

Our Ref: LM: Imc:DA/4911 AD2025/0005523
Your Ref: 2025-05-50 – 82 Weary Bay Esp, Bloomfield

11 September 2025

Richard Newland Davis, Geoffrey Shane Standen and Wendy Therese Marsterson
c/- Daniel Favier (Aspire Town Planning and Project Services)
PO Box 1040
MOSSMAN QLD 4873
E-mail: admin@aspireqld.com

Attention: Daniel Favier

Dear Mr Favier

Decision Notice - Approval
Given under section 63 of the *Planning Act 2016*

With reference to Development Application (DA/4911) please find attached the relevant Decision Notice, which was approved by Cook Shire Council in full, subject to conditions.

Details of the decision are as follows:

Decision Details

Date of Decision:	Council approved the Development Application by delegation to the Chief Executive Officer on 11 September 2025 .
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Approval Details:	Approved in full with conditions. These conditions are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.
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Application Details

Application Number:	DA/4911
Approval Sought:	Development Permit for a Material Change of Use
Description of the Development:	Dwelling House in the Flood & Other Coastal Hazards Overlay
Category of Development:	Assessable Development
Category of Assessment:	Code Assessment
Planning Scheme:	Cook Shire Council Planning Scheme 2017 v2.0

Premises Details

Location - Street Address: 82 Weary Bay Road, BLOOMFIELD 4895

Location - Real Property Description: Lot 3 on RP734467

All or part of above land: All

Local Government Area: Cook Shire

Assessment Manager Conditions

This approval is subject to the conditions in **Attachment 1**.

Further Development Permits

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

1. Development Permit for Plumbing and Drainage Work
2. Development Permit for Building Work

Properly Made Submissions

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

Referral Agencies

Not applicable - no part of the application required referral.

Variation approval details

Not Applicable

Other requirements under section 43 of the *Planning Regulation 2017*

Not Applicable.

Approved Plans and Specifications

Copies of the approved plans, specifications and/or drawings are enclosed in **Attachment 2**.

Currency Period for the Approval

This approval lapses if the first change of use does not happen within *six (6) years*.

Lapsing of approval if development started but not completed

In accordance with section 88(1) of the *Planning Act 2016*, a development approval, other than a variation approval, for development lapses to the extent the development is not completed within any period or periods required under a development condition.

Rights of Appeal

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* are provided in Attachment 4 of this Decision Notice.

Other Details

Council relies on the accuracy of information included in the application documentation when assessing and deciding applications.

If you find an inaccuracy in any of the information provided above, have a query, or need to seek clarification about any of these details, please contact Cook Shire Council's Planning and Environment Department on 07 4082 0500 or E-mail: mail@cook.qld.gov.au.

Yours sincerely



Lisa Miller
Manager Planning and Environment
Cook Shire Council

enc:	Attachment 1	Conditions Imposed by the Assessment Manager
	Attachment 2	Approved Plans (D25/28842)
	Attachment 3	Notice of Decision – Statement of Reasons (AD2025/0005521)
	Attachment 4	Extract of Appeal Provisions (Chapter 6 part 1 of the <i>Planning Act 2016</i>)

Attachment 1 Conditions Imposed by the Assessment Manager (Cook Shire Council)

A. Assessment Manager (Council) Conditions

No.	Condition	Timing
GENERAL		
1.	COMPLIANCE WITH CONDITIONS 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
2.	WORKS – DEVELOPER’S EXPENSE 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
3.	WORKS - DAMAGE TO INFRASTRUCTURE The Developer must repair any damage to existing infrastructure (e.g. kerb and channel, footpath, or roadway) that may have occurred during any works undertaken as part of the development. Any damage that is deemed to create a hazard to the community, must be repaired immediately.	At all times
4.	WORKS – DESIGN & STANDARD Unless otherwise stated, all works must be designed, constructed, and maintained in accordance with the relevant Council policies, guidelines, and standards.	At all times
5.	WORKS – SPECIFICATION & CONSTRUCTION All engineering drawings/specifications, design and construction works must comply with the requirements of the relevant Australian Standards and must be approved, supervised, and certified by a Registered Professional Engineer of Queensland (RPEQ).	At all times
6.	COMMENCEMENT OF USE The use must not commence until the conditions of the approval relevant to each stage have been complied with.	At all times
7.	INFRASTRUCTURE CONDITIONS All development conditions contained in this development approval about infrastructure under Chapter 4 of the Planning Act 2016 (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.	At all times

APPROVED PLANS & DOCUMENTS				
8.	APPROVED PLANS & DOCUMENTS Undertake the approved development generally in accordance with the approved plans and documents, including any amendments made in red on the approved plan(s) or document(s):			At all times
	Title	Sheet No.	Date	
	Site Plan	1.1	19/03/25	
	Ground Floor Plan	2.1	19/03/25	Danny Vos Architect and Structurally Certified by CMG Consulting Engineers
9.	CONDITIONS OF APPROVAL & APPROVED PLANS Where there is a conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval take precedence.			At all times

EXTERNAL WORKS - ACCESS		
10.	The development plans must be amended to show the proposed location of the access crossover(s) and driveway(s) to Weary Bay Road prior to the issue of a Development Permit for Building Work.	As stated
11	Access to the allotment must be from the existing access via Weary Bay Road and maintained to Rural crossover standard in accordance with FNQROC Standard Drawing S1105.	At all times
12.	The proposed access crossover(s) and driveway(s) must be via Weary Bay Road in accordance with the FNQROC Development Manual, and in the approved location as indicated on the approved plans. An application for cross-over access for the driveway, must be submitted for approval by Council's Director Infrastructure before construction of the cross-over.	Prior to commencement of use
13	Access to the subject lot is limited to a maximum of one (1) access crossover(s) and driveway(s) to Weary Bay Road from the road edge to the property boundary. No additional access is permitted.	At all times

CAR PARKING		
14.	NUMBER OF PARKING SPACES A minimum of one (1) dedicated off-street parking space must be provided for the proposed dwelling house.	At all times

SERVICES		
15.	ELECTRICITY SUPPLY The development must be connected to the reticulated electricity supply network in accordance with the standards and requirements of the relevant service provider. Internal reticulation between the dwelling units must be via underground distribution.	Prior to commencement of use
16.	TELECOMMUNICATIONS Connection to the telecommunication network supply must be provided at the time of construction of a dwelling house. If the development is proposed to be connected to another means of telecommunication service, details of this supply must be provided for Council approval at the time of a Building Application.	As stated
17.	ON-SITE WATER SUPPLY A separate source of water supply must be provided at the time of construction of a dwelling house. This would be satisfied by the provision of a rainwater tank with a minimum capacity of 50,000 litres. Where an alternative source of supply is available within the allotment, the applicant can provide certified evidence as to the flow rates and water quality of the bore water or other supply to eliminate or reduce the requirement of on-site water storage.	As stated
18.	ON-SITE SEWERAGE SUPPLY An on-site wastewater system must be provided for proposed at the time of construction of a dwelling house. Any application for wastewater treatment and disposal must include details of the proposed wastewater disposal systems and calculation demonstrating compliance with the Queensland Plumbing and Wastewater Code and AS/NZS 1547:2000 – ‘On-site domestic wastewater management’. Details are to be provided at the time of lodgement of a plumbing and building application.	As stated

19.	On-site sewer treatment systems must be designed and constructed to exclude flood water intrusion/infiltration at the time of construction of a dwelling house.	As stated
20.	Any mechanical or electrical infrastructure must be above the nominated 1% AEP (Annual Exceedance Probability) 2.66 AHD.	At all times

WASTE DISPOSAL		
21.	WASTE STORAGE All bins and waste storage areas must be located on site, and not visible from the street or neighbouring properties.	At all times
22.	Refuse bins must not be stored on Weary Bay Road and Weary Bay Esplanade for any period greater than twenty-four (24) hours around collection days.	At all times

STORMWATER		
23.	LAWFUL POINT OF DISCHARGE Stormwater drainage must be directed to a lawful point of discharge being Weary Bay Road or Weary Bay Esplanade.	At all times
24.	DRAINAGE Site works must not adversely affect flooding or drainage characterises of properties that are upstream, downstream, or adjacent to the development site, in accordance with the Queensland Urban Drainage Manual.	At all times
25.	EXISTING WATERCOURSE SYSTEMS Existing watercourse systems and drainage areas within the subject site must be left in their current state, including no channel alterations and no removal of vegetation, unless otherwise approved.	At all times

EROSION & SEDIMENT CONTROL		
26.	The applicant must ensure that no sand, soil or silt runoff occurs from the site during the construction and operational phase of the development and erosion and sediment controls are in place.	At all times

ENVIRONMENTAL		
27.	PEST MANAGEMENT No State declared or environmental pest, plants, and animals are to be introduced onto the property.	At all times

AMENITY		
28.	EXTERNAL IMPACTS The development shall have no adverse impact on the amenity of the surrounding area by way of light nuisance, dust or noise.	At all times
COMPLIANCE		
29.	All conditions of this Development Permit are to be complied with prior to the use commencing and, where relevant, maintained during operation.	As stated

B. Assessment Manager (Council) Advice

1. A development permit is required for carrying out Building Works, and a Plumbing and Drainage Approval/compliance permit is required for Plumbing and Drainage Works prior to construction of any buildings associated with this development.
2. The currency period for this application is six (6) years. Should the approved use not commence within this time, the approval shall lapse.
3. The applicant/owner must notify Council their intention to commence the use after acceptable of and compliance with these conditions or negotiated conditions (or court determined conditions) and prior to the commencement of the use. This will allow a check for compliance with conditions to be carried out by Council officers.
4. The applicant/owner is to ensure compliance with the requirements of the *Aboriginal Cultural Heritage Act* and in particular 'the duty of care' that it imposes on all landowners.

