



# TORRES SHIRE COUNCIL

To lead, provide and facilitate a sustainable, safe  
and culturally vibrant community

P.O Box 171  
THURSDAY ISLAND 4875

Telephone (07) 4069 1336  
Facsimile (07) 4069 1845

Email: [admin@torres.gld.gov.au](mailto:admin@torres.gld.gov.au)  
ABN 34 108 162 398

DATE: 18 July 2024

Our Ref: IDAS23/25  
Enquire to: Ed Kulpa  
Telephone: (07) 4069 1336

Oly Homes  
c/ CivilWalker Consulting Engineers  
PO Box 542  
CLIFTON BEACH QLD 4879

Email: [daryl@civilwalker.com.au](mailto:daryl@civilwalker.com.au)

Dear Sir/Madam

## Decision Notice – Approval

*Given under section 63 of the Planning Act 2016*

With reference to the abovementioned Development Application, please find attached the relevant Decision Notice, which was approved by Torres Shire Council in full, subject to conditions.

Details of the decision are as follows:

### DATE OF DECISION

Council approved the Development Application at the Council meeting on 16 July 2024.

### APPLICATION DETAILS

Application No:	IDAS23/25
Approval Sought:	Development Permit for Operational Work
Description of the Development	Stormwater drainage works and water infrastructure works
Planning Scheme:	<i>Torres Shire Council Planning Scheme 2022 (Version 1)</i>

### LOCATION DETAILS

Street Address:	6 Chester Street and 142 Douglas Street, Thursday Island
Real Property Description:	Lot 1 RP700579 and Lot 2 RP744714

### DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Operational Work (stormwater drainage works and water infrastructure works)

**CURRENCY PERIOD**

The use of the subject land must be commenced within a period of is two (2) years from the date, unless otherwise stated, the approval takes effect in accordance with section 71 of the *Planning Act 2016*. Should the subject use not be commenced prior to the expiry of such period, this approval will lapse.

**ASSESSMENT MANAGER CONDITIONS**

This approval is subject to the conditions in Attachment 1.

**PROPERLY MADE SUBMISSIONS**

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

**REFERRAL AGENCIES**

There were no referral agencies as part of this application.

**FURTHER DEVELOPMENT PERMITS REQUIRED**

- Development Permit for Building Work.
- Development Permit for Plumbing and Drainage Work.

**OTHER REQUIRMENTS UNDER SECTION 43 OF THE PLANNING REGULATION 2017**

Not Applicable.

**APPROVED PLANS AND SPECIFICATIONS**

The approved plans are attached to this Decision Notice (Attachment 2).

**RIGHTS OF APPEAL**

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached (Attachment 4).

**OTHER DETAILS**

You are further advised that the truth and accuracy of the information provided in the application form and accompanying information is relied on when assessing and deciding this application. If you find an inaccuracy in any of the information provided above or have a query or need to seek clarification about any of these details, please contact Torres Shire Council on (07) 4069 1336.

**DELEGATED PERSON**

Name: Dalassa Yorkston      Signature: 

- Enc.    **Attachment 1** – Conditions imposed by the Assessment Manager  
      **Attachment 2** – Approved Plans  
      **Attachment 3** – Notice about a Decision Notice  
      **Attachment 4** – Extract of Appeal Provisions (Chapter 6, Part 1 and Schedule 1 of the *Planning Act 2016*).

## CONDITIONS IMPOSED BY THE ASSESSMENT MANAGER

NO.	CONDITIONS	CONDITION TIMING																									
<b>1.0</b>	<b>Parameters of Approval</b>																										
1.1	The Developer is responsible for ensuring compliance with this development approval and the conditions of the approval by an employee, agent, contractor, or invitee of the Developer at all times unless otherwise stated.	At all times.																									
1.2	Where these conditions refer to "TSC" in relation to requiring Torres Shire Council to approve or be satisfied as to any matter, or conferring on the TSC a function, power or discretion, that role of the TSC may be fulfilled in whole or in part by a delegate appointed for that purpose by TSC.	At all times.																									
1.3	The cost of all works associated with the development and construction of the development including services, facilities and/or public utility alterations required are met at no cost to the Council or relevant utility provider, unless otherwise stated in a development condition.	At all times.																									
1.4	The developer is required to have repaired any damage to existing infrastructure that may have occurred during any works carried out associated with the development. To the extent the damage is deemed to create a hazard to the community, it must be repaired immediately.	At all times and prior to final acceptance of works.																									
1.5	Unless otherwise stated, all works must be designed, constructed, and maintained in accordance with the relevant Council policies, guidelines, and standards, and the FNQROC Development Manual.	At all times.																									
1.6	All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant standards and must be approved, supervised, and certified by a Registered Professional Engineer of Queensland (RPEQ).	At all times.																									
1.7	Where drawings contain insufficient detail or do not contain details of works that are either necessary or associated with the development then these works shall be designed and constructed to Council standards at no cost to Council at all times during construction and prior to works being accepted off maintenance	For the duration of the works subject to this approval.																									
<b>2.0</b>	<b>Approved Plans and Documents</b>																										
2.1	The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit.	At all times																									
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Sheet No.</th> <th style="text-align: center;">Document Name</th> <th style="text-align: center;">Revision</th> <th style="text-align: center;">Date</th> <th style="text-align: center;">Drawn by</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">263-001-C01</td> <td>Cover Sheet</td> <td style="text-align: center;">A</td> <td style="text-align: center;">03.05.24</td> <td>CivilWalker Consulting Engineers</td> </tr> <tr> <td style="text-align: center;">263-001-C02</td> <td>Important Notes</td> <td style="text-align: center;">A</td> <td style="text-align: center;">03.05.24</td> <td>CivilWalker Consulting Engineers</td> </tr> <tr> <td style="text-align: center;">263-001-C03</td> <td>General Arrangement</td> <td style="text-align: center;">A</td> <td style="text-align: center;">03.05.24</td> <td>CivilWalker Consulting Engineers</td> </tr> <tr> <td style="text-align: center;">263-001-C04</td> <td>Chester Street Details</td> <td style="text-align: center;">A</td> <td style="text-align: center;">03.05.24</td> <td>CivilWalker Consulting Engineers</td> </tr> </tbody> </table>	Sheet No.	Document Name	Revision	Date	Drawn by	263-001-C01	Cover Sheet	A	03.05.24	CivilWalker Consulting Engineers	263-001-C02	Important Notes	A	03.05.24	CivilWalker Consulting Engineers	263-001-C03	General Arrangement	A	03.05.24	CivilWalker Consulting Engineers	263-001-C04	Chester Street Details	A	03.05.24	CivilWalker Consulting Engineers	
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	263-001-C05	Douglas Street Details	A	03.05.24	CivilWalker Consulting Engineers	
	263-001-C06	Stormwater Longitudinal sections	A	03.05.24	CivilWalker Consulting Engineers	
	263-001-C07	Erosion & Sediment Control Strategy	A	03.05.24	CivilWalker Consulting Engineers	
2.2	Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.					At all times.
2.3	During construction, a legible copy of the approved plans and approved documents and this development approval must be available on the subject land and available for inspection at all times during construction and earthworks.					For the duration of the works subject to this approval.
3.0	<p><b>Pre-start meeting</b> A pre-start meeting, attended by a Council officer, the RPEQ and the contractor, must be arranged by the Contractor and held at a time and place mutually convenient to all attendees to discuss the relevant construction issues and program. Works subject to this development approval must not commence or be carried out prior to a pre-start meeting being held.</p>					Prior to the commencement of works.
4.0	<p><b>Construction Security Bond</b> A Construction Security Bond in accordance with the FNQROC Development Manual, to the amount of 5% of the value of the approved work is required to be lodged with Council. The bond must be in favour of Council and in the format of an unconditional bank guarantee, which must cover all aspects of the approved work. The bond must be lodged in the approved form with the Consulting Engineer's certification of the value of the approved work. The Construction Security Bond will be returned by Council once the approved work has achieved Works Acceptance.</p>					Prior to Commencement of Work.
5.0	<p><b>Commencement of Work</b> Approved work must not commence until Council has received and accepted the written Notice of Intention to Commence work and all matters relevant to the Pre-Start meeting completed in accordance with the FNQROC Development Manual.</p>					Prior to Commencement of Work.
6.0	<p><b>Works Acceptance – General</b> All works must be fully constructed and completed in accordance with the FNQROC Development Manual.</p>					Prior to Works Acceptance.
7.0	<p><b>Certification of Approved Works</b> The Consulting Engineer (RPEQ) is required to certify that all works have been carried out in accordance with this Development Permit and the standards as set out in the FNQROC Development Manual.</p>					Prior to Works Acceptance.
8.0	<p><b>As Constructed Plans</b> "As Constructed" documentation in accordance with the FNQROC Development Manual must be lodged with Council.</p>					Prior to Works Acceptance.
9.0	<p><b>Defects Liability Bond</b> A Defects Liability Bond in accordance with the FNQROC Development Manual, to the amount of 5% of the value of the approved work is required to be lodged with Council.</p>					Prior to Works Acceptance.

