

Our Ref: LM: lmc:DA/4988:AD2026/0000946

23 March 2026

Christian Community Ministries Ltd
PO Box 147
KINGSTON QLD 4114
E-mail: Andrew.lennox@ccmschools.edu.au

Attention: Andrew Lennox

Dear Mr Lennox

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

With reference to Development Application (DA/4988) 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 at Council's Ordinary Council Meeting on **23 March 2026**.

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.

Application Details

Application Number: DA/4988

Approval Sought: Development Permit for a Material Change of Use

Description of the Development: Educational Establishment (expansion of existing school)

Category of Development: Assessable Development

Category of Assessment: Impact Assessment

Planning Scheme: Cook Shire Council Planning Scheme 2017 v2.0

Premises Details

Location - Street Address: 12 Charles Street, COOKTOWN 4895

Location - Real Property Description: Lot 1 on SP324984

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
3. Development Permit for Operational Works

Properly Made Submissions

There were no properly made submissions for this application.

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 5 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 (D26/7989)
 Attachment 3 Infrastructure Charges Notice (D26/7045)
 Attachment 4 Notice of Decision – Statement of Reasons (AD2026/0000945)
 Attachment 5 Extract of Appeal Provisions (Chapter 6 part 1 of the *Planning Act 2016*)

Attachment 1 Conditions Imposed by the Assessment Manager

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.	COMMENCEMENT OF USE The use must not commence until the conditions of the approval relevant to each stage have been complied with.	As stated
3.	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
4.	WORKS - DAMAGE TO INFRASTRUCTURE The Developer must repair any damage to existing infrastructure 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
5.	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
6.	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
7.	INFRASTRUCTURE CONDITIONS All development conditions contained in this development approval about infrastructure under Chapter 4 of the <i>Planning Act 2016</i> (the Act), should be read as being non-trunk infrastructure conditioned under section 145 of the Act, unless otherwise stated.	As stated

APPROVED PLANS & DOCUMENTS

8.	<p>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):</p> <table border="1" data-bbox="255 492 1204 1904"> <thead> <tr> <th data-bbox="255 492 566 548">Title</th> <th data-bbox="566 492 798 548">Reference</th> <th data-bbox="798 492 989 548">Date</th> <th data-bbox="989 492 1204 548">Prepared by</th> </tr> </thead> <tbody> <tr> <td data-bbox="255 548 566 660">Site Plan – Proposed</td> <td data-bbox="566 548 798 660">SK-A06 - Revision A</td> <td data-bbox="798 548 989 660">29/10/2025</td> <td data-bbox="989 548 1204 660">Alpha Architects</td> </tr> <tr> <td data-bbox="255 660 566 795">Floor Plans – Proposed Library & Arts Building</td> <td data-bbox="566 660 798 795">SK-A07 – Revision A</td> <td data-bbox="798 660 989 795">29/10/2025</td> <td data-bbox="989 660 1204 795">Alpha Architects</td> </tr> <tr> <td data-bbox="255 795 566 929">Elevations – Proposed Library & Arts Building</td> <td data-bbox="566 795 798 929">SK-A08 – Revision A</td> <td data-bbox="798 795 989 929">29/10/2025</td> <td data-bbox="989 795 1204 929">Alpha Architects</td> </tr> <tr> <td data-bbox="255 929 566 1064">Existing Building – Proposed MPC Conversion</td> <td data-bbox="566 929 798 1064">SK-A09 – Revision A</td> <td data-bbox="798 929 989 1064">29/10/2025</td> <td data-bbox="989 929 1204 1064">Alpha Architects</td> </tr> <tr> <td data-bbox="255 1064 566 1176">Concept – Proposed MPC Conversion</td> <td data-bbox="566 1064 798 1176">SK-A10 – Revision A</td> <td data-bbox="798 1064 989 1176">29/10/2025</td> <td data-bbox="989 1064 1204 1176">Alpha Architects</td> </tr> <tr> <td data-bbox="255 1176 566 1388">Proposed Parkinson Street Roadworks – Angled Parking & Turnaround Facility overall plan</td> <td data-bbox="566 1176 798 1388">Sketch 1816-10, Revision B</td> <td data-bbox="798 1176 989 1388">20/02/2026</td> <td data-bbox="989 1176 1204 1388">Trinity Engineering & Consulting</td> </tr> <tr> <td data-bbox="255 1388 566 1646">Proposed Parkinson Street Roadworks – Turn Paths for Proposed Angled Parking, Turnaround and bus stop Facility</td> <td data-bbox="566 1388 798 1646">Sketch 1816-11, Revision B</td> <td data-bbox="798 1388 989 1646">20/02/2026</td> <td data-bbox="989 1388 1204 1646">Trinity Engineering & Consulting</td> </tr> <tr> <td data-bbox="255 1646 566 1904">Proposed Parkinson Street Roadworks – Turn Paths for Proposed Angled Parking, Turnaround and bus stop Facility</td> <td data-bbox="566 1646 798 1904">Sketch 1816-12, Revision B</td> <td data-bbox="798 1646 989 1904">20/02/2026</td> <td data-bbox="989 1646 1204 1904">Trinity Engineering & Consulting</td> </tr> </tbody> </table>	Title	Reference	Date	Prepared by	Site Plan – Proposed	SK-A06 - Revision A	29/10/2025	Alpha Architects	Floor Plans – Proposed Library & Arts Building	SK-A07 – Revision A	29/10/2025	Alpha Architects	Elevations – Proposed Library & Arts Building	SK-A08 – Revision A	29/10/2025	Alpha Architects	Existing Building – Proposed MPC Conversion	SK-A09 – Revision A	29/10/2025	Alpha Architects	Concept – Proposed MPC Conversion	SK-A10 – Revision A	29/10/2025	Alpha Architects	Proposed Parkinson Street Roadworks – Angled Parking & Turnaround Facility overall plan	Sketch 1816-10, Revision B	20/02/2026	Trinity Engineering & Consulting	Proposed Parkinson Street Roadworks – Turn Paths for Proposed Angled Parking, Turnaround and bus stop Facility	Sketch 1816-11, Revision B	20/02/2026	Trinity Engineering & Consulting	Proposed Parkinson Street Roadworks – Turn Paths for Proposed Angled Parking, Turnaround and bus stop Facility	Sketch 1816-12, Revision B	20/02/2026	Trinity Engineering & Consulting	At all times
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9.	<p>CONDITIONS OF APPROVAL & APPROVED PLANS Where there is a conflict between the conditions of this approval and</p>	At all times																																				