Attachment 2 **Approved Plans (D25/28842)**

COOK SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

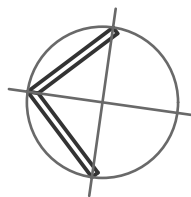
Development Application: Development Permit for a Material Change
of Use—Dwelling House in Flood & Other Coastal Hazards Overlay

Lot: 3 RP734467

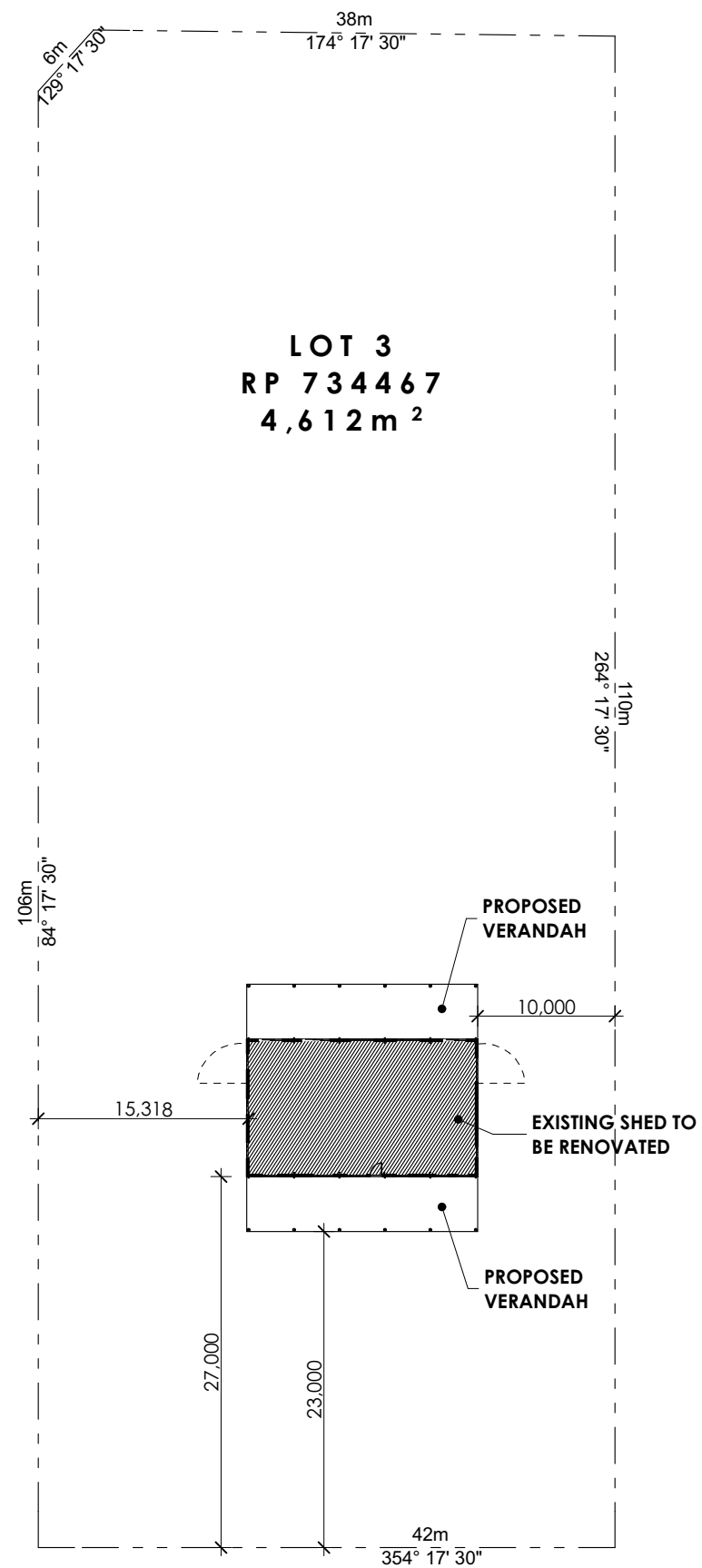
Referred to in Cook Shire Council's Decision Notice (AD2025/0005523)

Approval Date: 11 September 2025

Application Number: DA/4911



WEARY BAY ROAD



SITE PLAN
1:500

COOK SHIRE COUNCIL

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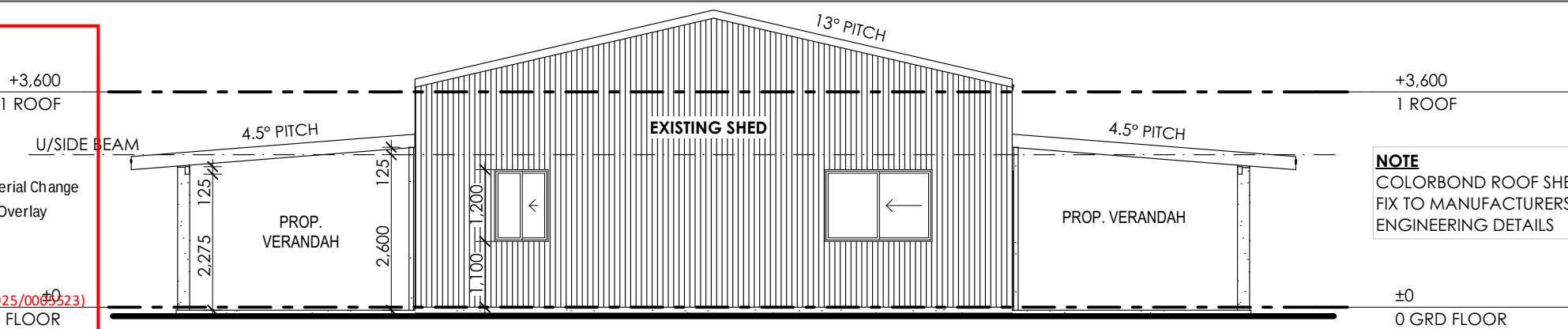
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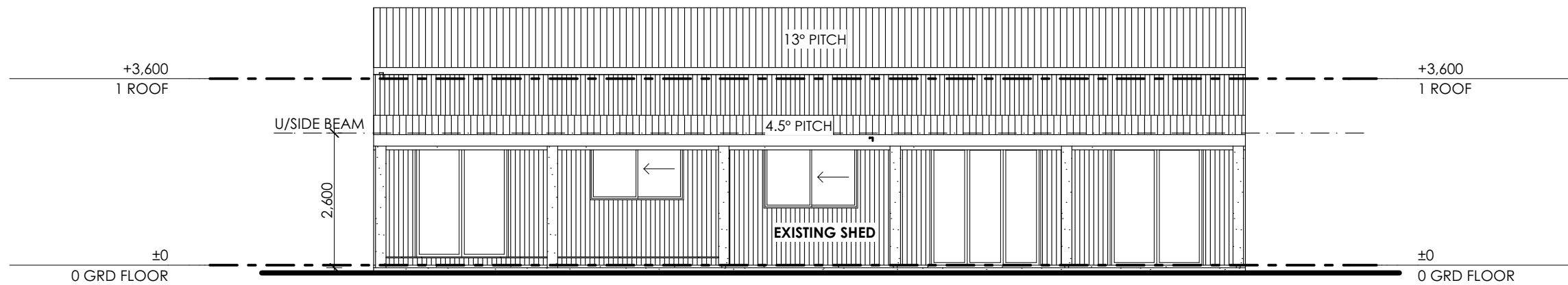
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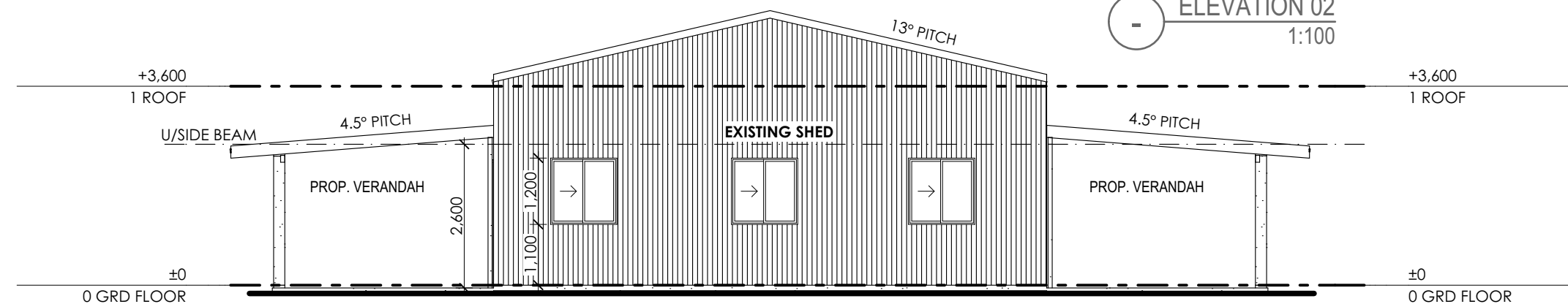


