



Quilpie Shire Council

P: 07 4656 0500
E: admin@quilpie.qld.gov.au
A: 50 Brolga Street, Quilpie Q 4480
P: PO Box 57, Quilpie QLD 4480
W: quilpie.qld.gov.au
ABN 53 680 434 639

Our Reference: 274681 : Dominique Wells

28 April 2026

Quilpie Sport and Recreation Inc.
C/- Proterra Group
PO Box 208
TOOWOOMBA QLD 4350

xiao.hu@proterragroup.com.au

Dear Xiao Hu,

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

I acknowledge the below application was properly made on 12 January 2026.

Application details

Approval Sought:	Development Permit
Application Proposal:	Material Change of Use - Indoor Sport and Recreation (Extension to existing gym and indoor playing courts) and Office
Category of Assessment:	Impact Assessment
Planning Scheme:	Quilpie Shire Planning Scheme

Location details

Street Address:	Brolga Street, Quilpie QLD 4480
Real Property Description:	Lot 3 on Q68045

Decision

I wish to advise that, on 22 April 2026, 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

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:

	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Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval - Material Change of Use	N/A	<input checked="" type="checkbox"/>	

Conditions

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

Further development permits

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

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

Referral agencies for the application

The referral agencies for this application are:

State Assessment and Referral Agency (SARA)	
Address for hand delivery:	128 Margaret Street, Toowoomba QLD 4350
Address for post:	PO Box 825, TOOWOOMBA QLD 4350
Address for electronic submission:	Applications can be prepared and referred to DILGP online by using MyDAS2. MyDAS2 can be accessed at https://prod2.dev-assess.qld.gov.au/suite/ Email: ToowoombaSARA ToowoombaSARA@dsdmip.qld.gov.au
Reason for Referral:	As a <u>Concurrence Agency</u> for an application involving: 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 <i>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 of the Planning Regulation 2017</i>
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Properly made submissions

No properly made submissions were received during the public notification period.

Approved plans, specifications and drawings

Copies of the following approved plans are enclosed.

Plan/Document Number	Plan/Document Name	Date
A.100, Issue P2	Site Plan	15.DEC.2025
A.200, Issue P2	Whole Complex Floor Plan	15.DEC.2025
A.201, Issue P6	Addition 1 Floor Plans	15.DEC.2025
A.202, Issue P1	Addition 2 Ground Floor Plan	24.NOV.2025
A.203, Issue P1	Addition 2 Mezzanine Floor Plan	24.NOV.2025
A.300, Issue P2	Whole Complex Elevations	15.DEC.2025
A.301, Issue P3	Addition 1 Elevations	15.DEC.2025
A.302, Issue P1	Addition 2 Elevations	15.DEC.2025

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

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

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 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

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)

Development Conditions

No.	Category	Condition																											
1	General	The approved development is a Material Change of Use – “Indoor Sport and Recreation” and “Office” as defined in the Planning Scheme and as shown on the approved plans.																											
2	General	A development permit for building works must be obtained prior to commencing construction of the use.																											
3	Compliance	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	Compliance	Prior to the commencement of use, the applicant shall contact Council and arrange a development compliance inspection.																											
5	Approved Plans	<p>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.</p> <table border="1"> <thead> <tr> <th>Plan Number</th> <th>Plan Name</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>A.100, Issue P2</td> <td>Site Plan</td> <td>15.DEC.2025</td> </tr> <tr> <td>A.200, Issue P2</td> <td>Whole Complex Floor Plan</td> <td>15.DEC.2025</td> </tr> <tr> <td>A.201, Issue P6</td> <td>Addition 1 Floor Plans</td> <td>15.DEC.2025</td> </tr> <tr> <td>A.202, Issue P1</td> <td>Addition 2 Ground Floor Plan</td> <td>24.NOV.2025</td> </tr> <tr> <td>A.203, Issue P1</td> <td>Addition 2 Mezzanine Floor Plan</td> <td>24.NOV.2025</td> </tr> <tr> <td>A.300, Issue P2</td> <td>Whole Complex Elevations</td> <td>15.DEC.2025</td> </tr> <tr> <td>A.301, Issue P3</td> <td>Addition 1 Elevations</td> <td>15.DEC.2025</td> </tr> <tr> <td>A.302, Issue P1</td> <td>Addition 2 Elevations</td> <td>15.DEC.2025</td> </tr> </tbody> </table>	Plan Number	Plan Name	Date	A.100, Issue P2	Site Plan	15.DEC.2025	A.200, Issue P2	Whole Complex Floor Plan	15.DEC.2025	A.201, Issue P6	Addition 1 Floor Plans	15.DEC.2025	A.202, Issue P1	Addition 2 Ground Floor Plan	24.NOV.2025	A.203, Issue P1	Addition 2 Mezzanine Floor Plan	24.NOV.2025	A.300, Issue P2	Whole Complex Elevations	15.DEC.2025	A.301, Issue P3	Addition 1 Elevations	15.DEC.2025	A.302, Issue P1	Addition 2 Elevations	15.DEC.2025
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6	Development Works	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	Development Works	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	Development Works	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”.																											