	<p>The bond must be in favour of Council and in the format of an unconditional bank guarantee, which must cover all aspects of the approved work.</p> <p>The bond must be lodged in the approved form with the Consulting Engineer's certification of the value of the approved work.</p> <p>The Defects Liability Bond will be returned by Council once the approved work has achieved Final Works Acceptance.</p> <p><i>Note: The Construction Security Bond lodged prior to construction may be used for the purposes of the Defect Liability bond subject to Council's approval.</i></p>	
10.0	<p><b>Defects Liability Period</b></p> <p>A twelve (12) month "Defects Liability Period" applies, commencing the day after the works have been accepted as complete by Council. During the Defects Liability Period, it is the responsibility of the Developer to rectify any works found to be defective due to design faults or found to exhibit faults attributed to the performance of the construction activities in terms of quality and conformance with the design and specifications.</p>	Prior to Final Works Acceptance.
11.0	<p><b>Filling and Excavation</b></p> <p>Any excavating and filling activities are to be carried out in accordance with the FNQROC Development Manual, ensuring works do not result in the ponding or permanent retention of surface water either on the site or on adjoining land.</p>	At all times.
12.0	<b>Site Works and Erosion and Sediment control</b>	
12.1	Site works must be constructed such that they do not, at any time, in any way restrict, impair, or change the natural flow of runoff water, or cause a nuisance or worsening to adjoining properties or infrastructure	Prior to the commencement of any construction works required by this development.
12.2	Implement the Erosion and Sediment control plan for the duration of the construction phase and until such time all exposed soils areas are permanently stabilised (for example, turfed, hydro mulched, concreted, or landscaped). The ESCS must be available for inspection by TSC officers during the construction phase.	Prior to the commencement of any construction works required by this development and at all times.
13.0	<p><b>Construction and Environmental Management Plan</b></p> <p>The applicant must submit a Construction and Environmental Management Plan (CEMP) to Council for review and approval. The CEMP must be prepared by a suitably qualified professional and adequately demonstrate how:</p> <p>(a) Traffic and parking generated during construction activities and works will be managed to minimise impacts on the surrounding area;</p> <p>(b) Best practice waste management strategies during the construction phase; and</p> <p>(c) Mitigate potential adverse impacts associated with dust, noise and lighting emissions, sediment, and stormwater run-off.</p>	Prior to the commencement of construction and at all times during construction.

## **B. ASSESSMENT MANAGER (COUNCIL) ADVISORY NOTES**

1. This approval, granted under the provisions of the Planning Act 2016, shall lapse two (2) years from the day the approval takes effect in accordance with the relevant provisions of s85 of the Planning Act 2016.

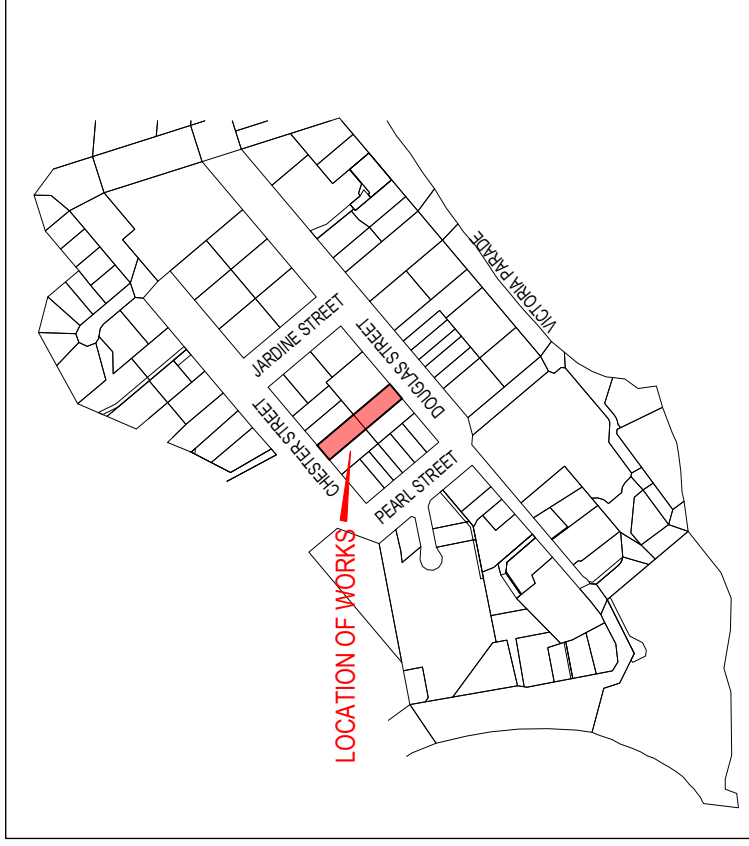
2. Prior to commencing any building or plumbing works, the applicant/developer will be required to obtain further development permits for building work, and plumbing and drainage work, as required under relevant legislation for this work.
3. This approval does not negate the requirement for compliance with all other relevant Local Laws and other statutory requirements.
4. An application to Torres Shire Council is required for water and/or sewerage services to be connected to a property. The developer should contact Torres Shire Council for further information on the necessary forms and application process.
5. No building materials or the like are to be stored on the footpath unless an appropriate approval from Council is obtained, including the payment of associated fees.
6. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone warning and that relevant emergency telephone contacts are provided to Council Officers, prior to Commencement of Works.
7. The *Environmental Protection Act 1994* states 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 civil, earthworks and construction phases of this development, are to adhere to their 'general environmental duty' to minimise the risk of causing environmental harm.
8. Environmental harm is defined by the Act as any adverse effect, or potential adverse effect whether temporary or permanent and of whatever magnitude, duration or frequency on an environmental value and includes environmental nuisance. Therefore, no person should cause any interference with the environment or amenity of the area by reason of the emission of noise, vibration, smell, fumes, smoke vapour, steam, soot, ash, dust, wastewater, waste products, grit, sediment, oil or otherwise, or cause hazards likely in the opinion of the Council.
9. This development approval does not authorise any activity that may harm Aboriginal and Torres Strait Islander cultural heritage. It is also advised that any land use activities must comply with the *Aboriginal Cultural Heritage Act 2003* or the *Torres Strait Islander Heritage Act 2003*.

## APPROVED PLANS

Attached under separate cover (this page has been intentionally left blank)

# THE UNITING CHURCH OF AUSTRALIA PROPERTY TRUST PROPOSED RESIDENTIAL DEVELOPMENT OPERATIONAL WORK

PROJECT No: 263-001



LOCALITY PLAN  
N.T.S.

## PROJECT DRAWINGS

DRAWING No.	DRAWING TITLE
263-001-C01	COVER SHEET, DRAWING INDEX & LOCALITY
263-001-C02	IMPORTANT NOTES
263-001-C03	GENERAL ARRANGEMENT
263-001-C04	CHESTER STREET DETAILS
263-001-C05	DOUGLAS STREET DETAILS
263-001-C06	STORMWATER DRAINAGE LONGITUDINAL SECTIONS
263-001-C07	EROSION & SEDIMENT CONTROL STRATEGY

## FNQROC STANDARD DRAWINGS

DRAWING No.	DRAWING TITLE
S1000	CONCRETE KERB & CHANNEL PROFILES & DIMENSIONS
S1046	EXCAVATION, BEDDING AND BACKFILLING OF CONCRETE PIPES
S1050	GRADED KERB INLET PIT DIA. LESS THAN 600mm
S1060	KERB INLET GRATE AND FRAME
S2015	THRUST BLOCK DETAILS
S2016	WATER RETICULATION BEDDING DETAILS LESS THAN 300
S2020	MAIN CONNECTION DETAILS
S2038	STANDARD ARRANGEMENT OF 20mm WATER SERVICE AND RECYCLED WATER INSTALLATIONS

**TORRES SHIRE COUNCIL**

**DIGITALLY STAMPED  
APPROVED PLAN**

**Development Application:** Development Permit for Operational Work (stormwater drainage works and water infrastructure works)

**Lot details:** Lot 1 RP700579 and Lot 2 RP744714

Referred to in Council's Decision Notice

**Approval Date:** 16 July 2024

**Application Number:** IDAS 23/25

NO.	DATE	DESCRIPTION	DESIGN	APPROVED
A	03.05.24	INITIAL ISSUE		

CLIENT  
**THE UNITING CHURCH OF AUSTRALIA PROPERTY TRUST**

SCALE  
ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE



DRAWN  
CW  
DESIGNED  
CW  
APPROVED  
ORIGINAL CERTIFIED BY  
D.J.WALKER  
DATE: 03.05.24  
#REF: 19806

DRAWING NO.  
6 CHESTER & 142 DOUGLAS STREETS, THURSDAY ISLAND  
OPERATIONAL WORK  
COVER SHEET, DRAWING INDEX & LOCALITY  
263-001-C01  
REVISION  
A



**FNQROC REGIONAL DEVELOPMENT MANUAL**

- CONSTRUCTION AND INSTALLATION OF ALL WORKS AS DETAILED ON THESE DRAWINGS SHALL BE IN ACCORDANCE WITH THE PROCEDURES, SPECIFICATIONS AND REFERENCED STANDARD DRAWINGS CONTAINED IN THE CURRENT ISSUE OF THE FNQROC DEVELOPMENT MANUAL UNLESS NOTED OTHERWISE.

**COMPLIANCE WITH ASSESSMENT MANAGER CONDITIONS**

- CONSTRUCTION OF THE WORKS DETAILED ON THESE DRAWINGS SHALL NOT COMMENCE UNTIL AN OPERATIONAL WORKS PERMIT HAS BEEN ISSUED BY COUNCIL AND THE REQUIRED PRE-START MEETING HELD.
- THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT CONDITIONS SET OUT IN THE COUNCIL DECISION NOTICE FOR OPERATIONAL WORK.

**SURVEY & EXISTING SERVICES**

- THE EXISTING SERVICES SHOWN ON THESE DRAWINGS ARE DERIVED FROM SURFACE SURVEY PROVIDED BY RPS ON DRAWING AU007062-01. THEY MAY NOT REPRESENT ALL OF THE SERVICES SHOWN ON THOSE DRAWINGS, OR ALL OF THE EXISTING SERVICES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE PROJECT SURVEY AND SUBSEQUENTLY LOCATING ALL EXISTING SERVICES PRIOR TO ANY WORKS COMMENCING. ONCE THE LINE AND LEVEL OF EXISTING UNDERGROUND SERVICES HAS BEEN CONFIRMED BY THE CONTRACTOR, THE ENGINEER SHALL BE NOTIFIED OF ANY POTENTIAL CLASHES WITH THE DESIGN PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL DAMAGE TO EXISTING SERVICES SHALL BE MADE GOOD TO THE SATISFACTION OF THE SUPERINTENDENT AND THE RELEVANT AUTHORITY AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL NOTIFY THE RELEVANT AUTHORITY IMMEDIATELY IF ANY DAMAGE OCCURS.