NOTE
COLORBOND ROOF SHEETING
FIX TO MANUFACTURERS SPECIFICATIONS &
ENGINEERING DETAILS

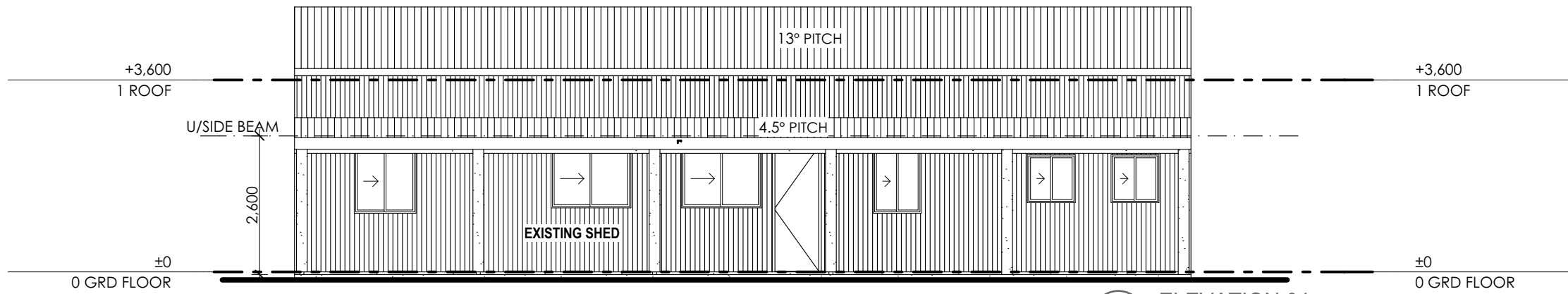
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1:100



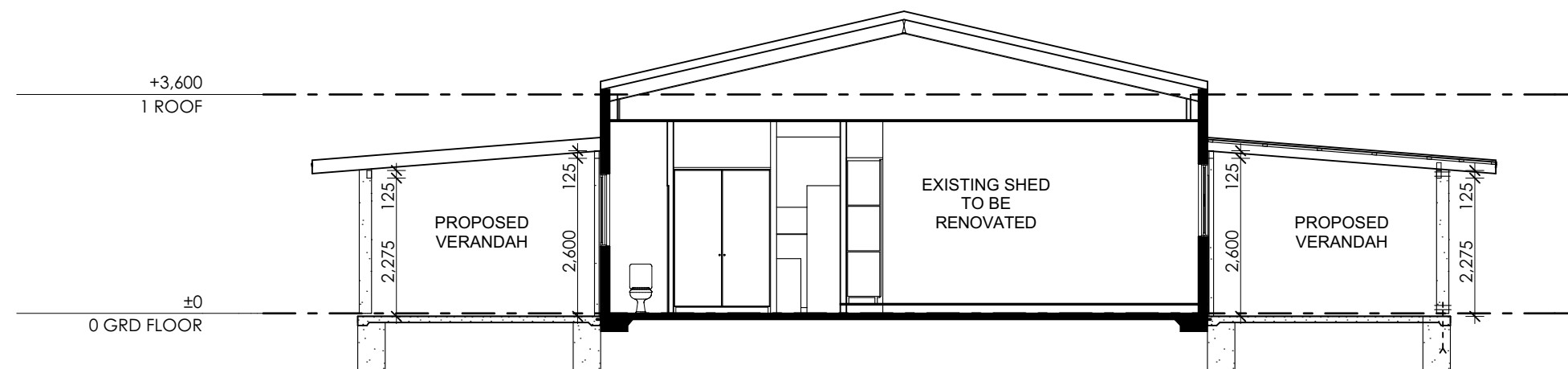
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ELEVATION 03
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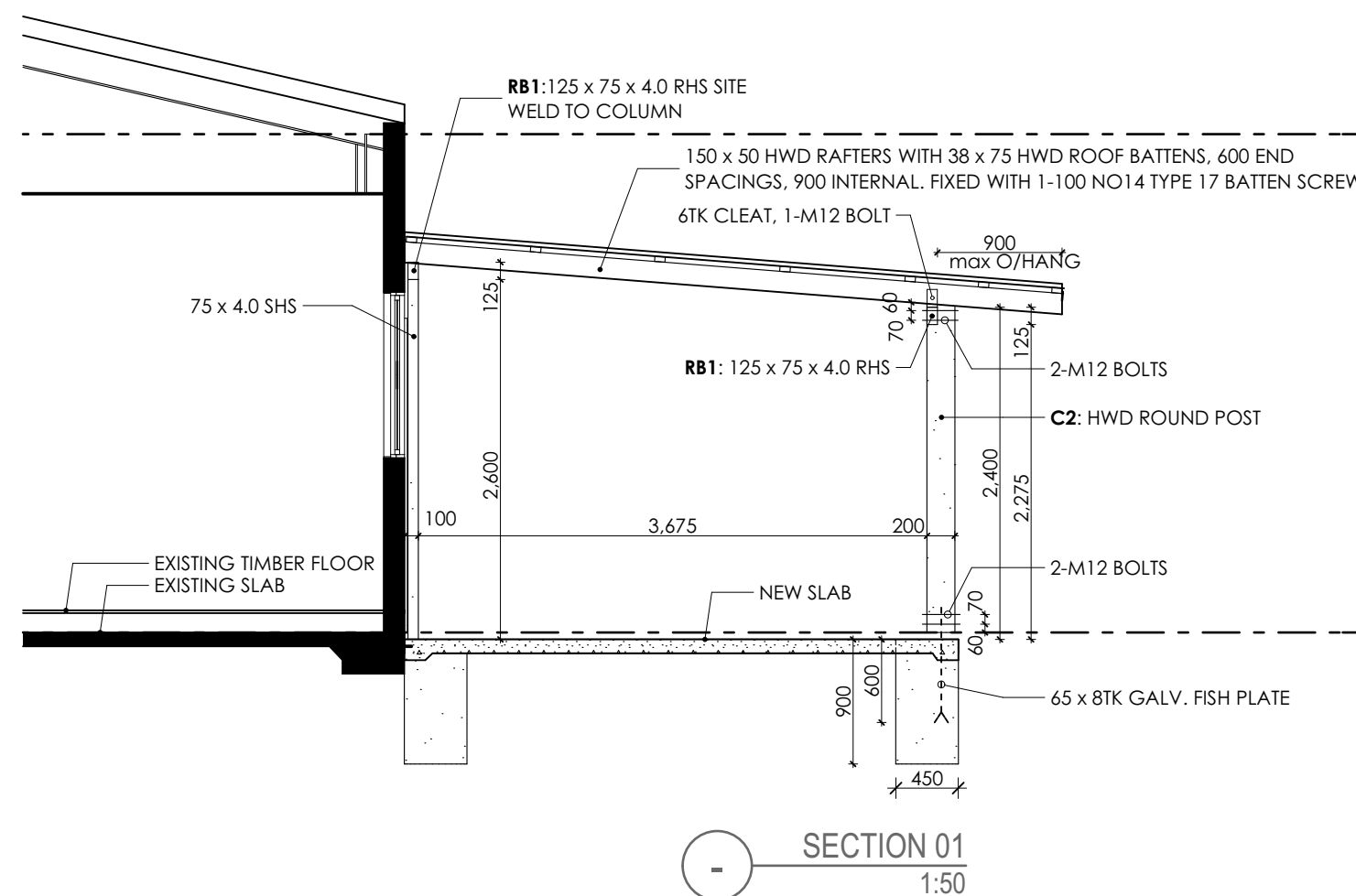


ELEVATION 04
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NOTE
COLORBOND ROOF SHEETING
FIX TO MANUFACTURERS SPECIFICATIONS &
ENGINEERING DETAILS

SECTION 01
1:100



SECTION 01
1:50

COOK SHIRE COUNCIL
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Development Application: Development Permit for a Material Change of Use—Dwelling House in Flood & Other Coastal Hazards Overlay

Lot: 3 RP734467

Referred to in Cook Shire Council's Decision Notice (AD2025/0005523)

Approval Date: 11 September 2025

Application Number: DA/4911

WE HEREBY CERTIFY THE STRUCTURAL DETAILS
AS SHOWN ON THESE DRAWINGS FOR
CONSTRUCTION IN WIND CLASSIFICATION C2

L. M. M. M. 26-3-25

CMG. CONSULTING ENGINEERS PTY. LTD. 208 BUCHAN ST.
CAIRNS QLD. 4870
PH. (07) 4031 2775
FAX. (07) 4051 9013

ID	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10	W11
Nominal W x H x T Size	1,160x1,200x150	1,500x1,100x150	1,500x1,100x150	900x1,200x150	900x900x150	900x900x150	900x1,200x150	1,800x1,200x150	1,800x1,200x150	1,810x1,200x150	1,200x1,200x150
Window sill height	1,100	1,200	1,200	1,100	1,300	1,300	1,100	1,100	1,260	1,100	1,100
2D Symbol & Lintel Arrangement											
3D Front View											
NOTES											

ID	W12	W13
Nominal W x H x T Size	1,200x1,200x150	1,200x1,200x150
Window sill height	1,100	1,100
2D Symbol & Lintel Arrangement		
3D Front View		
NOTES		

NOTE
ALL DOOR AND WINDOW FRAMES TO BE POWDER COAT ALUMINIUM.
ALL GLASS TO BE CLEAR UNLESS OTHERWISE NOTED.
FLY SCREENS TO ALL DOUBLE SLIDING DOORS & WINDOWS.
REFER FLOOR PLANS FOR DOOR SWING DIRECTIONS & DIRECTION OF SLIDING DOORS.
MIN CLEAR OPENINGS TO COMPLY WITH LIVEABLE HOUSING GUIDELINES.
WINDOW FLASHING DETAILS AS PER PART 7.5.6 OF THE ABCB HOUSING PROVISIONS STANDARD.

COOK SHIRE COUNCIL

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26-3-25

CMG CONSULTING ENGINEERS PTY. LTD.