	the details shown on the approved plans and documents, the conditions of approval take precedence.	
SERVICES		
10.	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. All new electrical infrastructure required to service the Library and Arts Building and the modified Multipurpose Centre must be provided via underground distribution within the site, unless otherwise approved by the service provider or Council.	Prior to the commencement of use
11.	TELECOMMUNICATIONS Telecommunications must be provided to the premises to the standards and requirements of the relevant service provider.	Prior to the commencement of use
12.	RETICULATED WATER SUPPLY The development must be connected to the reticulated water supply at full cost to the applicant. The developer will be responsible for sub metering.	Prior to the commencement of use
13.	RETICULATED SEWERAGE SUPPLY The development must be connected to the reticulated sewerage scheme prior to the commencement of the use, at full cost to the applicant. Plans must be submitted as part of a plumbing application for approval by Council's Plumbing Inspector prior to works commencing.	As stated
OPERATIONAL WORKS		
14.	Prior to construction commencing, Council will require approval of an Operational Works application for the following: <ul style="list-style-type: none"> a. Upgrading of Parkinson Street (extent to be upgraded is addressed in Condition 16 to 22 of this Permit); b. Internal service vehicle driveway and onsite service bay parking; and c. Erosion and sediment control plans for construction works. 	Prior to commencement of Construction
EXTERNAL WORKS		
15.	GENERAL REQUIREMENT <ul style="list-style-type: none"> a. The applicant must design and construct all external works associated with the development at no cost to Council, including roadworks, parking areas, storm water drainage upgrades, pedestrian facilities, and any works required to connect safely to the existing transport and services networks. 	At all times

	<p>b. All external works must be designed and constructed in accordance with FNQROC Development Manual standards, Queensland Streets guidelines, and Cook Shire Council standards, to the satisfaction of the Director Infrastructure.</p>	
16.	<p>ROADWORKS & PARKING (PARKINSON STREET)</p> <p>a. The applicant must construct fifty-five (55) new parking spaces angled at 60 degrees within the Parkinson Street road reserve as shown on the approved plans.</p> <p>b. Parking must be line-marked, sealed, signposted, and drained in accordance with FNQROC standards.</p> <p>c. Wheel stops, kerbing, and any required edge protection must be installed to Council's Director Infrastructure's satisfaction.</p> <p>d. The section of Parkinson Street used for school parking must be designed to operate safely as a one-way movement system where appropriate.</p> <p>e. Manoeuvring areas must ensure vehicles can enter and exit parking bays safely without reversing across both traffic lanes.</p>	Prior to Commencement of Use
17.	<p>TURNING FACILITY (PARKINSON STREET)</p> <p>a. The applicant must design and construct the 9.0m diameter turning facility, incorporating a mountable center island in accordance with the approved plan of development.</p> <p>b. The turning facility must accommodate the swept paths of:</p> <ul style="list-style-type: none"> i. Emergency vehicles; ii. Refuse collection trucks; iii. School buses; and iv. Service vehicles. <p>c. A swept-path analysis must be submitted to Council prior to works approval.</p>	Prior to Commencement of Use and as stated
18.	<p>PEDESTRIAN ACCESS & SAFETY</p> <p>a. Parking is required to be constructed on the eastern side of Parkinson Street and provide a pedestrian pathway linking the new parking area to school entrances, in accordance with</p>	Prior to Commencement of Use

