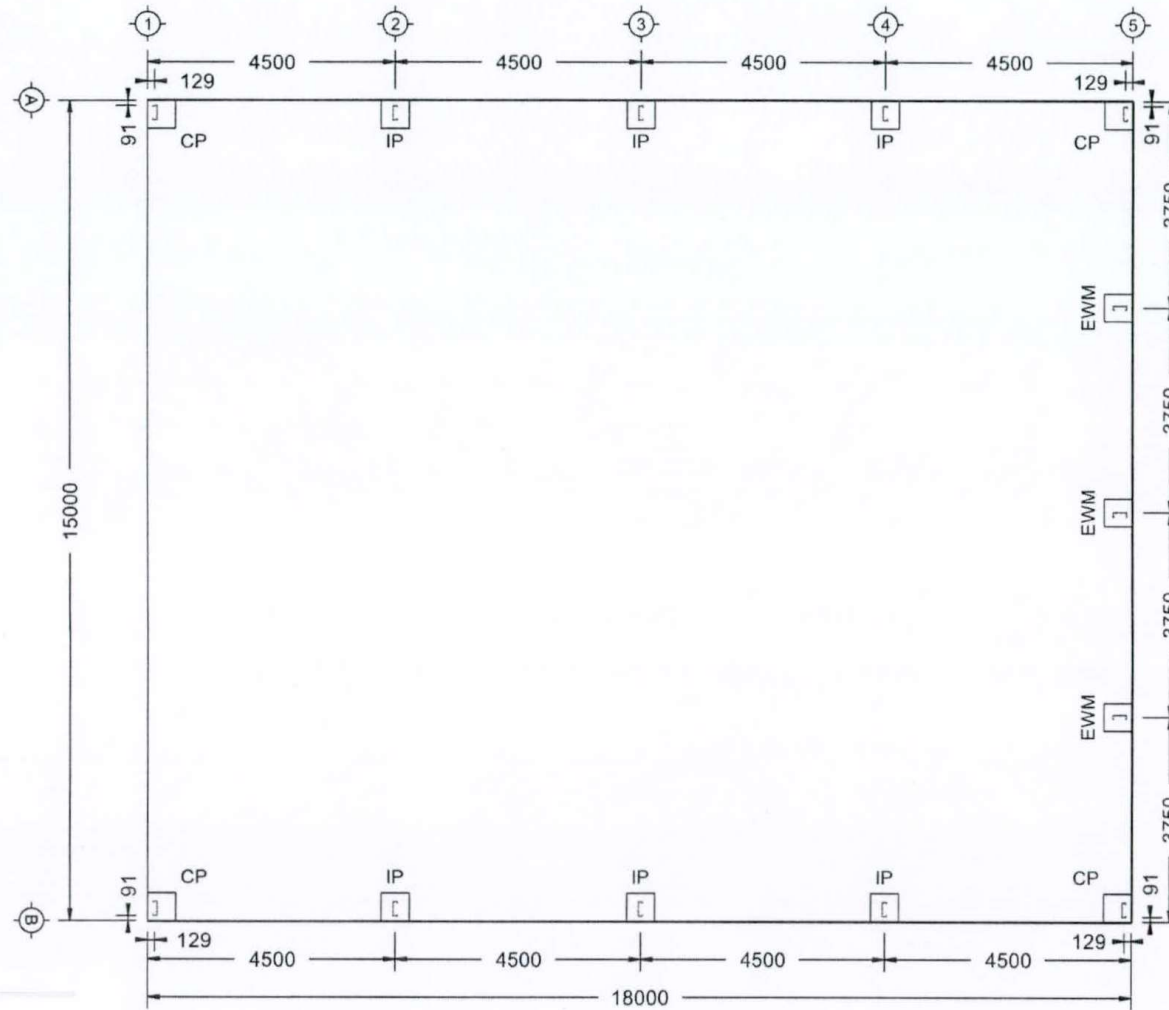
**DRAWING DETAILS**

**Quote:** Truss016188

**Drawing No.:** Quote

**Drawing Type:** Architectural Drawings

**Drawing Scale:** 1:111



FLOOR PLAN

<b>EWM</b>
Col Size C25024
Peir Size Ø 450 X 1500
<b>CP</b>
Col Size C25024
Peir Size Ø 450 X 1500
<b>IP</b>
Col Size C25024
Peir Size Ø 450 X 1500