208 BUCHAN ST. CAIRNS QLD. 4870
PH. (07) 4031 2775
FAX. (07) 4051 9013

ID	D01	D02	D03	D04	D05	D06*	D07*	D08*	D09	D10*	D11*
Nominal W x H x T Size	1,800x2,300x150	2,140x2,300x150	1,800x2,300x150	920x2,400x150	920x2,100x100	920x2,040x100	920x2,040x100	920x2,040x100	870x2,100x100	870x2,040x100	870x2,100x100
Door sill height	0	0	160	0	0	0	0	0	0	0	0
2D Symbol & Lintel Arrangement											
3D Front View											
NOTES											

NOTE
ALL DOOR AND WINDOW FRAMES TO BE POWDER COAT ALUMINIUM.
ALL GLASS TO BE CLEAR UNLESS OTHERWISE NOTED.
FLY SCREENS TO ALL DOUBLE SLIDING DOORS & WINDOWS.
REFER FLOOR PLANS FOR DOOR SWING DIRECTIONS & DIRECTION OF SLIDING DOORS.
MIN CLEAR OPENINGS TO COMPLY WITH LIVEABLE HOUSING GUIDELINES.
WINDOW FLASHING DETAILS AS PER PART 7.5.6 OF THE ABCB HOUSING PROVISIONS STANDARD.

NOTE
* - ASTERISK TO DOOR NUMBER DENOTES DOOR
AFFECTED BY LIVABLE HOUSING DESIGN STANDARD

COOK SHIRE COUNCIL

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APPROVED PLAN

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GENERAL NOTES:

- 1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTS AND OTHER CONSULTANTS DRAWINGS.
- 2. ALL DIMENSIONS ARE TO BE CHECKED ON SITE AND VERIFIED BY BUILDER BEFORE WORK COMMENCES.
- 3. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.
- 4. ALL DRAWINGS CONFORM TO AS 1100 DRAWING PRACTICE.

DESIGN LOADS:

- 1. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING LOADING CODES:
AS 1170.1 - DEAD & LIVE LOADS & LOAD COMBINATIONS.
AS 1170.2 - WIND LOADS.

WIND CLASSIFICATION - C2

FOUNDATIONS:

- 1. EXCAVATION FOR ALL FOOTINGS SHALL BE TAKEN TO THE DEPTHS SHOWN, OR TO A FOUNDATION STRATA CAPEABLE OF SAFELY SUSTAINING A BEARING PRESSURE OF 100 kPa WHICHEVER IS THE DEEPER. ALL EXCAVATIONS SHALL BE FREE FROM LOOSE MATERIAL, MUD AND WATER. UNDERSIDE OF ALL FOOTINGS SHALL BE A MIN OF - mm BELOW NATURAL GROUND LEVEL UNLESS SHOWN OTHERWISE.
- 2. EXCAVATIONS FOR BORED PIERS SHALL BE DONE BY MECHANICAL AUGER OR OTHER APPROVED MEANS, SIDES OF HOLES SHALL BE VERTICAL , AND SIDES AND BOTTOM SHALL BE FREE FROM LOOSE MATERIAL. CONCRETE SHALL BE PLACED IN EACH HOLE WITHIN 12 HOURS.

SITE PREPERATION:

- 1. SITE PREPERATION SHALL GENERALLY CONSIST OF CLEARANCE OF VEGETATION FOLLOWED BY EXCAVATION OF TOPSOILS AND MATERIAL TO SUIT FINAL DESIGN LEVELS.
- 2. PROVISION SHALL BE MADE FOR THE DEMOLITION OF ANY EXISTING BUILDINGS INCLUDING BREAKING UP AND REMOVAL OF ANY OLD FOOTINGS, SERVICE PIPES, SEPTIC TANKS ETC WHICH MAY INTERFERE WITH THE NEW CONSTRUCTION. ANY SOIL DISTURBED BY DEMOLITION SHALL BE RECOMPACTED.
- 3. IN THE PROPOSED ON GROUND FLOOR SLAB SUPPORT AND PAVEMENT AREAS, THE EXPOSED SUBGRADE SHALL BE UNIFORMLY COMPACTED TO ACHIEVE A DRY DENSITY RATIO OF NOT LESS THAN 98% OF THE MAXIMUM SATURATED VIBRATED DENSITY (AS 1289 TESTS 5.3.1 & 5.5.1). SUBGRADE COMPACTION SHALL BE ACCOMPANIED BY GENERAL INSPECTION TO ALLOW DETECTION AND RECTIFICATION OF ANY LOCALISED COMPRESSIBLE ZONES WHICH MAY EXIST.
- 4. ANY FILLING PLACED IN THE BUILDING AND PAVEMENT AREAS SHALL BE UNIFORMLY COMPACTED IN LAYERS OF NOT MORE THAN 200mm FINAL THICKNESS, UNDER LEVEL 3 SUPERVISION (AS 3798-1990 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS) TO THE MAX DRY DENSITY RATIO OF 98% SRDD (EXPRESSED AS A % OF THE MAXIMUM VIBRATED DENSITY ESTABLISHED BY TEST METHODS AS 1289 5.3.1, 5.4.1 AND 5.5.1 FOR COHENSIONLESS (SAND) MATERIALS OR ALTERNATIVELY, STANDARD COMPACTION IF APPROPRIATE.)
- 5. ANY IMPORTED FILL SHALL COMPRISE LOW PLASTICITY GRANULAR MATERIAL WITH A PLASTICITY INDEX NOT MORE THAN 15%.
- 6. FILLING SHOULD BE RETAINED OR BATTERED TO A SLOPE OF NOT STEEPER THAN 2h:1v. ALL EXPOSED FILLING SHALL BE PROTECTED FROM EROSION.
- 7. CARE SHALL BE TAKEN TO ENSURE THAT ANY VIBRATORY ROLLING OR CONSTRUCTION ACTIVITIES DO NOT CAUSE DISTRESS (BY WAY OF INDUCED SETTLEMENT) TO ANY ADJACENT MOVEMENT-SENSITIVE FEATURES ETC.

LOAD BEARING MASONRY:

- 1. ALL LOAD BEARING MASONRY WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE CURRENT EDITION OF AS 3700, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.
- 2. BUILDER TO ALLOW CLEAN OUT OPENINGS AT THE BASE COURSE OF ALL REINFORCED CONCRETE MASONRY WALLS OR AS INDICATED, AND ALL CORES TO BE RAKED CLEAN BEFORE FILLING WITH GROUT.
- 3. GROUT MIX TO FILL CAVITY OR REINFORCED CONCRETE MASONRY WALLS TO HAVE A MINIMUM CHARACTERISTIC COMPRESSION STRENGTH OF 20 MPa(f'c). MAXIMUM SLUMP 250mm AND MAXIMUM AGGREGATE SIZE 10mm.
- 4. UNREINFORCED CONCRETE MASONRY AND BRICKWORK SUPPORTONG SLABS AND BEAMS SHALL HAVE A LAYER OF MORTAR PLACED ON TOP AND TROWELLED SMOOTH WITH TWO LAYERS OF BITUMENOUS FELT BETWEEN THIS SURFACE AND THE CONCRETE.
- 5. MORTAR CLASSIFICATION- M4.
- 6. MINIMUM CHARACTERISTIC UNCONFINED COMPRESSION STRENGTH OF MASONRY UNITS SHALL BE 15MPa.

STRUCTURAL STEEL:

- 1. ALL MORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AS 4100 AND AS 1554 EXCEPT WHERE VARIED BY THE CURRENT DOCUMENTS.
- 2. UNLESS NOTED OTHERWISE ALL STEEL SHALL BE IN ACCORDANCE WITH:
AS 1204 GRADE 250 FOR ROLLED SECTIONS
AS 1163 GRADE 350 FOR R.H.S. SECTIONS
AS 1163 GRADE 200 FOR C.H.S. SECTIONS
AS 1163 GRADE 350 FOR C.H.S. SECTIONS
AS 1204 GRADE 350 FOR ALL HIGH STRENGTH STEEL
- 3. UNLESS NOTED OTHERWISE ALL WELDS SHALL BE CATEGORY SP IN ACCORDANCE WITH CLAUSE 1:3:2 AS 1554-PART 1.
- 4. UNLESS NOTED OTHERWISE ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS.
- 5. HIGH STRENGTH FRICTION GRIP BOLTS, NUTS AND WASHERS (8.8/TF) SHALL COMPLY WITH THE RELEVANT REQUIREMENTS OF AS 1252 AND SHALL BE TIGHTENED TO THE CORRECT TENSION USING APPROVED LOAD INDICATING WASHERS. CONTACT SURFACES OF ALL HIGH STRENGTH FRICTION GRIP BOLTED CONNECTIONS SHALL BE LEFT UNPAINTED OR AS SPECIFIED.
- 6. UNLESS NOTED OTHERWISE ALL BOLTS SHALL BE OF GRADE 4.6/S.
- 7. ALL DIMENSINNS SHALL BE CHECKED BY THE CONTRACTOR ON SITE PRIOR TO FABRICATION.