**DO NOT SCALE FROM DRAWINGS**

- DO NOT SCALE DIRECTLY FROM DRAWINGS!**
- IF YOU REQUIRE A DIMENSION THAT IS NOT DOCUMENTED ON THE DRAWING OR AVAILABLE WITHIN THE DESIGN MODEL PROVIDED, PHONE THE ENGINEER. A DIMENSION WILL BE PROVIDED TO YOU.

**EARTHWORKS NOTES**

- IN ACCORDANCE WITH THE LAND PROTECTION (PEST AND STOCK ROUTE MANAGEMENT) ACT 2002, SOIL OR ANY MATTER CONTAINING REPRODUCTIVE PEST PLANT MATERIAL MUST NOT BE REMOVED FROM THE SITE. THE CONTRACTOR'S ENVIRONMENTAL MANAGEMENT PLAN MUST IDENTIFY APPROPRIATE MEASURES TO BE PUT IN PLACE TO ENSURE THAT SOIL AND OTHER ORGANIC MATERIALS ARE NOT INADVERTENTLY TRANSPORTED TO OTHER LOCATIONS. THE CONTRACTOR SHALL CONTACT COUNCIL'S PEST MANAGEMENT UNIT TO OBTAIN ADVICE WITH REGARD TO DEVELOPING THIS COMPONENT OF THE ENVIRONMENTAL MANAGEMENT PLAN. SOIL (OR OTHER MATTER) CONTAMINATED WITH WEED SEED OR ORGANIC MATERIAL SHOULD NOT BE USED IN LANDSCAPING. A VEHICLE WASH DOWN AND INSPECTION AREA MUST BE PROVIDED FOR ALL MACHINERY / PLANT ENTERING AND LEAVING THE SITE DURING CONSTRUCTION TO REDUCE THE SPREAD OF INVASIVE WEED SPECIES, STRIP AND REMOVE EXISTING TOPSOIL. SOIL CONTAINING SIGNIFICANT AMOUNTS OF ORGANIC MATERIALS AND ALSO ANY DELETERIOUS SOFT WET OR HIGHLY COMPRESSIVE MATERIALS. MATERIALS CONTAMINATED THROUGH PAST SITE USAGE WHICH MAY CONTAIN TOXIC SUBSTANCES OR SOLUBLE COMPOUNDS HARMFUL TO GROUND WATER. MATERIALS CONTAINING SUBSTANCES THAT CAN BE DISSOLVED OR LEACHED OUT IN THE PRESENCE OF MOISTURE (EG GYPSUM) OR WHICH UNDERGO VOLUME CHANGE OR LOSS OF STRENGTH WHEN DISTURBED AND EXPOSED TO MOISTURE (EG. SOME SHALES AND SANDSTONES), SILTS OR MATERIALS THAT HAVE THE DELETERIOUS PROPERTIES OF SILT, AND MATERIAL THAT CONTAINS WOOD, METAL, PLASTIC, BOULDERS OR OTHER DELETERIOUS MATERIAL.
- REMOVE ALL FISSURED MATERIALS.
- UNDERTAKE DRAIN EXCAVATION WORK IN ACCORDANCE WITH THE REQUIREMENTS OF FNQROC REGIONAL DEVELOPMENT MANUAL STANDARD SPECIFICATIONS.

**PAVEMENT REINSTATEMENT**

- FOR PAVEMENT REINSTATEMENT WORK ASSOCIATED WITH TRENCHES, PAVEMENT CONSTRUCTION METHODOLOGY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FNQROC REGIONAL DEVELOPMENT MANUAL STANDARD SPECIFICATIONS.
- THE CONTRACTOR IS REMINDED OF THE REQUIREMENT FOR HOLD POINT AND WITNESS POINT INSPECTIONS AS REQUIRED BY THE RELEVANT SPECIFICATION.
- THE CONTRACTOR IS REMINDED OF THE REQUIREMENT FOR MATERIAL AND COMPACTION TESTING REQUIREMENTS AS REQUIRED BY THE STANDARD SPECIFICATION.

**STORMWATER DRAINAGE**

- ALL STORMWATER PITS AND GRATES ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS.
- STORMWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FNQROC REGIONAL DEVELOPMENT MANUAL STANDARD SPECIFICATIONS.
- PRIOR TO COMMENCEMENT OF PIPE WORK, THE CONTRACTOR SHALL CONFIRM THE INVERT LEVEL OF DOWNSTREAM DRAINAGE TO ENSURE THAT THE STORMWATER SYSTEM CAN ADEQUATELY OUTLET / DRAIN. CONTACT THE ENGINEER IF THERE ARE ANY DISCREPANCIES.
- STORMWATER DRAINAGE PIPES WITHIN COUNCIL'S ROAD RESERVE ARE TO BE CCTV'D IN ACCORDANCE WITH THE REQUIREMENTS OF THE FNQROC REGIONAL DEVELOPMENT MANUAL.

**EROSION SEDIMENT CONTROL STRATEGY**

- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND PRESERVE THE NATURAL ENVIRONMENT AND SHALL AVOID ENVIRONMENTAL POLLUTION IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION ACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INCORPORATION OF APPROPRIATE CONTROL AND MANAGEMENT MEASURES CONFORMING TO THE REQUIREMENTS OF THE ACT AND THE RELEVANT AUTHORITIES.
- THE CONTRACTOR SHALL INSTALL ALL DEVICES/MEASURES NECESSARY TO COMPLY WITH THE PROVISIONS OF THE FNQROC DEVELOPMENT MANUAL, THE ENVIRONMENTAL PROTECTION ACT AND COUNCIL REQUIREMENTS.
- ANY SOIL STOCKPILES SHALL BE PROTECTED AGAINST WIND EROSION BY COVERING AND AGAINST STORMWATER RUNOFF BY SILT FENCES AT THE DOWNHILL SLOPES. STOCKPILE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND EROSION/CONTROL MEASURES IMPLEMENTED & MAINTAINED FOR THE LIFE OF THE STOCKPILE.

**WATER**

- ALL WATER WORKS TO BE IN ACCORDANCE WITH FNQROC STANDARD SPECIFICATION S5, UNLESS NOTED OTHERWISE.
- FOR DETAILS OF WATER MAIN TRENCH BEDDING REFER FNQROC STANDARD DRAWING S2016. BEDDING TO BE TYPE 1 UNLESS NOTED OTHERWISE.
- PROVIDE THRUOUT BLOCKS IN ACCORDANCE WITH FNQROC REQUIREMENTS.
- CONNECTION OF NEW WATER MAIN SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF COUNCIL. CONTRACTOR TO LAISE WITH COUNCIL & ORGANISE FOR CONNECTION.

**TORRES SHIRE COUNCIL**  
**DIGITALLY STAMPED**  
**APPROVED PLAN**

**Development Application:** Development Permit for Operational Work (stormwater drainage works and water infrastructure works)

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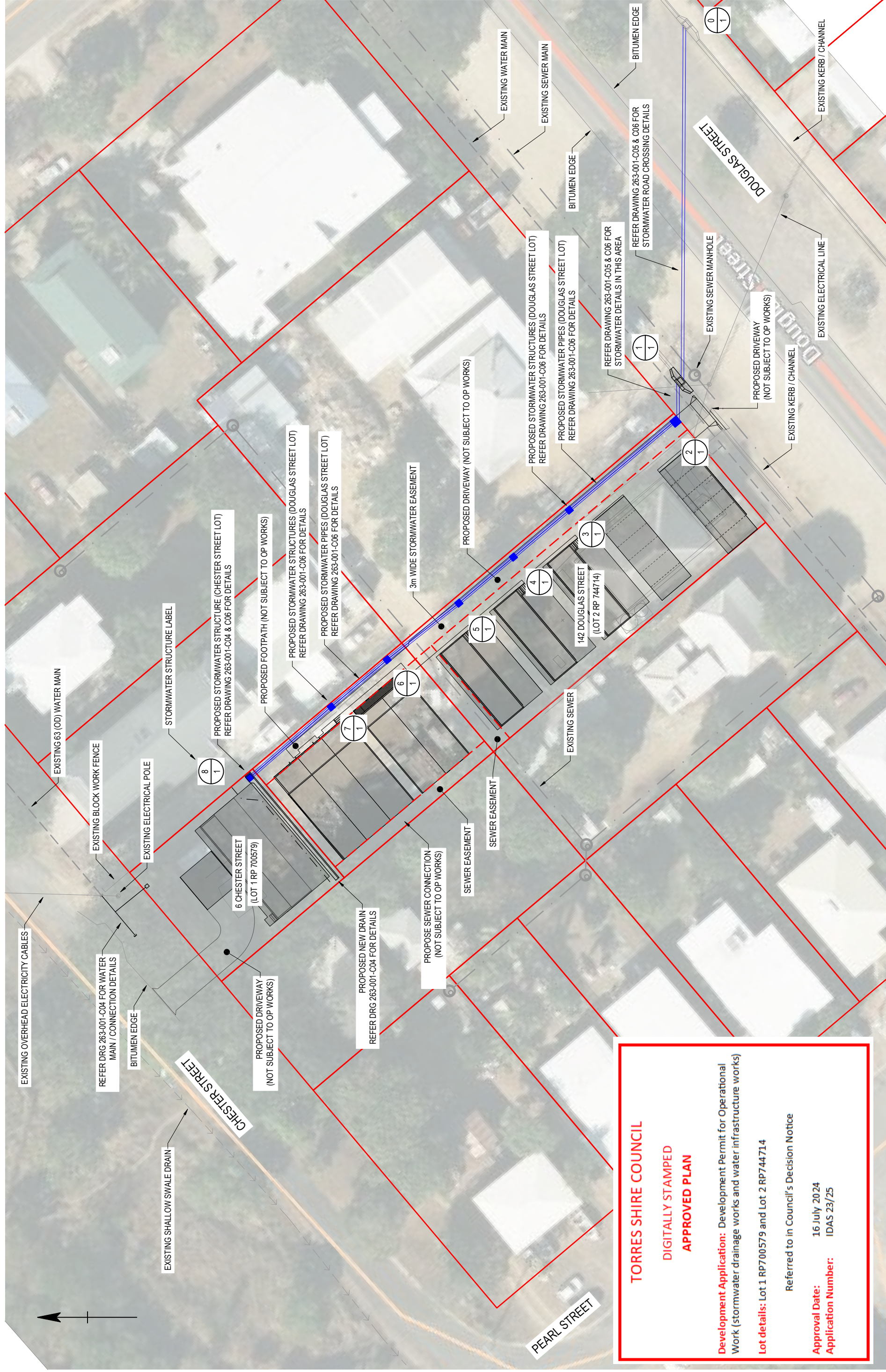