No.	Category	Condition
9	Applicable Standards	<p>All works must comply with:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>The developer must also ensure that any works do not conflict with any requirements imposed by any concurrence lawful requirements outside those stated above.</p>
10	Stormwater Drainage	<p>Stormwater drainage is to be provided in accordance with:</p> <ul style="list-style-type: none"> a) Queensland urban drainage manual, 3rd Edition, Queensland Department of Energy and Water Supply, 2013; and b) Pilgrim, DH, (ed)., Australian Rainfall & Runoff – A Guide to Flood Estimation, Institution of Engineers, Australia, Barton, ACT, 1987.
11	Stormwater Drainage	<p>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.</p>
12	Stormwater Drainage	<p>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.</p>
13	Stormwater Drainage	<p>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.</p>
14	Avoiding Nuisance	<p>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.</p>
15	Avoiding Nuisance	<p>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.</p>
16	Avoiding Nuisance	<p>All lighting shall be directed or shielded so as to ensure that no glare directly affects nearby properties.</p>

No.	Category	Condition
17	Avoiding Nuisance	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	Avoiding Nuisance	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	Avoiding Nuisance	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	Avoiding Nuisance	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.
21	Waste Management	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 <i>Waste Reduction and Recycling Act 2011</i> .
22	Waste Management	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.
23	Refuse Storage	Adequate refuse storage areas and facilities must be provided on the site to service the approved development.
24	Refuse Storage	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.
25	Refuse Storage	All waste generated on-site must be managed in accordance with the waste management hierarchy as detailed in the <i>Waste Reduction and Recycling Act 2011</i> .
26	Access and Manoeuvring	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.
27	Access and Manoeuvring	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.

No.	Category	Condition
28	Access and Manoeuvring	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.
29	Access and Manoeuvring	Car parking and manoeuvring areas are to be designed in accordance with: <ul style="list-style-type: none"> 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).
30	Earthworks	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.
31	Provision of Services	The development must be connected to Council's reticulated water supply system in accordance with the applicable Water Services Association of Australia (WSAA) publication, at no cost to Council.
32	Provision of Services	The development must be connected to Council's reticulated sewerage disposal system in accordance with the applicable Water Services Association of Australia (WSAA) publication, at no cost to Council.
33	Provision of Services	The development must be connected to an adequate electricity supply system in accordance with the relevant building standards, requirements and specifications (as relevant).
34	Provision of Services	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).
35	Provision of Services	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.
36	Advertising Signage	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.
37	Advertising Signage	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.
38	No cost to Council	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 toe costs of any services and infrastructure required in connection with the establishment of the development.

No.	Category	Condition
39	Latest Versions	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.
40	Application Documentation	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'.