	<p>FNQROC standards.</p> <p>b. The applicant must install a marked pedestrian crossing at the intersection of Charles Street and Parkinson Street.</p> <p>c. Crossing design must:</p> <ul style="list-style-type: none"> i. Comply with Queensland Manual of Uniform Control Devices (MUTCD) and FNQROC; ii. Include signage and pavement markings; and iii. Ensure safe visibility in both directions. 	
19.	<p>PEDESTRIAN PATHWAY</p> <p>A pedestrian pathway must be constructed along the western side of Parkinson Street connecting all parking bays to the school entry. The pathway may be constructed at a minimum width of 1.2m and in accordance with the approved plan of development subject to the following requirements:</p> <ul style="list-style-type: none"> a. The pathway must connect directly to an area that provides a minimum 1.8m unobstructed width, consistent with the requirements of AS1428.1 for turning and passing space. b. The pathway must remain free of obstructions (including poles, signs, landscaping, wheel-stops and overhangs), maintaining the full 1.2m clear width at all times. 	Prior to Commencement of Use
20.	<p>STORMWATER - CHARLES STREET TABLE DRAIN UPGRADES</p> <ul style="list-style-type: none"> a. The applicant must reshape and upgrade approximately 50–75 metres of the southern-side Charles Street table drain to accommodate storm water discharge from the school, consistent with Council’s conditions. b. Works must be constructed to FNQROC standards and ensure no nuisance, ponding, or erosion. 	Prior to Commencement of Use
21.	<p>STORMWATER PARKINSON STREET STORMWATER ASSESSMENT & UPGRADES</p> <p>The applicant must provide a revised storm water drainage assessment confirming that storm water discharged to Parkinson Street:</p> <ul style="list-style-type: none"> a. Does not cause ponding; b. Does not create nuisance to upstream or downstream 	Prior to Commencement of Use

	<p>properties;</p> <p>c. Demonstrates adequate downstream capacity and defined flow paths; and</p> <p>d. The applicant must undertake any upgrading works required in Parkinson Street identified by the assessment (e.g., swale drains, pipes, culverts).</p>	
22.	<p>ON-STREET PARKING DRAINAGE</p> <p>a. All on-street parking areas must be designed to collect and convey storm water to a lawful point of discharge.</p> <p>b. Storm water from hardstand areas must incorporate appropriate treatment measures.</p>	Prior to Commencement of Use
23.	<p>CERTIFICATION OF EXTERNAL WORKS</p> <p>a. All external works must be inspected and certified by an RPEQ Engineer.</p> <p>b. As-constructed drawings must be provided to Council in both CAD and PDF format.</p>	Prior to Commencement of Use
24.	<p>CERTIFICATE AND MAINTANENCE</p> <p>Upon completion of the works subject to the requirement for an Operational Works application in Condition 14 of this approval, a certificate from a RPEQ qualified Engineer is to be submitted to Council stating that the works have been carried out properly and in accordance with the plans and specifications approved by Council.</p> <p>The certificate shall set out the full engineering details of the works as completed and shall show all relevant survey data and levels, together with a bond for 5% of the total works cost, to meet the cost of any maintenance required during a maintenance period not exceeding 12 months from the date of Council's acceptance of the Certificate of Completion of the Operational Works from the RPEQ qualified Engineer.</p>	As stated
CONTRUCTION WASTE MANAGEMENT PLAN		
25.	<p>The applicant is to prepare and submit to the Council a Construction Waste Management Plan. The plan is to be approved by Council's Manager Planning and Environment before the development permit for the building works is issued.</p>	Prior to the Issuing of a Development Permit for Building Works

FENCING & LANDSCAPING		
26.	Fencing must be constructed in accordance with the approved Plans of Development and have a minimum height of 1.5m and maximum height of 2.1m along the street frontage – Parkinson Street.	Prior to commencement of use and at all times
27.	Landscaping must be provided and maintained in the landscaped areas in accordance with the approved plans of development. The landscaping must include a selection of species that enhance the visual amenity of the site.	Prior to commencement of use and at all times

STORMWATER (INTERNAL)		
28.	All stormwater from the subject site must be directed to a lawful point of discharge as such that it does not adversely affect surrounding properties or properties downstream from the development, in accordance with the Queensland Urban Drainage Manual.	At all times
29.	Any site works must not adversely affect flooding or drainage characteristics of properties that are upstream, downstream, or adjacent to the development site. This is inclusive of any clearing activities, earthworks within the building envelopes and access driveways within the allotments created by this development.	At all times