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DESIGNED	CW	CHECKED	DJW
APPROVED			

ORIGINAL CERTIFIED BY  
**D.J.WALKER**

DATE: 03.05.24 #REF: 19806

6 CHESTER & 142 DOUGLAS STREETS, THURSDAY ISLAND	
OPERATIONAL WORK	
IMPORTANT NOTES	
DRAWING NO.	263-001-C02
REVISION	A



**TORRES SHIRE COUNCIL**  
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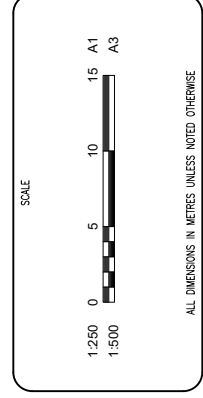
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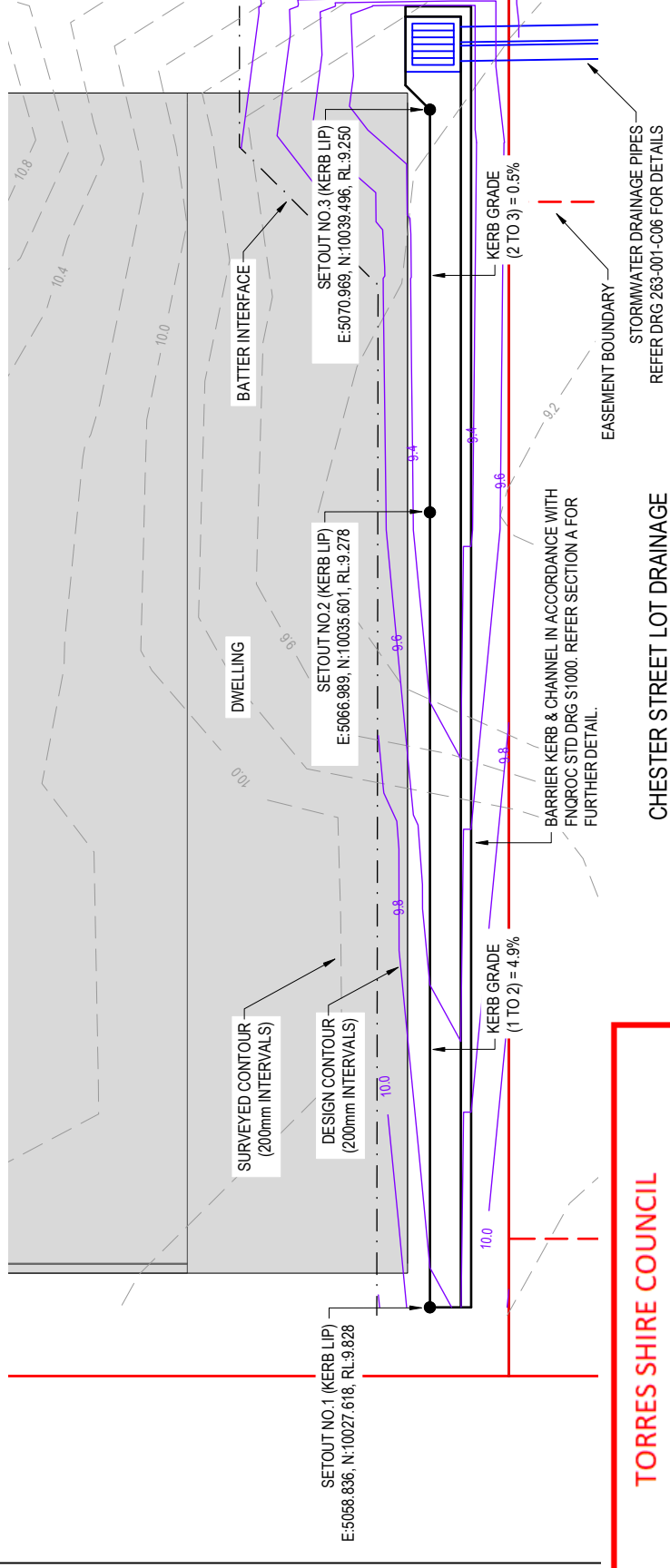
  

<p><b>CivilWalker</b> CONSULTING ENGINEERS</p>	<p>DATE: 03.05.24          REF: 19806</p>	<p>DESIGNED / APPROVED          ORIGINAL CERTIFIED BY          D.J. WALKER</p>	<p>DRAWN / CHECKED          D.J.W</p>	<p>6 CHESTER &amp; 142 DOUGLAS STREETS, THURSDAY ISLAND</p>
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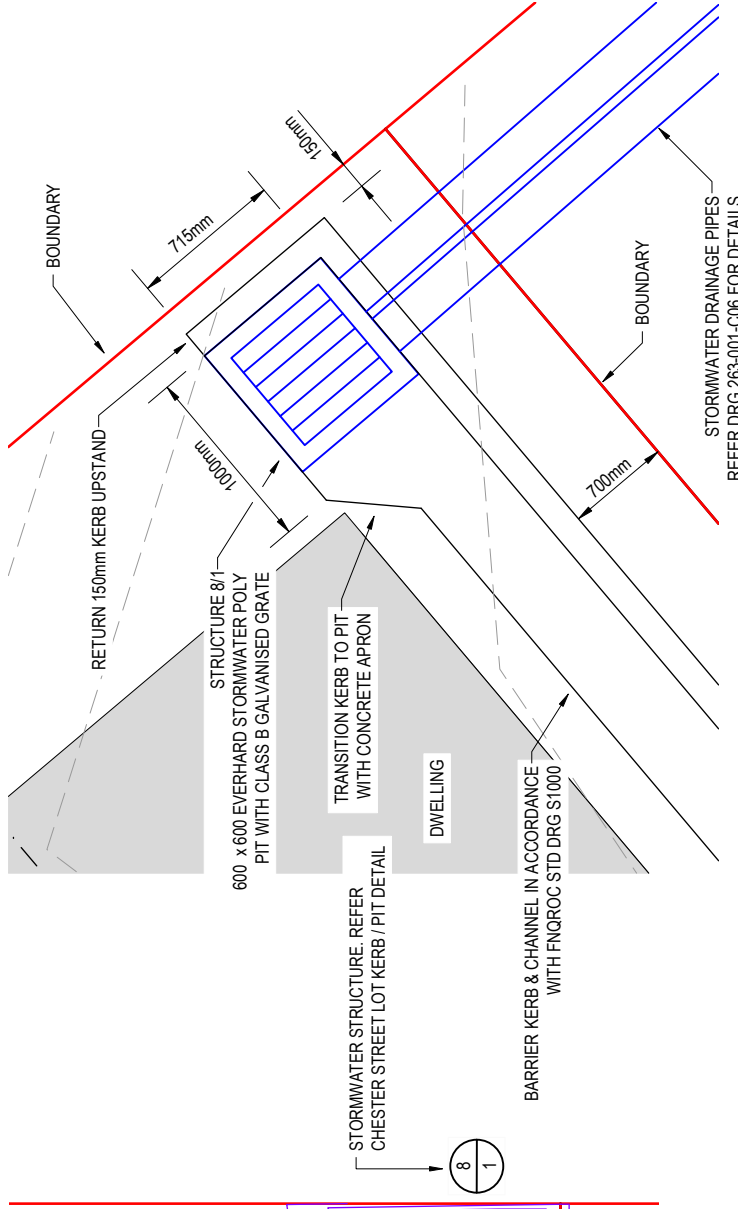
  

<p>THE UNITING CHURCH OF AUSTRALIA PROPERTY TRUST</p>	<p>OPERATIONAL WORK          GENERAL ARRANGEMENT</p>	<p>263-001-C03</p>
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**CHESTER STREET LOT DRAINAGE**  
SCALE 1:50 A1 / 1:100 A3