General Advice

No.	Category	Condition
(a)	Relevant Planning Scheme	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.
(b)	Definition	In the Planning Scheme: Indoor Sport and Recreation means " <i>Premises used for leisure, sport or recreation conducted wholly or mainly indoors.</i> " Office means " <i>Premises used for an administrative, secretarial or management service or the practice of a profession, where no goods or materials are made, sold or hired and where the principal activity provides for one or more of the following:</i> " <ul style="list-style-type: none"> • <i>business or professional advice</i> • <i>service of goods that are not physically on the premises</i> • <i>office based administrative functions of an organisation.</i>
(c)	Duty of Care	All Aboriginal Cultural Heritage in Queensland is protected under the <i>Aboriginal Cultural Heritage Act 2003</i> 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.
(d)	Environmental harm	The <i>Environmental Protection Act 1994</i> 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.

No.	Category	Condition
(e)	Necessary Permits	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.
(f)	Future changes	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.

ATTACHMENT 2 – CONCURRENCE AGENCY RESPONSE

RA9-N

**DELIVERING
FOR QUEENSLAND**



**Queensland
Government**

Department of
**State Development,
Infrastructure and Planning**

SARA reference: 2601-50268 SRA
Council reference: DA03 25-26
Applicant reference: -

9 February 2026

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

Attention: Dominique Wells

Dear Ms Wells

SARA referral agency response—Brolga Street, 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 16 January 2026.

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:	9 February 2026
Advice:	Advice to the applicant is in Attachment 1
Reasons:	The reasons for the referral agency response are in Attachment 2

Development details

Description:	Development permit	Material change of use – Indoor Sport and Recreation (Extension to existing gym and indoor playing courts) and Office
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 future State transport corridor

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Darling Downs South West regional
office
128 Margaret Street, Toowoomba
PO Box 825, Toowoomba QLD 4350

SARA reference: 2601-50268 SRA
Assessment manager: Quilpie Shire Council
Street address: Broлга Street, Quilpie
Real property description: Lot 3 on Q68045
Applicant name: Quilpie Sport and Recreation Inc
Applicant contact details: C/- Proterra Group
PO Box 208
Toowoomba QLD 4350
xiao.hu@proterragroup.com.au

Human Rights Act 2019 considerations: A consideration of the 23 fundamental human rights protected under the *Human Right 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 (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 Geoff Broadbent, Principal Planning Officer, on (07) 4616 7302 or via email ToowoombaSARA@dcdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Paul Gleeson
A/Manager

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

cc Quilpie Sport and Recreation Inc, xiao.hu@proterragroup.com.au

Attachment 1—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 3.5). If a word remains undefined it has its ordinary meaning.

Attachment 2—Reasons for referral agency response

(Given under section 58(7) of the *Planning Act 2016*)

The reasons for SARA's decision are:

- The development complies with the assessment benchmarks of State code 1 of SDAP in that the development:
 - o does not increase the likelihood or frequency of accidents, fatalities, or serious injury for users of a state-controlled road
 - o does not adversely impact the structural integrity or physical condition of the state controlled road
 - o does not adversely impact the function and efficiency of the state controlled road 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
 - o does not significantly increase the cost 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 3.5, 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 Rules¹ 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.²
- 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.

¹ Pursuant to Section 68 of the *Planning Act 2016*

² 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.³

³ 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*.

Description of Development	Material Change of Use – “Indoor Sport and Recreation” (Extension to existing gym and indoor playing courts) and “Office”
Assessment benchmarks	<p>The proposed development was assessed against the following Assessment benchmarks:</p> <ul style="list-style-type: none"> • Part 3 Strategic Framework • Part 6 Zone Codes <ul style="list-style-type: none"> ○ Part 6.2.1 Recreation and Open Space Zone Code • Part 7 Development Codes <ul style="list-style-type: none"> ○ Part 7.3.1 General Development Code
Relevant matters	The existing development on the premises was a relevant matter in the assessment of the development application.
Matters raised in submissions	No applicable – no properly made submissions were received in relation to the development application.
Reasons for decision	<p>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.</p> <p>Any non-compliance has been accepted based on:</p> <ul style="list-style-type: none"> • The proposed development will expand the existing facilities in Quilpie for active sport and recreation activities. • The proposal does not impact the ongoing useability of outdoor playing spaces on the site. • The site is not mapped as containing areas of environmental significance and the development will not adversely impact the landscape character of the area.

ATTACHMENT 5 – APPROVED PLANS AND SPECIFICATIONS