WASTE DISPOSAL & REFUSE BINS		
30.	All bins and waste storage areas must be located on site, and not visible from the street or neighbouring properties. Refuse bins must not be stored on Charles Street or Parkinson Street for any period greater than twenty-four (24) hours around collection days.	As stated

EROSION & SEDIMENT CONTROL		
31.	Soil and water management measures must be installed / implemented prior to discharge of water from the site, such that no external stormwater flow from the site adversely affects surrounding or downstream properties (in accordance with the requirements of the <i>Environmental Protection Act 1994</i> , and the FNQROC Development Manual).	At all times

BUSHFIRE MANAGEMENT		
32.	The development must be maintained at all times to a standard so as not to create a fire hazard.	At all times

INFRASTRUCTURE CHARGES		
33.	Infrastructure Charges must be paid to Council at the time of issuing the Certificate of Classification of the building application as indicated on the	At the time of issuing a

	Adopted Infrastructure Charges Notice at the rate applicable at the time of payment.	Certificate of Classification
ENVIRONMENTAL		
34.	PEST MANAGEMENT No state declared or environmental pest, plants, and animals are to be introduced onto the property.	At all times
AMENITY		
35.	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

B. Assessment Manager (Council) Advice

1. The currency period for this Development Approval is six (6) years. The approval will lapse if the Material Change of Use for the expansion of the Educational Establishment is not established within this period, in accordance with the Planning Act 2016.
2. The applicant/owner is advised that development permits for Operational Works, Building Work and Plumbing and Drainage Work will be required prior to the commencement of any building construction associated with this approval.
3. The applicant/owner must ensure compliance with the Aboriginal Cultural Heritage Act 2003, particularly the “duty of care” obligations, which apply to all land disturbances.
4. Property Notation for Lot 1 on SP324984: All buildings, structures, extensions, car parking areas and associated infrastructure must be wholly contained within the boundaries of Lot 1 on SP324984, unless expressly approved otherwise (e.g., external works within the Parkinson Street road reserve).
5. The applicant/owner must notify Council, in writing, of their intention to commence the use, following compliance with all conditions of approval (or negotiated conditions). This enables Council officers to confirm compliance prior to the use being lawfully commenced.
6. **Removal of Protected Vegetation**
This development approval does not authorise the removal of vegetation that is protected under State or Federal legislation. Separate approvals may be required under:
 - a. *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*;
 - b. *Nature Conservation Act 1992 (Qld)*; and
 - c. *Vegetation Management Act 1999 (Qld)*.

Attachment 2 **Approved Plans (D26/7989)**



STAGE 2
PROPOSED
CONVERSION MPC

STAGE 1
PROPOSED LIBRARY &
ARTS BUILDING

STAGE 1
PROPOSED CAR PARKING
(WORKS IN ROAD RESERVE)

STAGING

1	LIBRARY & ARTS BUILDING CARPARK
2	MPC

COOK SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for a Material Change of Use - Educational Establishment (extend existing school)

Lot: 1 SP324984

Referred to in Cook Shire Council's Decision Notice
(AD2026/0000946)