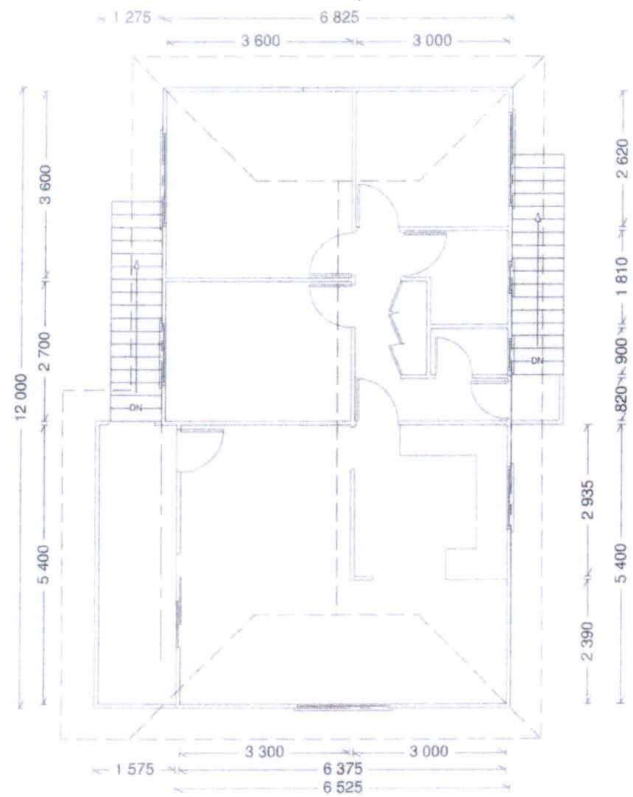
13 MAY 2019  
 George Zuev  
 RPEQ 7551

**PLANS DRAWN BY**                      **JOB DETAILS**                      **DRAWING DETAILS**

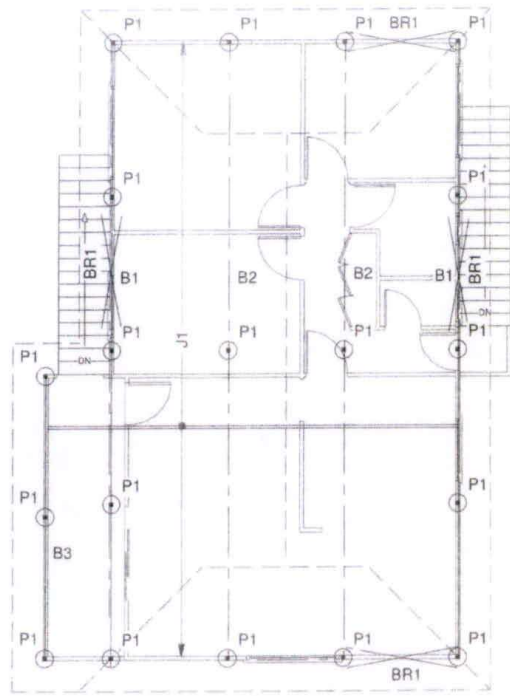
**NOWBUILDINGS**  
 Australia's Leading Wholesale Shed Company  
 P 1300 553 779 F 1300 554 882  
 E john@nowbuildings.com.au  
 www.nowbuildings.com.au

**Proposed Project:** 15m x 18m x 5.1m - Open End Building  
**Customer:** Bulloo Aviation, Alan Truss  
**Site:** Lot 2 276 Old Adavale Rd, Quilpie, QLD, 4480

**Quote:** Truss016188  
**Drawing No.:** Quote  
**Drawing Type:** Engineering Drawing  
**Drawing Scale:** 1:124



FLOOR PLAN



FLOOR FRAMING PLAN

FLOOR FRAMING SCHEDULE

- P1 350 Dia x 1200 DEEP CONCRETE PIERS WITH 75 x 3 SHS ADJUSTABLE STEEL POSTS
- B1 EXISTING TIMBER BEARER
- B2 EXISTING TIMBER BEARER REPLACED WITH 200UB25
- B3 EXISTING TIMBER BEARER
- J1 EXISTING TIMBER FLOR JOISTS AT 440CRS
- BR1 M12 ROD BRACING

ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BCA STANDARD BUILDING REGULATION 2013 & AS 1684.2 RESIDENTIAL TIMBER FRAMED CONSTRUCTION  
 Verify All Dimensions On Site. Do Not Scale From Plan Please.  
 This Design in Part or Whole is Subject to Copyright C

**P.R WILKES & ASSOCIATES**  
 52 WEST ST TOOWOOMBA A.C.N. 10272303  
 PH(07) 4632 6240 Fax(07) 4632 6856  
 CERTIFIED BY *[Signature]*  
 B TECH (ENG) AQIT (EMG) MIE (AUST) REG NO 1027