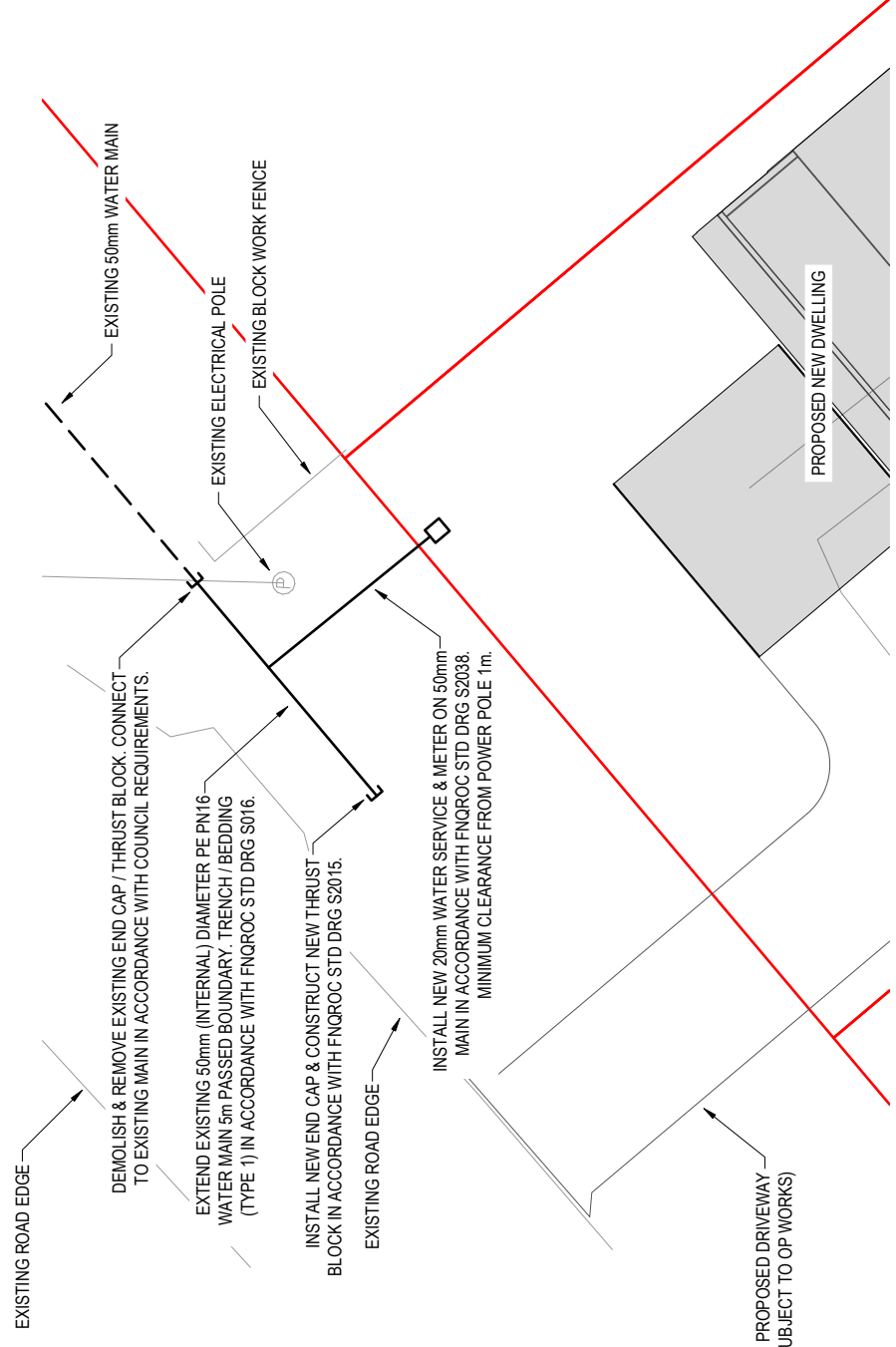


**CHESTER STREET LOT KERB / PIT DETAIL**  
SCALE 1:20 A1 / 1:40 A3

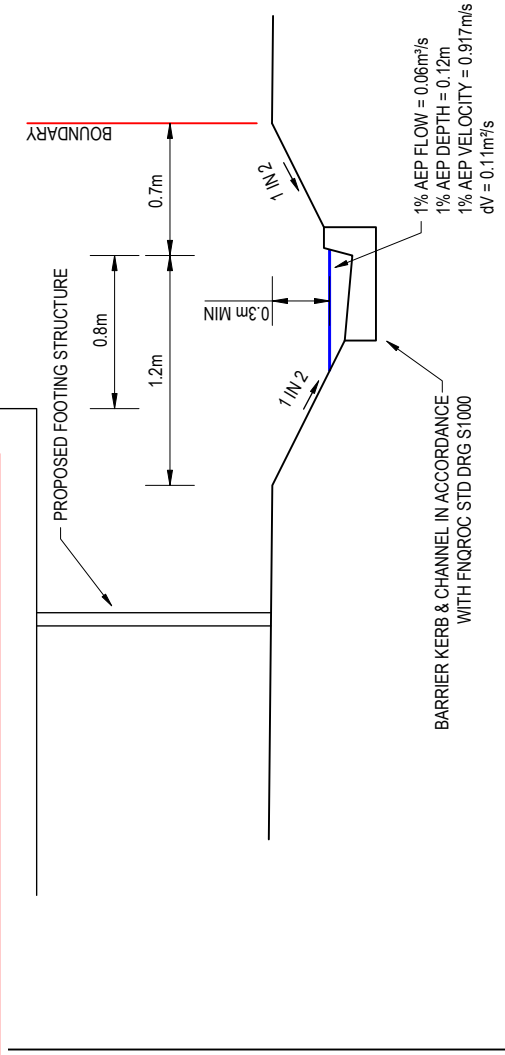
**TORRES SHIRE COUNCIL**  
**DIGITALLY STAMPED**  
**APPROVED PLAN**

**Development Application:** Development Permit for Operational Work (stormwater drainage works and water infrastructure works)  
**Lot details:** Lot 1 RP700579 and Lot 2 RP744714  
**Referred to in Council's Decision Notice**

**Approval Date:** 16 July 2024  
**Application Number:** IDAS 23/25



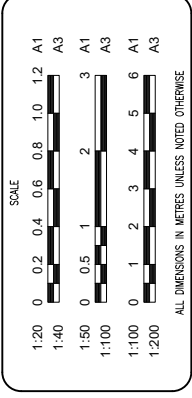
**CHESTER STREET WATER CONNECTION**  
SCALE 1:10 A1 / 1:20 A3



**SECTION A**  
SCALE 1:20 A1 / 1:40 A3

NO.	DATE	DESCRIPTION	DESIGN	APPROVED
A	03.05.24	INITIAL ISSUE		

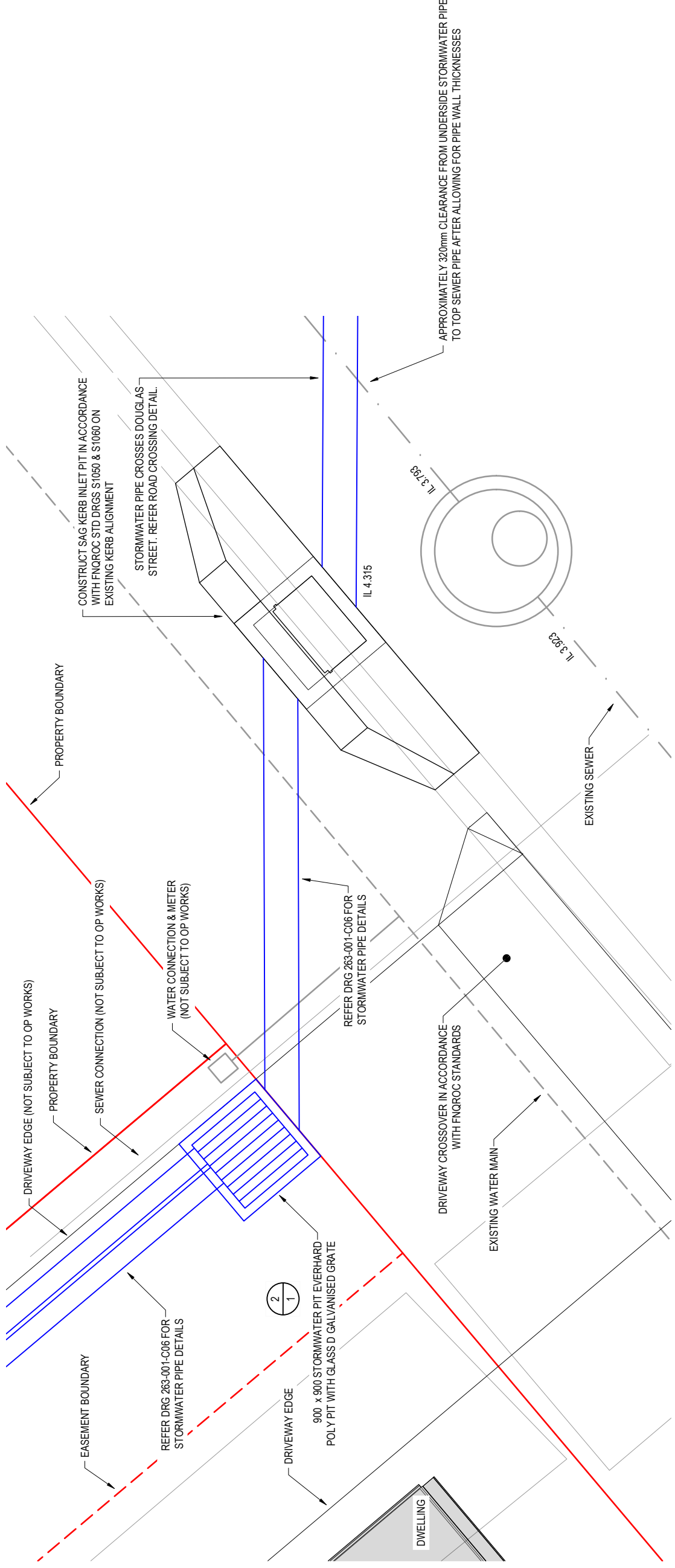
CLIENT  
**THE UNITING CHURCH OF AUSTRALIA PROPERTY TRUST**