Approval Date: 23 March 2026

Application Number: DA/4988

A	28/10/25	DA ISSUE	GG	AL
No.	DATE	REVISION	BY	CHECK
PROJECT NAME				

**PROPOSED EXTENSION
STAGE 1 & 2**

CLIENT
ENDEAVOUR CHRISTIAN COLLEGE

SITE ADDRESS
12 CHARLES ST, COOKTOWN QLD 4895

DRAWING TITLE
SITE PLAN

DRAWN BY
RR

CHECKED BY
RR

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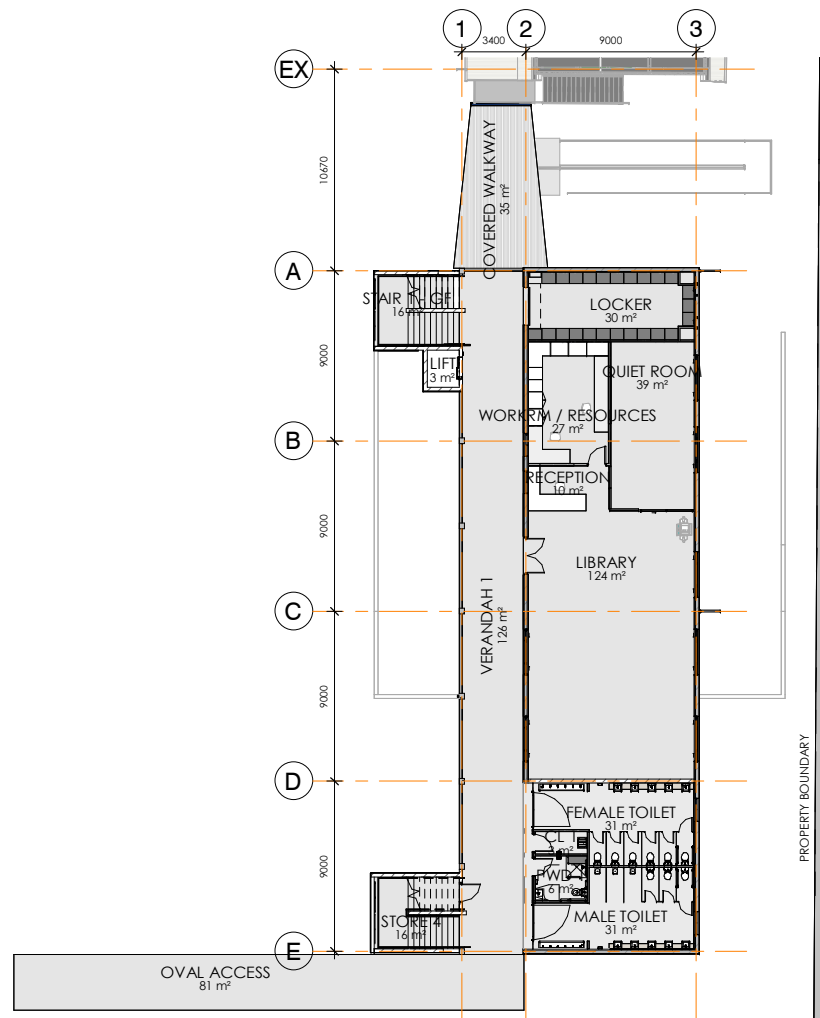
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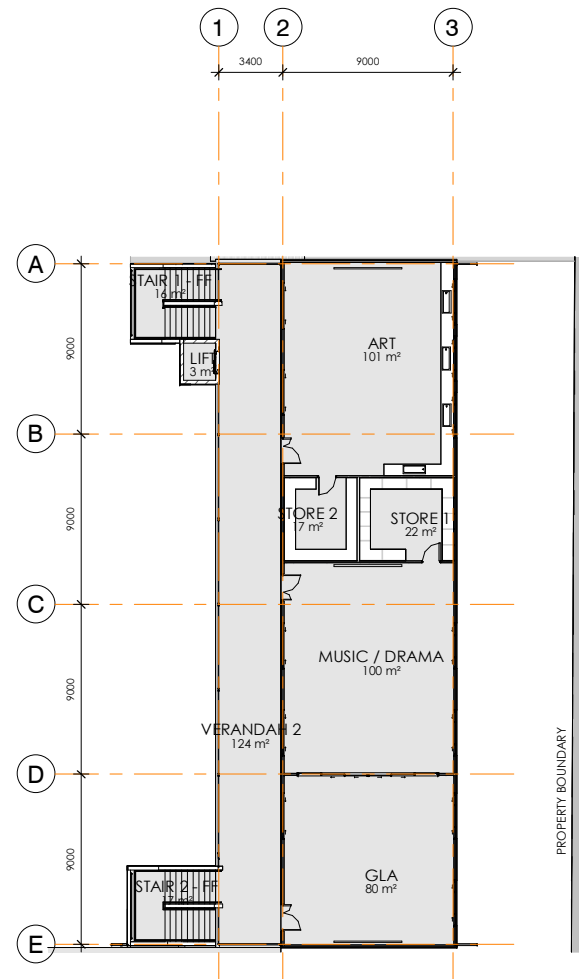
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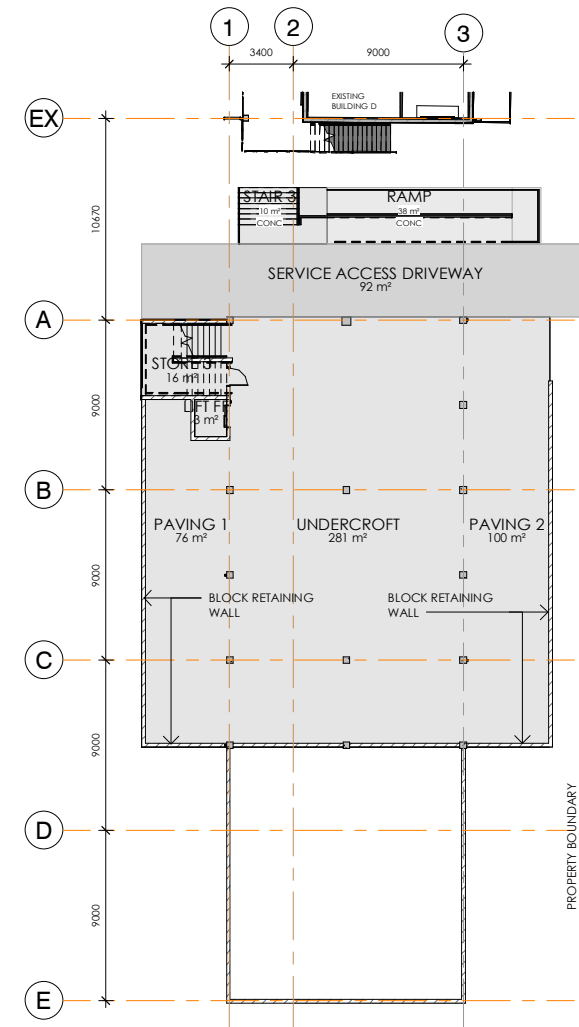
ALPHA
architects