TIMBER:

- 1. ALL WORK SHALL COMPLY WITH THE RELEVANT BUILDING ACT AND ALL CODES REFERED TO THEREIN.
- 2. ALL STRUCTURAL TIMBER SHALL BE GRADE F14 UNSEASONED, UNLESS NOTED OTHERWISE.
- 3. THE DESIGN, ERECTION AND BRACING OF PREFABRICATED ROOF TRUSSES SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS. UNLESS NOTED OTHERWISE.
- 4. ALL FRAMING AND CONNECTION DETAILS SHALL BE IN ACCORDANCE WITH AS1684.3 RESIDENTIAL TIMBER -FRAMED CONSTRUCTION)

CONCRETE:

- 1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF AS 3600 AND AS 1379, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

2. CONCRETE QUALITY:

ELEMENT	CONCRETE GRADE	SLUMP	MAX. SIZE AGGREGATE	CEMENT TYPE	ADMIXTURE
GROUND SLAB FOUNDATIONS	N25	80	20	GP	-
CORE FILL	S20	250	10	GP	-

CONCRETE GRADE TO BE CONCRETE CHARACTERISTIC STRENGTH (f'c) AT 28 DAYS.
METHOD OF PLACEMENT - PUMPED
TYPE OF ASSESSMENT - PRODUCTION

- 3. ALL CONCRETE TO BE ADEQUATELY VIBRATED.
- 4. NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER. PIPES OR ELECTRICAL CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER. THE CONCRETE COVER TO EMBEDDED PIPES OR CONDUITS SHALL BE A MIN OF 20mm.
- 5. CONSTRUCTION JOINTS SHALL BE MADE ONLY WHERE SHOWN ON THE DRAWINGS OR WHERE APPROVED BY THE ENGINEER.
- 6. BEAM DEPTHS ARE DESIGNATED FIRST AND INCLUDE SLAB THICKNESS, IF ANY.
- 7. UNDERPINNING WHERE NOT SHOWN ON DRAWINGS MUST BE APPROVED BY THE ENGINEER. FOR UNDERPINNING ONLY, f'c = 15MPa.
- 8. ALL CONCRETE SURFACES SHALL BE CURED BY AN APPROVED METHOD FOR SEVEN DAYS IMMEDIATELY THE CONCRETE IS SET.
- 9. ALL FORMWORK AND PROPPING TO SUSPENDED SLABS AND BEAMS SHALL REMAIN IN POSITION FOR 14 DAYS AFTER PLACING CONCRETE UNLESS SPECIFIED OTHERWISE. SUCH FLOOR SHALL REMAIN UNLOADED FOR 28 DAYS.
- 10. FLOOR SLABS ON GROUND :
ALL TOP SOIL AND UPPER STRATA CONTAINING ORGANIC MATTER IS TO BE REMOVED AND REPLACED BY AN APPROVED FILLING MATERIAL COMPACTED AS FOLLOWS:-
COHESIONLESS SOILS - MINIMUM DENSITY INDEX = 85%
COHESIVE SOILS - (MAX P.I. = 15%) = 98% STANDARD COMPACTION.
- 11. BUILDER TO PROVIDE MORTAR UNDER STEEL COLUMNS, BASEPLATES AS SPECIFIED.
- 12. ALL REINFORCEMENT TO COMPLY WITH THE CURRENT EDITIONS OF AS 1302, AS 1303, AS 1304 AND SHALL BE DESIGNATED THUS :
N DEFORMED BARS GRADE 500 PLUS
Y HOT ROLLED DEFORMED BARS GRADE 400Y
R PLAIN ROUND BARS GRADE 250R
F WELDED WIRE FABRIC GRADE 450F
W STEEL WIRE, PLAIN & DEFORMED GRADE 450W
ALL FABRIC SHALL BE SUPPLIED IN FLAT SHEETS.
- 13. WELDING OF THE REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE DRAWINGS.

EXTERNAL TIMBER WALL FRAMING NOTES

- 1. STUDS - 90x35 MGP12 AT 450 CTS.
- 2. TOP PL. - 35x90 MGP12 FIXED TO EXISTING GIRT WITH No 14 HEX HEAD TEK SCREWS @ 450 CTS
- 3. BTM PL. - 35x90 MGP12 FIXED TO SLAB WITH BATTEN SCREWS @ 450 CTS

4. STUDS EACH SIDE OF OPENINGS -

OPENING WIDTH	No. STUDS EACH SIDE OF OPENING
900	1
1200 - 2100	2
2400 - 3000	3
3300 - 4000	4
4300 - 4800	5

COOK SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for a Material Change of Use—Dwelling House in Flood & Other Coastal Hazards Overlay

Lot: 3 RP734467

Referred to in Cook Shire Council's Decision Notice (AD2025/0005523)

Approval Date: 11 September 2025
Application Number: DA/4911

UNLESS SHOWN OTHERWISE IN THE DRAWINGS. MINIMUM LAP LENGTHS SHALL BE AS FOLLOWS:

BAR	LAP LENGTH
N12	600
N16	750
N20	950
N24	1150
N28	1350
N32	1600
N36	1900

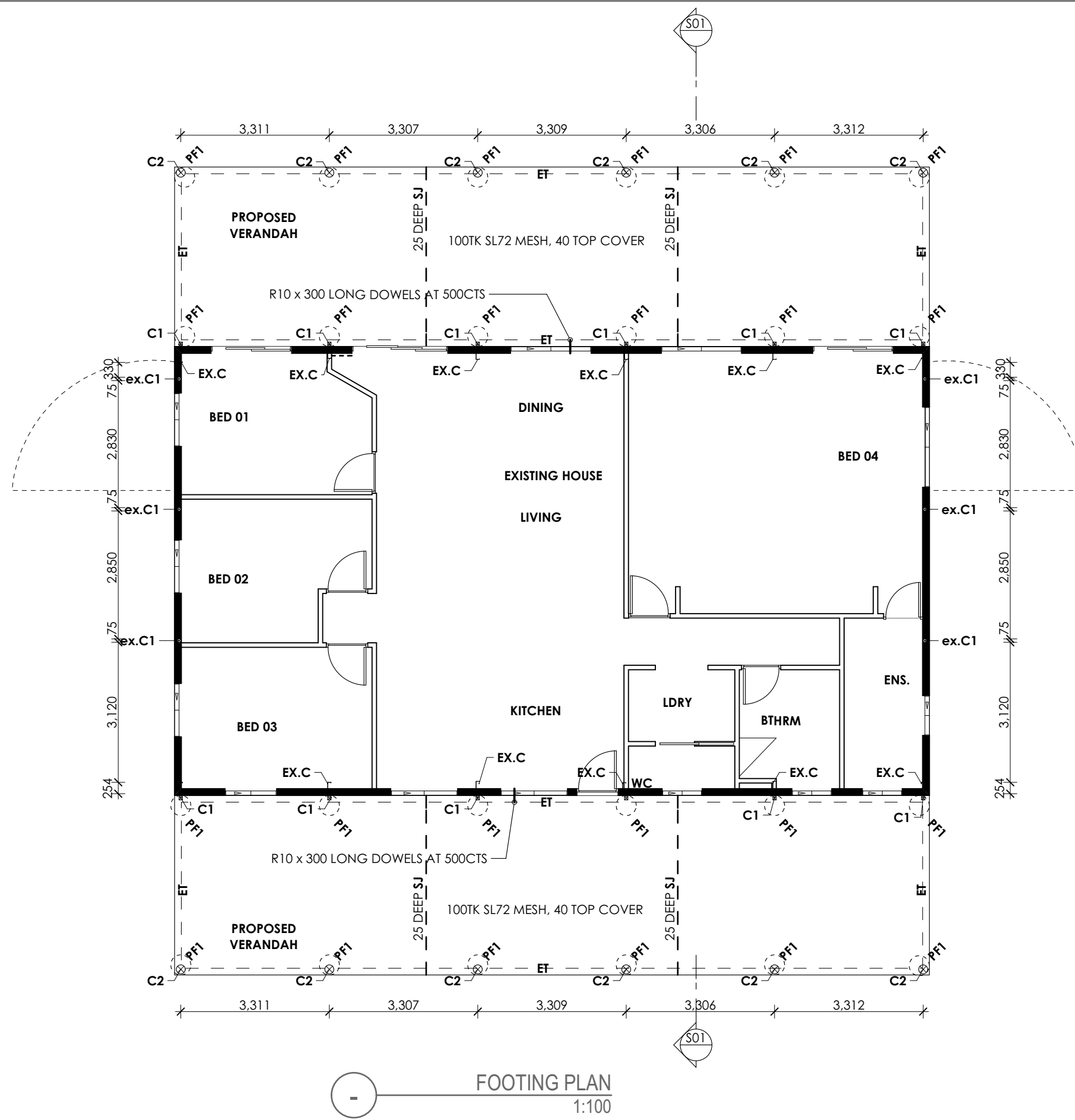
	EXPOSED TO WEATHER	NOT EXPOSED TO WEATHER
ELEMENT	REINF'T COVER (mm)	
PILECAPS, PAD & STRIP FOOTINGS	65	65
BORED PIERS	75	75
STAIRS	40	20
SUSPENDED SLABS	40	20
BEAMS	40	40
COLUMNS	40	40
SLAB ON GROUND	40	20

WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION C2

[Signature]

26-3-25

CMG CONSULTING ENGINEERS PTY. LTD.
ACN. 011 085 378
208 BUCHAN ST. CAIRNS QLD. 4870
PH. (07) 4031 2775
FAX. (07) 4051 9013



- LEGEND**
- EX.C** EXISTING SHED COLUMNS - REFER ATTACHED APPROVED DRAWINGS
 - ex.C1** EXISTING 75 X 4.0 SHS
 - C1** 75 X 4.0 SHS
 - C2** 175 to 200 DIA. (F14 TREATED TIMBER)
 - ET** 150 x 150 EDGE THICKENING
 - PF1** 450 DIA. x 900, CAST POST IN 700
 - RB1** 125 x 75 x 4.0 RHS SITE WELD TO COL.
 - R1** 150 x 50 F14 HWD AT 900 CTS (WITH CEILING)
 - PLY** DENOTES 4mm TK PLYWOOD BRACING NAILED AT EDGES, 150 CTS & INTERNALLY AT 300 CTS