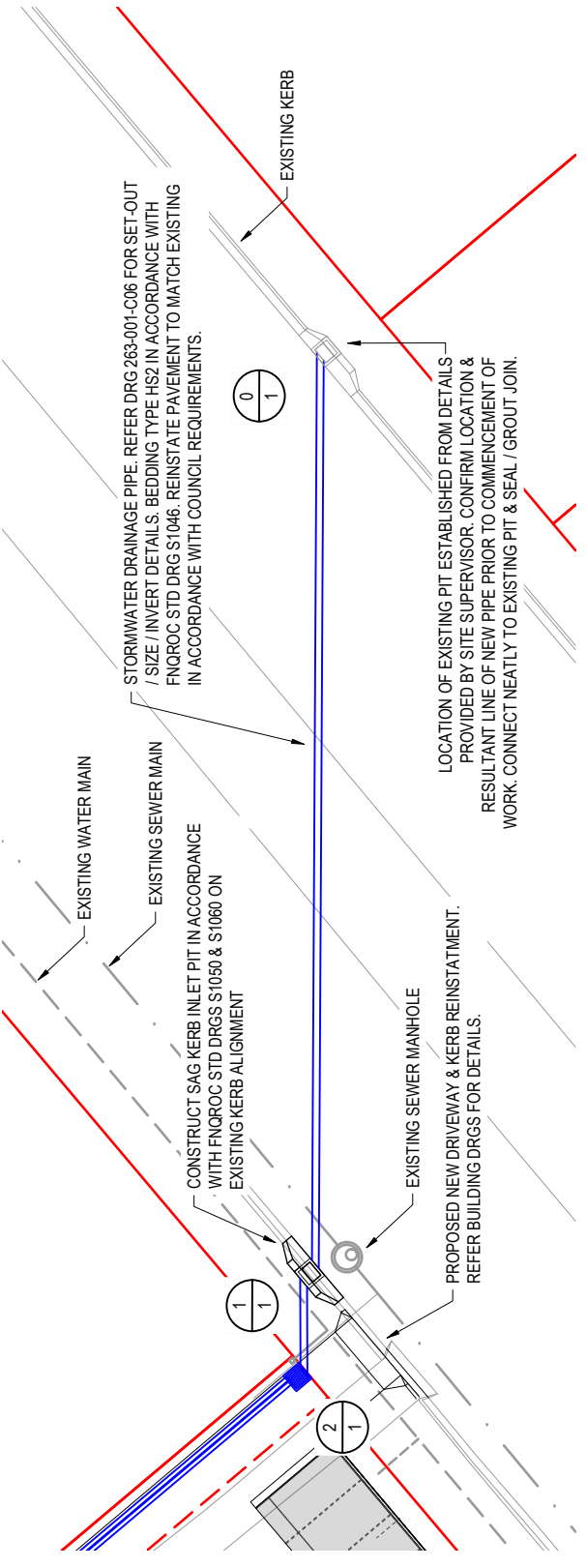
DRAWN	CW	CHECKED	DJW
DESIGNED	CW	CHECKED	DJW
APPROVED	ORIGINAL CERTIFIED BY D.J.WALKER		

DATE: 03.05.24 REF: 19806

6 CHESTER & 142 DOUGLAS STREETS, THURSDAY ISLAND  
OPERATIONAL WORK  
CHESTER STREET DETAILS  
DRAWING NO. 263-001-C04  
REVISION A



**DOUGLAS STREET LOT DRAINAGE**  
SCALE 1:25 A1 / 1:50 A3



**DOUGLAS STREET DRAINAGE ROAD CROSSING**  
SCALE 1:25 A1 / 1:50 A3

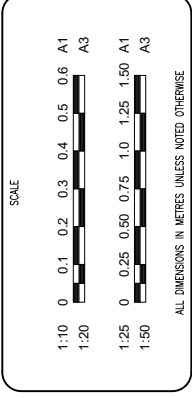
**TORRES SHIRE COUNCIL**  
**DIGITALLY STAMPED**  
**APPROVED PLAN**

**Development Application:** Development Permit for Operational Work (stormwater drainage works and water infrastructure works)  
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NO.	DATE	DESCRIPTION	DESIGN	APPROVED
A	03.05.24	INITIAL ISSUE		

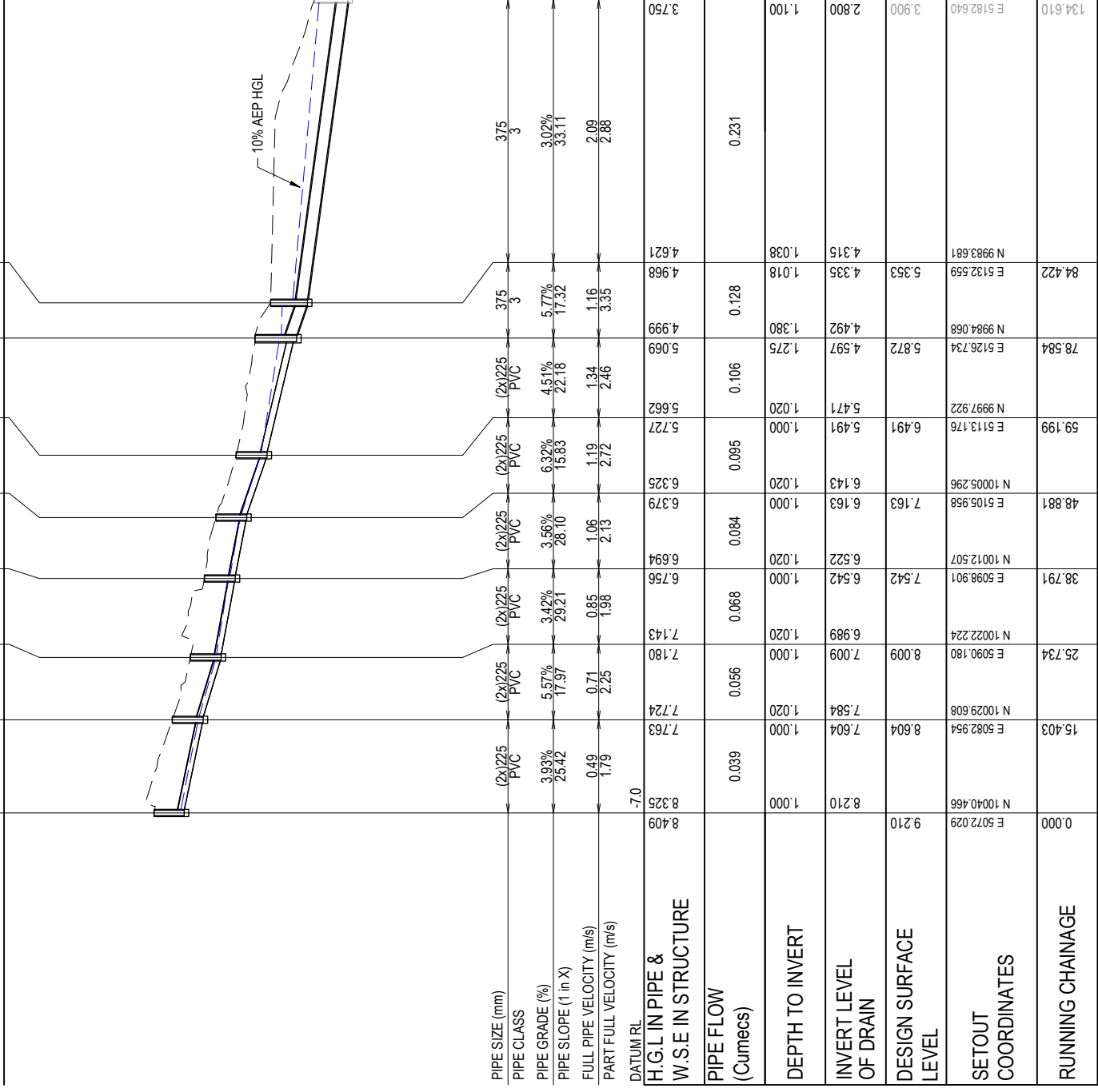
CLIENT  
**THE UNITING CHURCH OF AUSTRALIA PROPERTY TRUST**