GROUND FLOOR LEVEL - DA
SCALE 1:200



FIRST FLOOR LEVEL DA
SCALE 1:200



UNDERCROFT - DA
SCALE 1:200

ROOM AREAS	
Name	Area
ART	101
CL 1	3
COVERED WALKWAY	35
FEMALE TOILET	31
GLA	80
LIBRARY	124
LIFT	3
LIFT FF	3
LOCKER	30
MALE TOILET	31
MUSIC / DRAMA	100
OVAL ACCESS	81
PAVING 1	76
PAVING 2	100
PWD 1	6
QUIET ROOM	39
RAMP	38
RECEPTION	10
SERVICE ACCESS DRIVEWAY	92
STAIR 1 - FF	16
STAIR 1 - GF	16
STAIR 2 - FF	17
STAIR 3	10
STORE 1	22
STORE 2	17
STORE 3	16
STORE 4	16
UNDERCROFT	281
VERANDAH 1	126
VERANDAH 2	124
WORKRM / RESOURCES	27



PERSPECTIVE VIEW 01.

COOK SHIRE COUNCIL
DIGITALLY STAMPED
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Referred to in Cook Shire Council's Decision Notice
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No.	DATE	REVISION	BY	CHECK

PROPOSED LIBRARY & ARTS BUILDING

CLIENT
ENDEAVOUR CHRISTIAN COLLEGE

SITE ADDRESS
12 CHARLES ST, COOKTOWN QLD 4895

DRAWING TITLE
FLOOR PLANS

DRAWN BY
RR

CHECKED BY
RR

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PROJECT NO.
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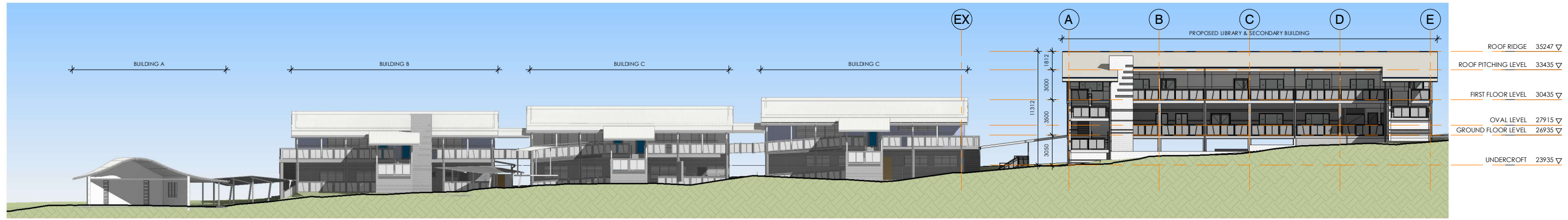
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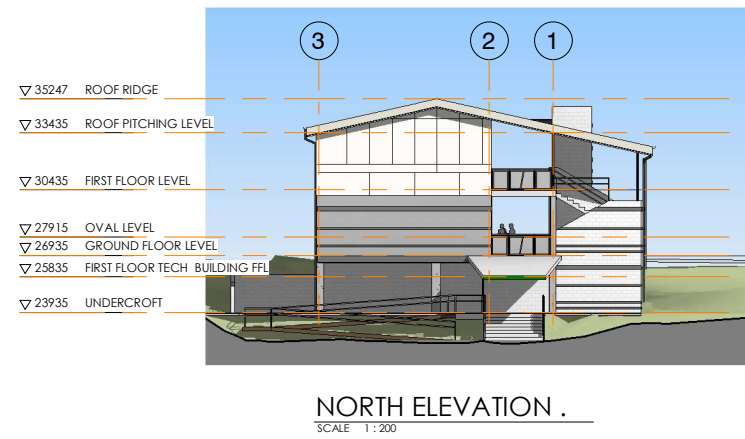
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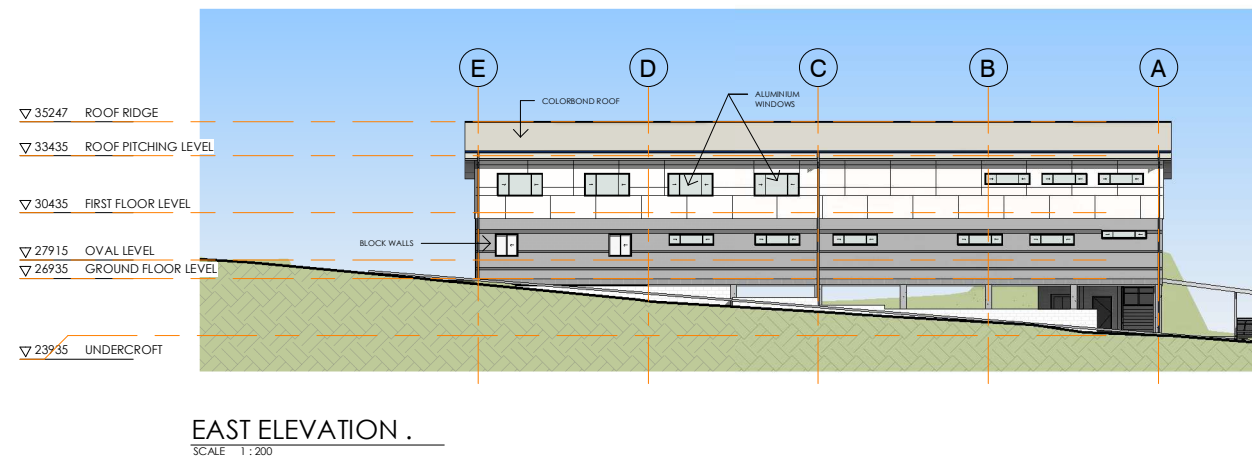
AS COPYRIGHT OF ALL DRAWINGS AND DOCUMENTS AND OF THE WORKS EXECUTED FROM THEM IS RESERVED IN THE ARCHITECT THE USE THEREOF IS RESTRICTED TO THE PRESENT EXTENT INDICATED FOR THE PARTICULAR PROJECT AND TO THE SITE FOR WHICH AND TO THE PERSON FOR WHOM THEY WERE ORIGINALLY PREPARED. USE OTHERWISE THAN IN ACCORDANCE HEREWITH IS PROHIBITED. BUILDER MUST VERIFY ALL DIMENSIONS AT JOB BEFORE COMMENCING WORK OR SHOP DRAWINGS.