COOK SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for a Material Change of Use—Dwelling House in Flood & Other Coastal Hazards Overlay

Lot: 3 RP734467

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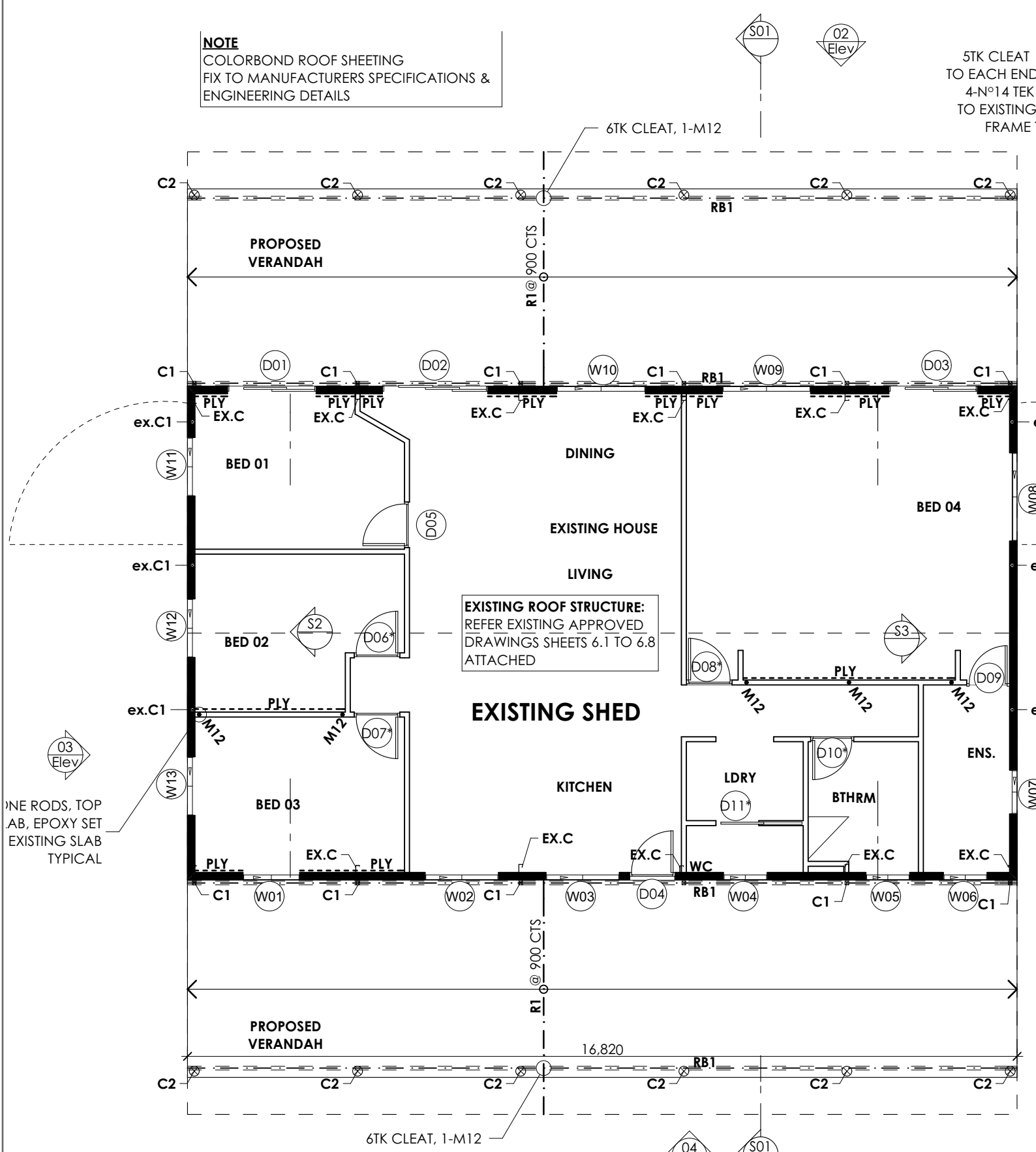
WE HEREBY CERTIFY THE STRUCTURAL DETAILS AS SHOWN ON THESE DRAWINGS FOR CONSTRUCTION IN WIND CLASSIFICATION **C2**

[Signature] 26-3-25

CMG CONSULTING ENGINEERS PTY. LTD.
A.C.N. 011 088 378

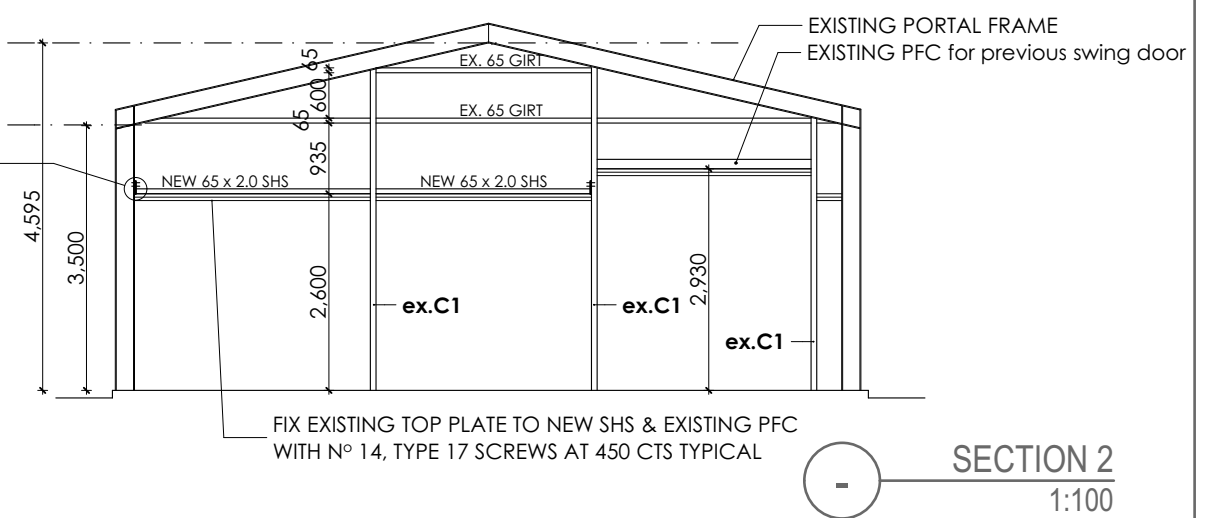
208 BUCHAN ST.
CAIRNS QLD. 4870
PH. (07) 4031 2775
FAX. (07) 4051 9013

NOTE
COLORBOND ROOF SHEETING
FIX TO MANUFACTURERS SPECIFICATIONS &
ENGINEERING DETAILS

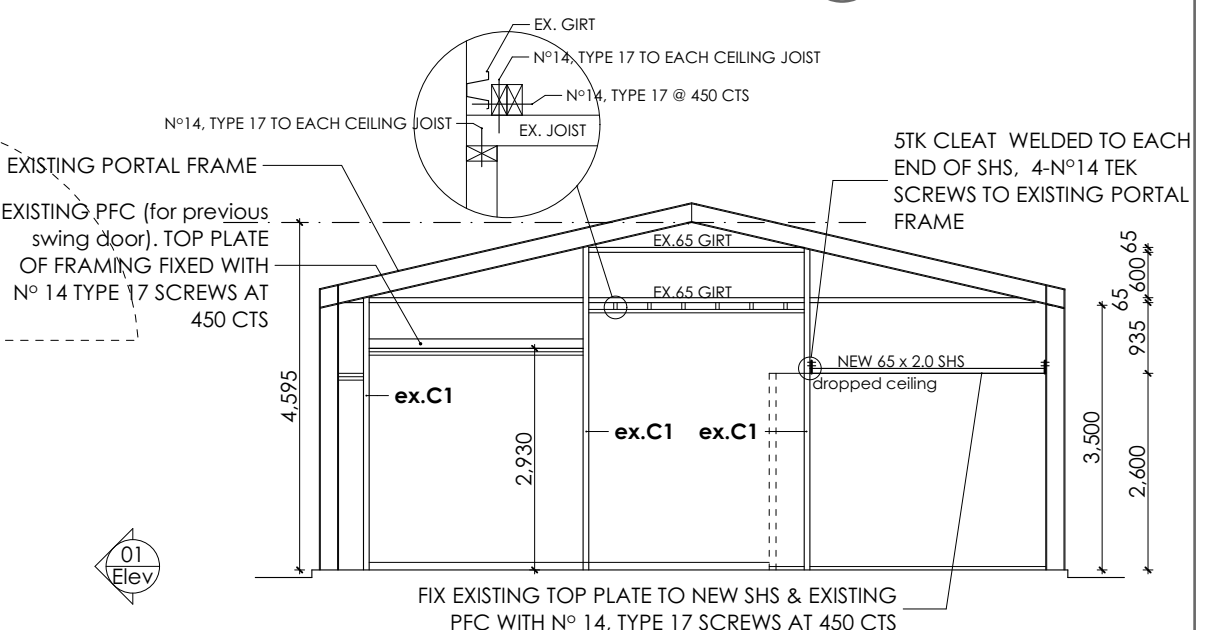


ROOF FRAMING PLAN
1:100

5TK CLEAT WELDED
TO EACH END OF SHS,
4-N°14 TEK SCREWS
TO EXISTING PORTAL
FRAME TYPICAL.