DRAWN: CW CHECKED: DJW  
DESIGNED: CW APPROVED: DJW  
ORIGINAL CERTIFIED BY: D.J.WALKER  
DATE: 03.05.24 #REF: 19806

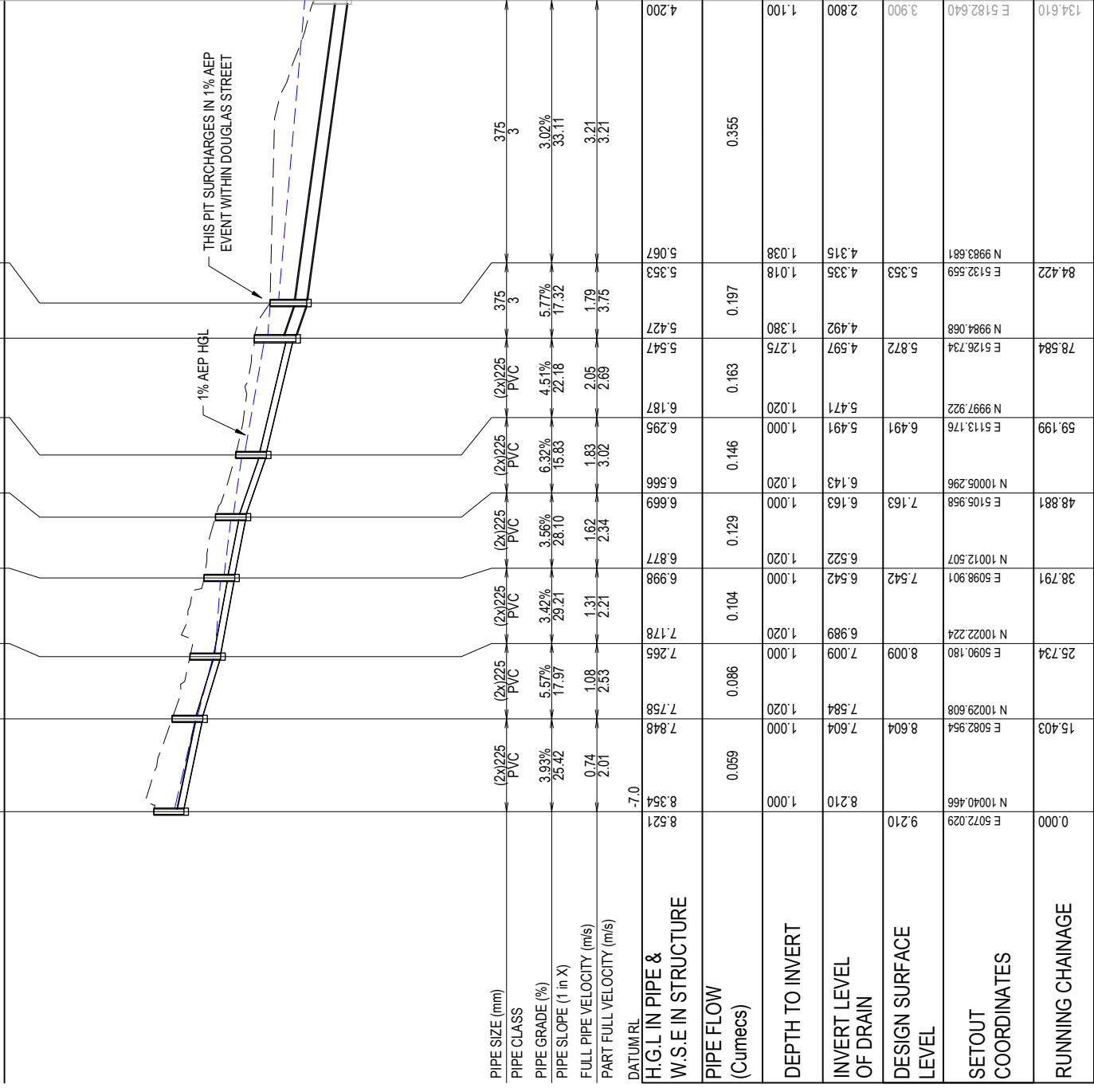
6 CHESTER & 142 DOUGLAS STREETS, THURSDAY ISLAND  
OPERATIONAL WORK  
DOUGLAS STREET DETAILS  
263-001-C05  
PERSON: A

8/1	600mm x 600mm EVERHARD POLY PIT	CLASS B GALVANISED GRATE
7/1	600mm x 600mm EVERHARD POLY PIT	CLASS D GALVANISED GRATE
6/1	600mm x 600mm EVERHARD POLY PIT	CLASS D GALVANISED GRATE
5/1	600mm x 600mm EVERHARD POLY PIT	CLASS D GALVANISED GRATE
4/1	600mm x 600mm EVERHARD POLY PIT	CLASS D GALVANISED GRATE
3/1	600mm x 600mm EVERHARD POLY PIT	CLASS D GALVANISED GRATE
2/1	900mm x 900mm EVERHARD POLY PIT	CLASS D GALVANISED GRATE
1/1	FNQROC STD SAG KERB INLET PIT	SMALL LINTEL
0/1	EXISTING KERB INLET PIT	



LINE 1 (10% AEP)

8/1	600mm x 600mm EVERHARD POLY PIT	CLASS B GALVANISED GRATE
7/1	600mm x 600mm EVERHARD POLY PIT	CLASS D GALVANISED GRATE
6/1	600mm x 600mm EVERHARD POLY PIT	CLASS D GALVANISED GRATE
5/1	600mm x 600mm EVERHARD POLY PIT	CLASS D GALVANISED GRATE
4/1	600mm x 600mm EVERHARD POLY PIT	CLASS D GALVANISED GRATE
3/1	600mm x 600mm EVERHARD POLY PIT	CLASS D GALVANISED GRATE
2/1	900mm x 900mm EVERHARD POLY PIT	CLASS D GALVANISED GRATE
1/1	FNQROC STD SAG KERB INLET PIT	SMALL LINTEL
0/1	EXISTING KERB INLET PIT	



LINE 1 (1% AEP)

NO.	DATE	INITIAL	ISSUE	DESCRIPTION
A	03.05.24			

CLIENT  
**THE UNITING CHURCH OF AUSTRALIA PROPERTY TRUST**

SCALE

ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE



DESIGNED BY  
**D.J.WALKER**

DESIGNED APPROVED

CHECKED  
 D.J.W

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 D.J.W

DRAWING NO.  
**263-001-C06**

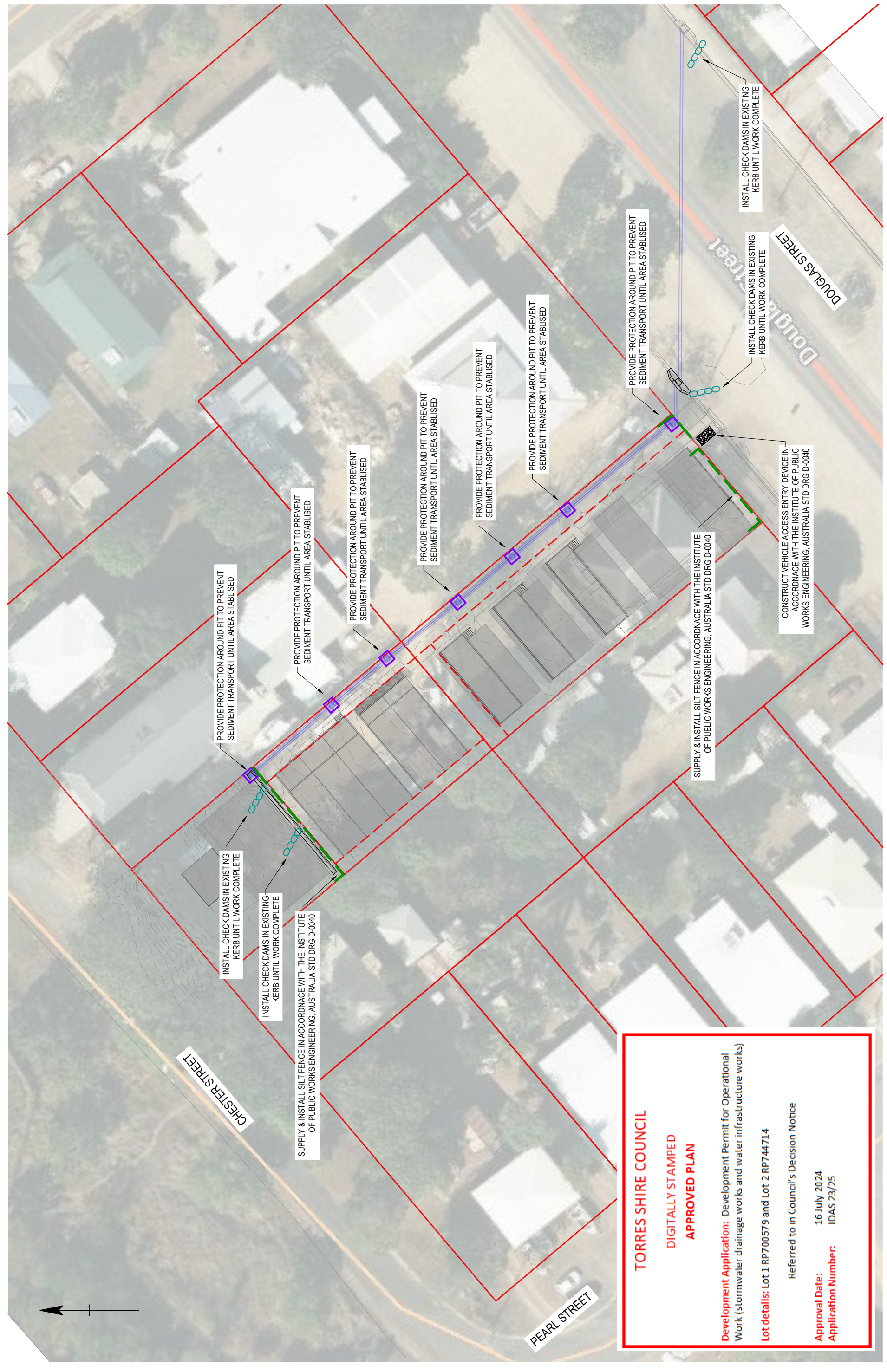
REVISION  
**A**

**STORMWATER LONGITUDINAL SECTIONS**

**OPERATIONAL WORK**

**6 CHESTER & 142 DOUGLAS STREETS, THURSDAY ISLAND**

REVISIONS

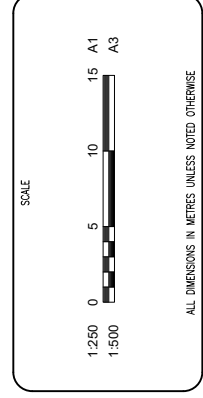


**TORRES SHIRE COUNCIL**  
 DIGITALLY STAMPED  
**APPROVED PLAN**

**Development Application:** Development Permit for Operational Work (stormwater drainage works and water infrastructure works)  
**Lot details:** Lot 1 RP700579 and Lot 2 RP744714  
 Referred to in Council's Decision Notice  
**Approval Date:** 16 July 2024  
**Application Number:** IDAS 23/25

NO.	DATE	DESCRIPTION	DESIGN	APPROVED
A	03.05.24	INITIAL ISSUE		

CLIENT  
**THE UNITED CHURCH OF AUSTRALIA PROPERTY TRUST**



DRAWN	CW	CHECKED	DJW
DESIGNED	CW	APPROVED	DJW

ORIGINAL CERTIFIED BY  
**D.J. WALKER**

6 CHESTER & 142 DOUGLAS STREETS, THURSDAY ISLAND

OPERATIONAL WORK  
 EROSION & SEDIMENT CONTROL STRATEGY

DRAWING NO. 263-001-C07  
 REVISION A

## NOTICE ABOUT DECISION – STATEMENT OF REASONS

*This Notice is prepared in accordance with s63(5) and s83(9) of the Planning Act 2016 to provide information about a decision that has been made in relation to a development application. The purpose of the Notice is to enable a public understanding of the reasons for the planning decision, specifically having regard to:*