SECTION A-A
SCALE 1:200



NORTH ELEVATION .
SCALE 1:200



EAST ELEVATION .
SCALE 1:200

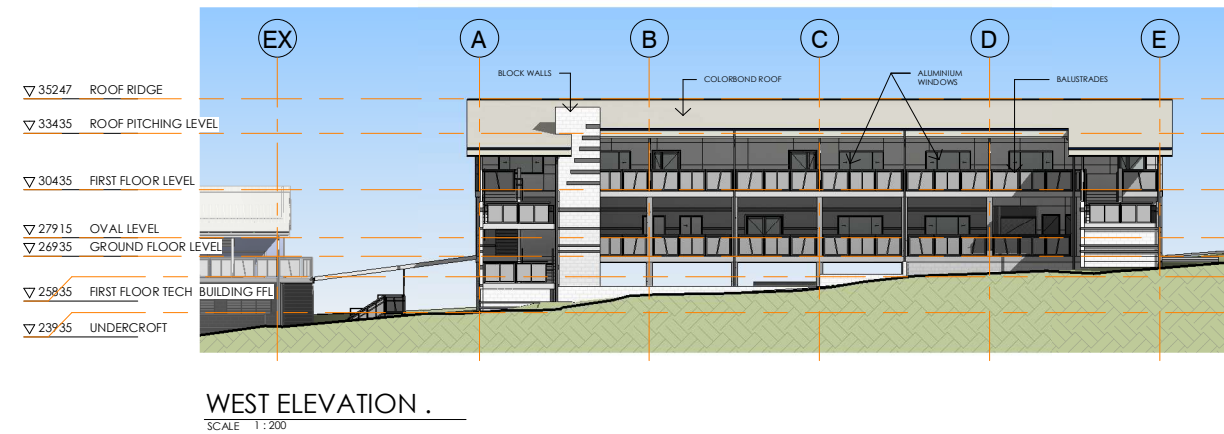
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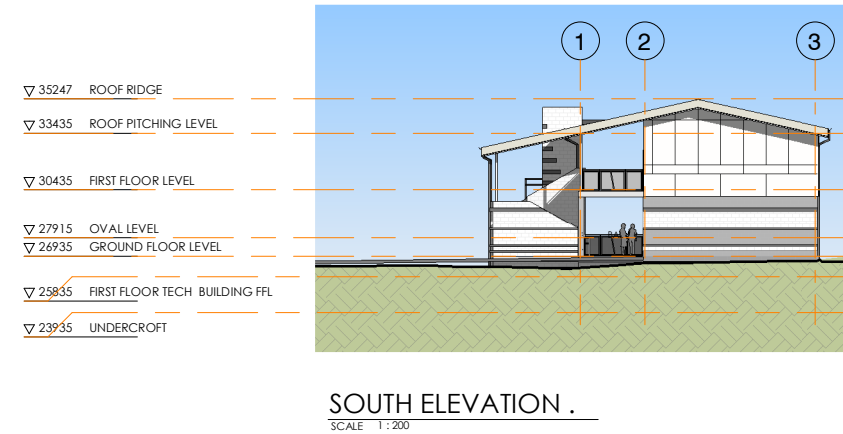
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WEST ELEVATION .
SCALE 1:200