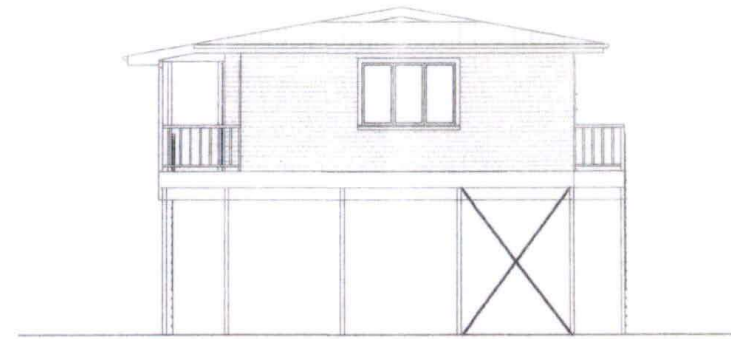
Wind loading: N2	PROPOSED: PROPOSED REMOVAL RESIDENCE
Local authority:	FOR: MICHAEL WORSLEY
Zoning: Residential	AT: 9 JABIRU STREET, QUILPIE, QLD 4480
Building class: 1	R.P.D.: Lot 20 ON Q6803 (0.2033 Ha)

SCALE 1:100	DATE: 28/10/13
DRAWN: ARW	
B For Approval	18.11.13
A Preliminary	28.10.13
ISSUE	DESCRIPTION DATE

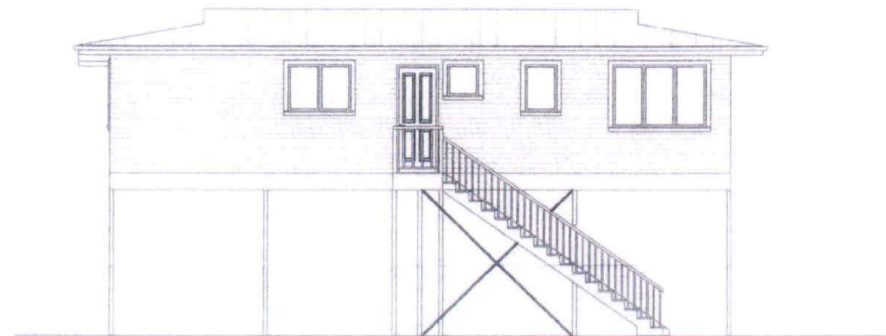
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**H/13/045-01**



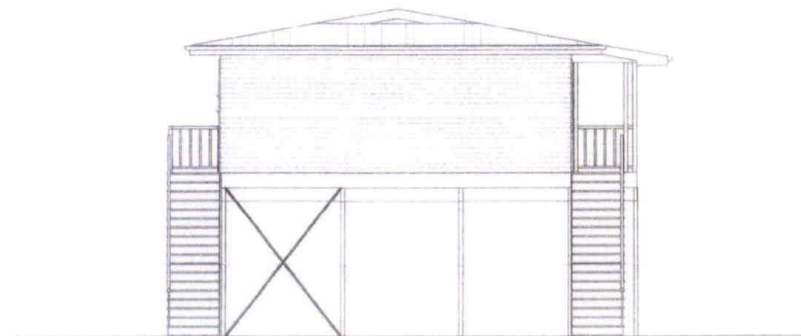
ELEVATION TO SOUTH



ELEVATION TO EAST



ELEVATION TO NORTH



ELEVATION TO WEST

ALL WORKS TO BE CONSTRUCTED IN ACCORDANCE WITH THE BCA STANDARD BUILDING REGULATION 2013 & AS 1684.2 RESIDENTIAL TIMBER FRAMED CONSTRUCTION

Verify All Dimensions On Site. Do Not Scale From Plan Please. This Design in Part or Whole is Subject to Copyright C

**P.R WILKES & ASSOCIATES**

82 WEST ST TOOWOOMBA A.C.N.010272303  
Ph(07) 4632 6240 Fax(07) 4632 6856 Email 89 998 298 504

CERTIFIED BY

B TECH (ENG) AQIT (ENG) MIE (AUST) REG No. 1027

Wind loading: N2

Local authority:

Zoning: Residential

Building class: 1

PROPOSED: PROPOSED REMOVAL RESIDENCE

FOR: MICHAEL WORSLEY

AT: 9 JABIRU STREET, QUILPIE, QLD 4480

R.P.D. : Lot 20 ON Q6803 (0.2033 Ha)

SCALE 1:100  
DRAWN: ARW

DATE: 28/10/13

ISSUE	DESCRIPTION	DATE
B	For Approval	18.11.13
A	Preliminary	28.10.13

PLAN No

H/13/045-02