SECTION 2
1:100



SECTION 3
1:100

LEGEND

- EX.C** EXISTING SHED COLUMNS - REFER ATTACHED APPROVED DRAWINGS
- ex.C1** EXISTING 75 X 4.0 SHS
- C1** 75 X 4.0 SHS
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COOK SHIRE COUNCIL

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Development Application: Development Permit for a Material Change of Use—Dwelling House in Flood & Other Coastal Hazards Overlay

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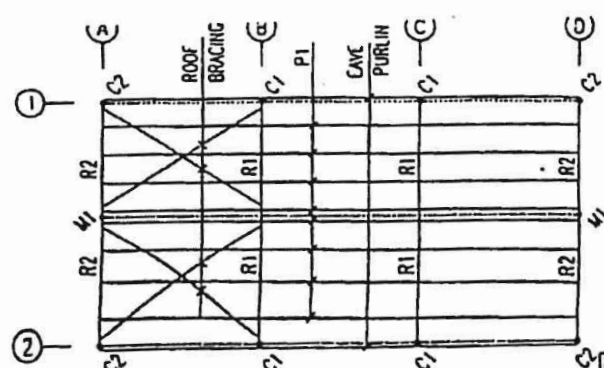
Approval Date: 11 September 2025
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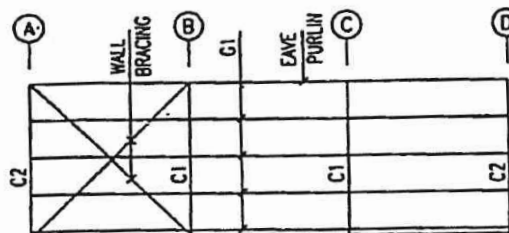
[Signature] 26-3-25

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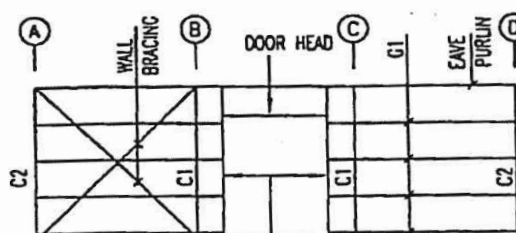
208 BUCHAN ST.
CAIRNS QLD. 4870
PH. (07) 4031 2775
FAX. (07) 4051 9013



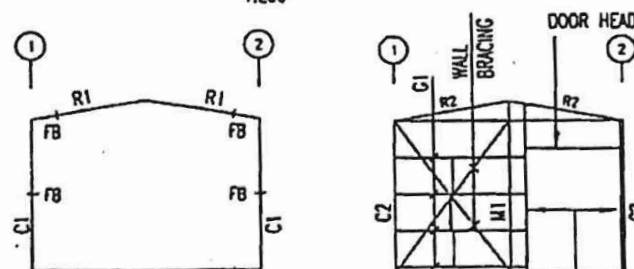
ROOF FRAMING PLAN
1:200



SIDE WALL ELEVATION - FULLY CLAD
1:200



SIDE WALL ELEVATION - WITH DOOR
1:200



INTERNAL FRAME ELEVATION
1:200

FRONT WALL ELEVATION
- WITH DOOR
1:200

NOTE BRACING
ROOF & WALL BRACING TO BE
INSTALLED IN EVERY SIX BAY.
BRACING REMOVED BY OPENING
TO BE INCLUDED IN ADJACENT
BAY OR OPPOSITE WALL, UNO.

This is to certify that the original drawing
of the original drawing is a true and
correct copy of the original drawing
signed by the original drafter.
Jolanta Milewska
JP(Qual) 31619
Reg. No. 81281
JUSTICE & ATTORNEY GENERAL

WIND SPEED	N2	N3	C1	N4	C2
3600 MAX. HEIGHT	PORTAL FRAME 'C1/R1'	C20015	C20024	2 x C20015 or C25019	2 x C20015 or C25019
6000 MAX. HEIGHT	PORTAL FRAME 'C1/R1'	C20019	C25019	2 x C20015 or C25019	2 x C20015 or C25019
6000 MAX. HEIGHT	PORTAL FRAME 'C2/R2'	C20015	C20015	C20015	C20019

PORTAL FRAMES
6000 BAYS

WIND SPEED	N2	N3	C1	N4	C2
3600 MAX. HEIGHT	PORTAL FRAME 'C1/R1'	2 x C20015 or C25019	2 x C20019 or C25024	2 x C20019 or C25024	2 x C20019 or C25024
6000 MAX. HEIGHT	PORTAL FRAME 'C1/R1'	C20015	C20015	C20015	C20019
6000 MAX. HEIGHT	PORTAL FRAME 'C2/R2'	2 x C20015 or C25019	2 x C20019 or C25024	2 x C20019 or C25024	2 x C20019 or C25024

WIND SPEED	PURLIN	SPACING	WIND SPEED	GRT	SPACING	SINGLE SPAN GRT, SPACING
N2	96TH75	1400	N2	96TH75	1500	96TH100@1500
N3	96TH75	1150	N3	96TH75	1250	96TH100@1250
C1/N4	96TH100	1000	C1/N4	96TH100	1150	96TH120@1150
C2	96TH120	900	C2	96TH120	1100	96TH120@1100

6000 BAYS

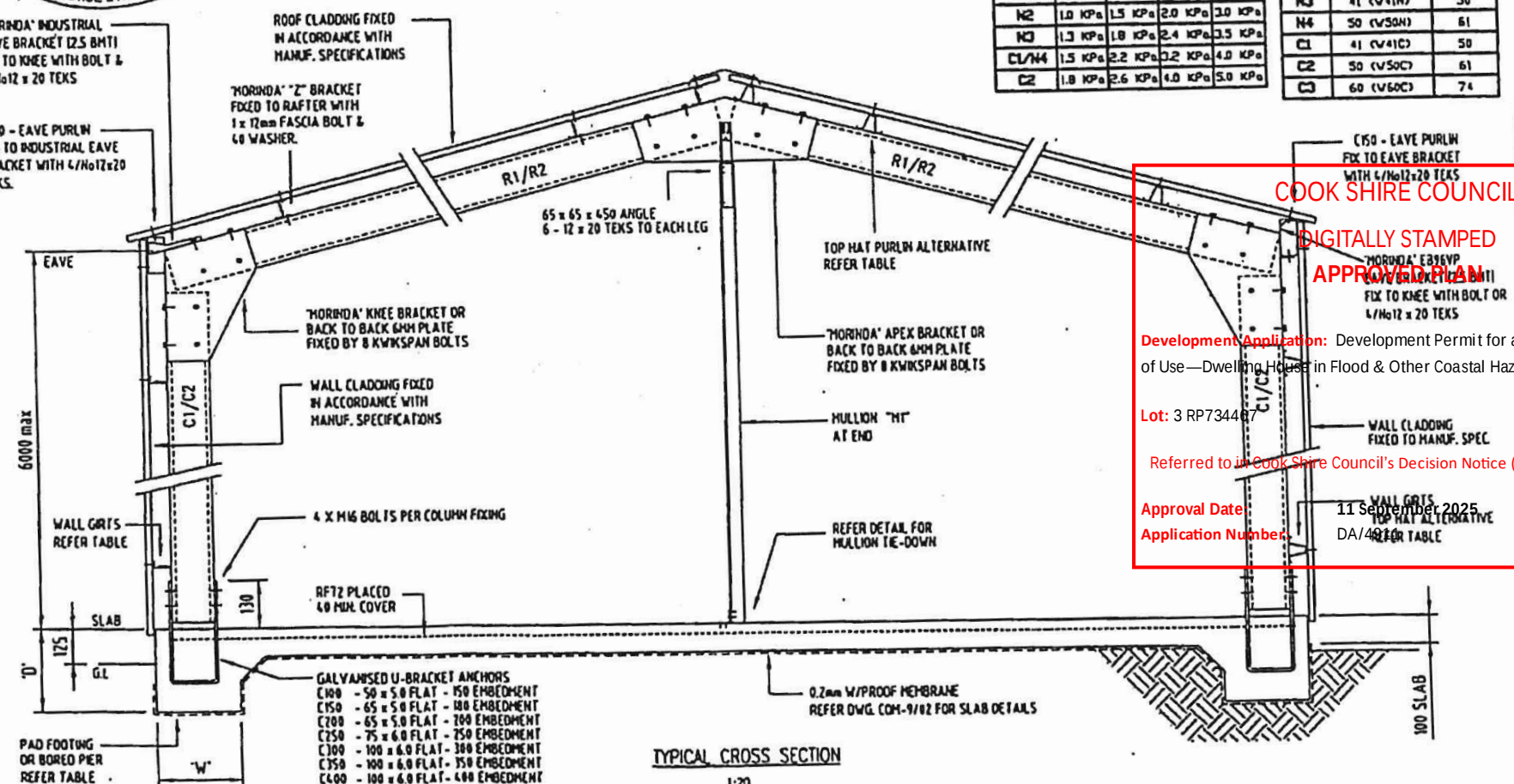
WIND SPEED	PURLIN, SPACING	PURLIN, SPACING (alternative)	WIND SPEED	GRT, SPACING	GRT, SPACING (alternative)	SINGLE SPAN GRT, SPACING
N2	C/Z15012 @1200	120TH100 @1250	N2	C/Z15012 @1500	120TH100 @1400	120TH120@1400
N3	C/Z15012 @1200	120TH100 @1100	N3	C/Z15012 @1500	120TH100 @1150	120TH120@1150
C1/N4	C/Z15015 @1200	120TH120 @1100	C1/N4	C/Z15015 @1200	120TH120 @1200	120TH120@900
C2	C/Z15015 @ 850 or end spans @ 650 max mid spans @ 1000 max	120TH120 @ 800	C2	C/Z15015 @1200	120TH120 @1000	120TH120@700

- NOTES FOR PURLINS & GRTS
1. PROVIDE ONE ROW OF CEILING BATTEN BRIDGING PER BAY (> 3500 BAYS)
 2. PROVIDE TWO ROWS OF CEILING BATTEHS FOR C2 (6000 BAYS)
 3. FOR BAY SIZES < 3500, REFER TO DWG DOM-9.0/10/1 FOR PURLIN & GRT SIZES & SPACINGS
 4. ALL PURLINS & GRTS LAPPED TO A MIN 10% OF LARGEST ADJACENT SPAN.
 5. 120 TOP HATS REQUIRE 15% LAPPING OF LARGEST ADJACENT SPAN.