- the relevant parts of the Planning Scheme and Assessment Benchmarks against which the application was assessed; and*
- any other information, documents or other material Council was either required to, or able to, consider in its assessment.*

*All terms used in this Notice have the meanings given them in the Planning Act 2016 or otherwise their ordinary meaning.*

### APPLICATION DETAILS

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Application No:	IDAS23/25
Applicant:	Oly Homes c/ CivilWalker Consulting Engineers
Proposal:	Development Permit for Operational Works
Description of the Development:	Stormwater drainage works and water infrastructure works
Street Address:	6 Chester Street and 142 Douglas Street, Thursday Island
Real Property Description:	Lot 1 RP700579 and Lot 2 RP744714
Planning Scheme:	<i>Torres Shire Council Planning Scheme 2022 (Version 1)</i>
Land Zoning:	Low-Medium Density Residential Zone
Assessment Type:	Code

### DECISION DETAILS

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Type of Decision:	Approval with Conditions
Type of Approval:	Development Permit for Operational Works (stormwater drainage works and water infrastructure works)
Date of Decision:	16 July 2024

### ASSESSMENT BENCHMARKS

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The following Assessment Benchmarks applied to the development from the following Categorising Instruments:

#### **Categorising Instrument (*Planning Regulation 2017*)**

This application did not trigger any matters prescribed by the regulation

#### **Categorising Instrument (State Planning Policy - July 2017)**

#### **Local Categorising Instrument (Torres Shire Council Planning Scheme 2022)**

**Local Categorising Instrument (Variation Approval)**

- Not applicable.

**Local Categorising Instrument (Temporary Local Planning Instrument)**

- Not applicable.

**PUBLIC NOTIFICATION**

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

**REASONS FOR THE DECISION**

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The application is **approved** on the following grounds:

- (a) The proposal is compliant with the assessment benchmarks and consistent with the Torres Shire Council Planning Scheme 2022 and the FNQROC Development Manual.

**REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS**

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Not applicable.

**ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT**

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Not applicable.

**OTHER MATTERS PRESCRIBED BY THE PLANNING REGULATION 2017**

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Not applicable.

**OTHER DETAILS**

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If you wish to obtain more information about Council's decision, please refer to Council's webpage at <https://www.torres.qld.gov.au/development-applications-1>



## **APPEAL RIGHTS**

*(Planning Act 2016 & Planning Regulation 2017)*

Attached under separate cover (this page has been intentionally left blank)

## 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

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# Schedule 1 Appeals

section 229

## 1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
  - (a) the P&E court; or
  - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
  - (a) the refusal, or deemed refusal of a development application, for—
    - (i) a material change of use for a classified building; or
    - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
  - (b) a provision of a development approval for—
    - (i) a material change of use for a classified building; or
    - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
  - (c) if a development permit was applied for—the decision to give a preliminary approval for—
    - (i) a material change of use for a classified building; or
    - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
  - (d) a development condition if—
    - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and

- (ii) the building is, or is proposed to be, not more than 3 storeys; and
    - (iii) the proposed development is for not more than 60 sole-occupancy units; or
  - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
  - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
  - (g) a matter under this Act, to the extent the matter relates to the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
  - (h) a decision to give an enforcement notice—
    - (i) in relation to a matter under paragraphs (a) to (g); or
    - (ii) under the *Plumbing and Drainage Act 2018*; or
  - (i) an infrastructure charges notice; or
  - (j) the refusal, or deemed refusal, of a conversion application; or
  - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
  - (a) for a matter in subsection (2)(a) to (d)—
    - (i) a development approval for which the development application required impact assessment; and
    - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
  - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.

- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
  - (a) column 1 states the appellant in the appeal; and
  - (b) column 2 states the respondent in the appeal; and
  - (c) column 3 states the co-respondent (if any) in the appeal; and
  - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—
 

*storey* see the Building Code, part A1.1.

<b>Table 1</b> <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>
<p>1. Development applications</p> <p>For a development application other than an excluded application, an appeal may be made against—</p> <ul style="list-style-type: none"> <li>(a) the refusal of all or part of the development application; or</li> <li>(b) the deemed refusal of the development application; or</li> <li>(c) a provision of the development approval; or</li> <li>(d) if a development permit was applied for—the decision to give a preliminary approval.</li> </ul>

<b>Table 1 Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	<p>1 A concurrence agency that is not a co-respondent</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 Any eligible advice agency for the application</p> <p>4 Any eligible submitter for the application</p>
<p><b>2. Change applications</b></p> <p>For a change application other than an excluded application, an appeal may be made against—</p> <p>(a) the responsible entity's decision on the change application; or</p> <p>(b) a deemed refusal of the change application.</p>			



<b>Table 1 Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 The applicant</p> <p>2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice</p>	<p>The responsible entity</p>	<p>If an affected entity starts the appeal—the applicant</p>	<p>1 A concurrence agency for the development application</p> <p>2 If a chosen assessment manager is the respondent—the prescribed assessment manager</p> <p>3 A private certifier for the development application</p> <p>4 Any eligible advice agency for the change application</p> <p>5 Any eligible submitter for the change application</p>
<p>3. Extension applications</p> <p>For an extension application other than an extension application called in by the Minister, an appeal may be made against—</p> <p>(a) the assessment manager’s decision on the extension application; or</p> <p>(b) a deemed refusal of the extension application.</p>			

<b>Table 1 Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 The applicant</p> <p>2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application</p>	<p>The assessment manager</p>	<p>If a concurrence agency starts the appeal—the applicant</p>	<p>If a chosen assessment manager is the respondent—the prescribed assessment manager</p>
<p>4. Infrastructure charges notices</p> <p>An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds—</p> <p>(a) the notice involved an error relating to—</p> <p style="padding-left: 20px;">(i) the application of the relevant adopted charge; or</p> <p><i>Examples of errors in applying an adopted charge—</i></p> <ul style="list-style-type: none"> <li>• the incorrect application of gross floor area for a non-residential development</li> <li>• applying an incorrect ‘use category’, under a regulation, to the development</li> </ul> <p style="padding-left: 20px;">(ii) the working out of extra demand, for section 120; or</p> <p style="padding-left: 20px;">(iii) an offset or refund; or</p> <p>(b) there was no decision about an offset or refund; or</p> <p>(c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or</p> <p>(d) for an appeal to the P&amp;E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.</p>			

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

<b>Table 1</b> <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>			
7. Enforcement notices under the <i>Plumbing and Drainage Act 2018</i> An appeal may be made against the decision to give an enforcement notice.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The local government that gave the enforcement notice	—	—

<b>Table 2</b> <b>Appeals to the P&amp;E Court only</b>			
1. Appeals from tribunal An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of— (a) an error or mistake in law on the part of the tribunal; or (b) jurisdictional error.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
2. Eligible submitter appeals For a development application or change application other than an excluded application, an appeal may be made against the decision to approve the application, to the extent the decision relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			

<b>Table 2 Appeals to the P&amp;E Court only</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency’s referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>
<p>3. Eligible submitter and eligible advice agency appeals</p> <p>For a development application or change application other than an excluded application, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to—</p> <p>(a) any part of the development application or change application that required impact assessment; or</p> <p>(b) a variation request.</p>			

Schedule 1

<b>Table 2 Appeals to the P&amp;E Court only</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p> <p>3 An eligible advice agency for the development application or change application</p>	<p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p>	<p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency’s referral response—the concurrence agency</p>	<p>Another eligible submitter for the application</p>
<p>4. Compensation claims</p> <p>An appeal may be made against—</p> <p>(a) a decision under section 32 about a compensation claim; or</p> <p>(b) a decision under section 265 about a claim for compensation; or</p> <p>(c) a deemed refusal of a claim under paragraph (a) or (b).</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—

<b>Table 2 Appeals to the P&amp;E Court only</b>			
<p><b>5. Registered premises</b> An appeal may be made against a decision of the Minister under chapter 7, part 4.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<p>1 A person given a decision notice about the decision</p> <p>2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision</p>	<p>The Minister</p>	<p>—</p>	<p>If an owner or occupier starts the appeal—the owner of the registered premises</p>
<p><b>6. Local laws</b> An appeal may be made against a decision of a local government, or conditions applied, under a local law about—</p> <p>(a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or</p> <p>(b) the erection of a building or other structure.</p>			

Schedule 1

<b>Table 2 Appeals to the P&amp;E Court only</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—

<b>Table 3 Appeals to a tribunal only</b>			
1. Building advisory agency appeals An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1 A concurrence agency for the development application related to the approval  2 A private certifier for the development application related to the approval



<b>Table 3 Appeals to a tribunal only</b>			
<p><b>2. Inspection of building work</b></p> <p>An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision	—	—
<p><b>3. Certain decisions under the Building Act and the <i>Plumbing and Drainage Act 2018</i></b></p> <p>An appeal may be made against—</p> <p>(a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or</p> <p>(b) a decision under the <i>Plumbing and Drainage Act 2018</i>, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision	The entity that made the decision	—	—
<p><b>4. Failure to decide an application or other matter under the Building Act</b></p> <p>An appeal may be made against a failure to make a decision under the Building Act within the period required under that Act, other than a failure by the Queensland Building and Construction Commission to make a decision, if an information notice about the decision was required to be given under that Act.</p>			

<b>Table 3 Appeals to a tribunal only</b>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The entity that failed to make the decision	—	—
<p>5. Failure to decide an application or other matter under the <i>Plumbing and Drainage Act 2018</i></p> <p>An appeal may be made against a failure to make a decision under the <i>Plumbing and Drainage Act 2018</i> within the period required under that Act, other than a failure by the Queensland Building and Construction Commission to make a decision, if an information notice about the decision was required to be given under that Act.</p>			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive an information notice about the decision	The entity that failed to make the decision	—	—