MULLION HEIGHT 'M'	N2	N3	C1/N4	C2
4000 HIGH	C20015	C20019	C25019	C25024 or 2 x C20019
5100 HIGH	C20019	C25019	C25024	C30024 or 2 x C25019
6000 HIGH	C25019	C25024	C30024	C30030 or 2 x C25024
7000 HIGH	C25024	C30024	C30030	C35030 or 2 x C30024

LOAD CASE	10°	15°	20°	25°
N2	1.0 KPa	1.5 KPa	2.0 KPa	3.0 KPa
N3	1.3 KPa	1.8 KPa	2.4 KPa	3.3 KPa
C1/N4	1.5 KPa	2.2 KPa	3.2 KPa	4.0 KPa
C2	1.8 KPa	2.6 KPa	4.0 KPa	5.0 KPa

WIND SPEED	PERMISSIBLE STRESS	LOAD STATE
N2	33 (V33H)	41
N3	41 (V41H)	50
N4	50 (V50H)	61
C1	41 (V41C)	50
C2	50 (V50C)	61
C3	60 (V60C)	74



TYPICAL CROSS SECTION
1:20

COOK SHIRE COUNCIL

DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for a Material Change of Use—Dwelling House in Flood & Other Coastal Hazards Overlay

Lot: 3 RP734467

Referred to in Cook Shire Council's Decision Notice (AD2025/0005523)

Approval Date: 11 September 2025
Application Number: DA/4014

APPROVED: John L. Towler Civil and Structural Engineering	John L. Towler B.E.(Civ) R.P.E.C. No 4582 N.P.E.R. No 131 7430 23 ASHWOOD RD, CYPRESS 1570 Phone: 07 3482 1148 Fax: 07 3482 3834	This drawing and the information thereon is the property of Morinda Australia Pty Ltd. and shall not be used or reproduced for any purpose without the written consent from Morinda Australia Pty Ltd.	196 SPENCE ST CAIRNS QLD 4870 Ph (07) 4031 1911 Fax (07) 4031 3072 A.C.N. 082 051 287	DESIGN: 9.0m WIDE BUILDING 4.5m & 6.0m BAYS REGIONS A, B & C	TITLE: PLAN & ELEVATIONS MEMBER TABLES CROSS SECTION	SCALE: 1:20, 1:200 DWG NO: COM-9/01	DATE: APR '05
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REV.	AMENDMENT DESCRIPTION	DATE
B	GENERAL REVISIONS	18.04.2005
A	FOR CONSTRUCTION	10.11.2001

Attachment 3 **Notice of Decision – Statement of Reasons (AD2025/0005521)**

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

Application No:	DA/4911
Applicant:	Richard Newland Davis, Geoffrey Shane Standen and Wendy Therese Marsterson c/- Daniel Favier (Aspire Town Planning and Project Services)
Proposal:	Development Permit for a Material Change of Use
Description of the Development:	Dwelling House in the Flood & Other Coastal Hazards Overlay
Street Address:	82 Weary Bay Road BLOOMFIELD 4895
Real Property Description:	Lot 3 on RP734467
Planning Scheme:	Cook Shire Council Planning Scheme 2017 v2.0
Land Zoning:	Rural Residential Zone
Assessment Type:	Code Assessment

DECISION DETAILS

Type of Decision:	Approval with Conditions
Type of Approval:	Development Permit for a Material Change in Use - Dwelling House in the Flood & Other Coastal Hazards Overlay
Date of Decision:	11 September 2025

ASSESSMENT BENCHMARKS

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

Assessment Benchmarks	Comment
<i>Planning Regulation 2017</i> (Schedule 9)	Schedule 9 is not applicable as the application is not for building work under the Building Act.
<i>Planning Regulation 2017</i> (Schedule 10)	This application did not require referral to the State Assessment Referral Agency (SARA).
Regional Plan	Section 2.2 of the Planning Scheme identifies that the Cape York Regional Plan has been adequately reflected in the Planning Scheme. A separate assessment against the Regional Plan is not required.
State Planning Policy (SPP), Part E	Section 2.1 of the Planning Scheme identifies that the superseded version of the State Planning Policy is integrated in the Planning Scheme. A review of the current version of the SPP (July 2017) and assessment benchmark mapping applicable to Part E has determined that the state interests (Agriculture and Natural Hazards Risk and Resilience) are reflected in the Planning Scheme and no additional assessment provisions in the current SPP (Part E) or updated mapping are applicable requiring further assessment against the SPP. However, amendments to any part of the SPP or supporting mapping may result in a local planning instrument no longer appropriately integrating a particular State interest. In these instances the SPP and/or the supporting mapping apply to the extent of any inconsistency.
Temporary State Planning Policy	There are no Temporary State Planning Policies.

Local Categorising Instrument (Cook Shire Council Planning Scheme 2017):

- Flood and Other Coastal Hazards Overlay Code

Local Categorising Instrument (Variation Approval)

Not Applicable

Local Categorising Instrument (Temporary Local Planning Instrument)

Not Applicable

PUBLIC NOTIFICATION

Not Applicable

REASONS FOR THE DECISION

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

- a. An assessment was made against the applicable assessment benchmarks and the proposed development demonstrated compliance.
- b. The proposed development will have no detrimental impact on the property, surrounding properties, or the environment itself.

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Not Applicable

ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT

Not Applicable

OTHER MATTERS PRESCRIBED BY THE *PLANNING REGULATION 2017*

Not Applicable

OTHER DETAILS

If you wish to obtain more information about Council's decision, including a copy of Council's Decision Notice and any conditions or plans relating to the development, please refer to Council's webpage.

Attachment 4 Extract of Appeal Provisions (Chapter 6 part 1 of the *Planning Act 2016*)

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

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Current as at 18 July 2025

Authorised by the Parliamentary Counsel

Planning Act 2016
Chapter 6 Dispute resolution
[s 229]

- (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.

Note—

For limitations on appeal rights in relation to a development approval
for development requiring social impact assessment, see section 106ZJ.

(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 a decision of the Minister, under chapter 7, part 4, to amend the registration of premises to include additional land in the affected area for the premises—20 business days after the day a notice is published under section 269A(2)(a); or
- (e) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (f) 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
- (g) 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*

Current as at 18 July 2025

Page 275

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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
- (h) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.

Note—

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

- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
 - (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—

- (i) the establishment cost of trunk infrastructure identified in a LGIP; or
- (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
 - (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—
 - (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—each principal submitter for the application whose submission has not been withdrawn; and

- (d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each principal submitter for the application whose submission has not been withdrawn; and
 - (e) each person who may elect to be a co-respondent for the appeal other than an eligible submitter for a development application or change application the subject of the appeal; and
 - (f) for an appeal to the P&E Court—the chief executive; and
 - (g) for an appeal to a tribunal under another Act—any other person who the registrar considers appropriate.
- (4) The *service period* is—
- (a) if a submitter or advice agency started the appeal in the P&E Court—2 business days after the appeal is started; or
 - (b) otherwise—10 business days after the appeal is started.

Current as at 18 July 2025

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Planning Act 2016
Chapter 6 Dispute resolution

[s 231]

- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).
- (6) A person elects to be a co-respondent to an appeal by filing a notice of election in the approved form—
 - (a) if a copy of the notice of appeal is given to the person—within 10 business days after the copy is given to the person; or

- (b) otherwise—within 15 business days after the notice of appeal is lodged with the registrar of the tribunal or the P&E Court.

- (7) Despite any other Act or rules of court to the contrary, a copy of a notice of appeal may be given to the chief executive by emailing the copy to the chief executive at the email address stated on the department's website for this purpose.

231 Non-appealable decisions and matters

- (1) Subject to this chapter, section 316(2), schedule 1 and the P&E Court Act, unless the Supreme Court decides a decision or other matter under this Act is affected by jurisdictional error, the decision or matter is non-appealable.
- (2) The *Judicial Review Act 1991*, part 5 applies to the decision or matter to the extent it is affected by jurisdictional error.
- (3) A person who, but for subsection (1) could have made an application under the *Judicial Review Act 1991* in relation to the decision or matter, may apply under part 4 of that Act for a statement of reasons in relation to the decision or matter.
- (4) In this section—

decision includes—

 - (a) conduct engaged in for the purpose of making a decision; and
 - (b) other conduct that relates to the making of a decision; and

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Current as at 18 July 2025

Authorised by the Parliamentary Counsel

- (c) the making of a decision or the failure to make a decision; and
- (d) a purported decision; and
- (e) a deemed refusal.

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

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

232 Rules of the P&E Court

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