SOUTH ELEVATION .
SCALE 1:200

No.	DATE	REVISION	BY	CHECK
A	28/10/25	DA ISSUE	GS	AL

PROJECT NAME
PROPOSED LIBRARY & ARTS BUILDING

CLIENT
ENDEAVOUR CHRISTIAN COLLEGE

SITE ADDRESS
12 CHARLES ST, COOKTOWN QLD 4895

DRAWING TITLE
ELEVATIONS

DRAWN BY
RR

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PROJECT NO.
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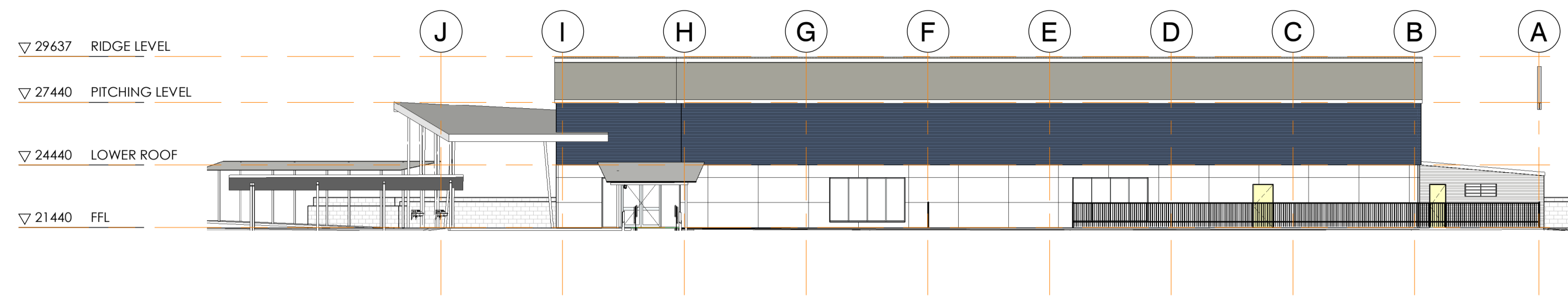
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PRELIMINARY

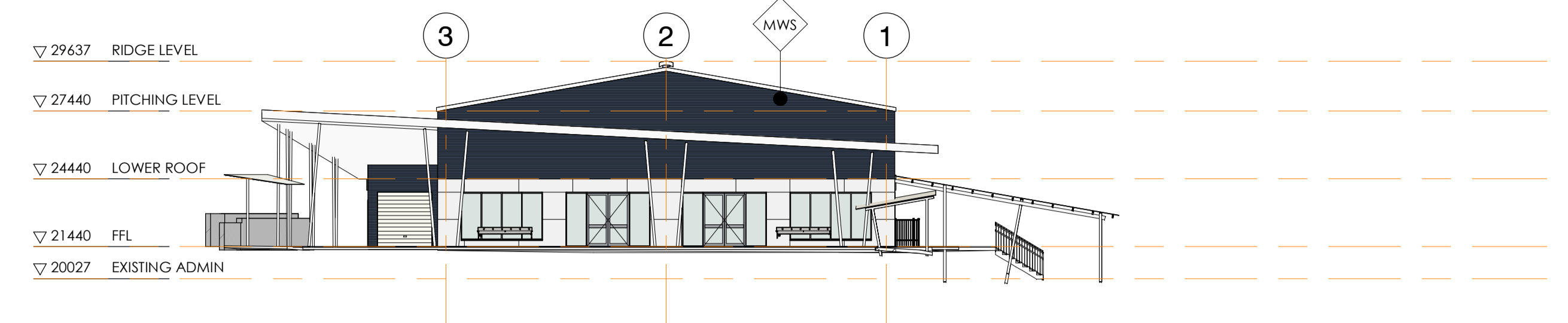
ALPHA
architects

AS COPYRIGHT OF ALL DRAWINGS AND DOCUMENTS AND OF THE WORKS EXECUTED FROM THEM IS RESERVED IN THE ARCHITECT THE USE THEREOF IS RESTRICTED TO THE PRESENT EXTENT INDICATED FOR THE PARTICULAR PROJECT AND TO THE SITE FOR WHICH AND TO THE PERSON FOR WHOM THEY WERE ORIGINALLY PREPARED. USE OTHERWISE THAN IN ACCORDANCE HEREWITH IS PROHIBITED. BUILDER MUST VERIFY ALL DIMENSIONS AT JOB BEFORE COMMENCING WORK OR SHOP DRAWINGS.

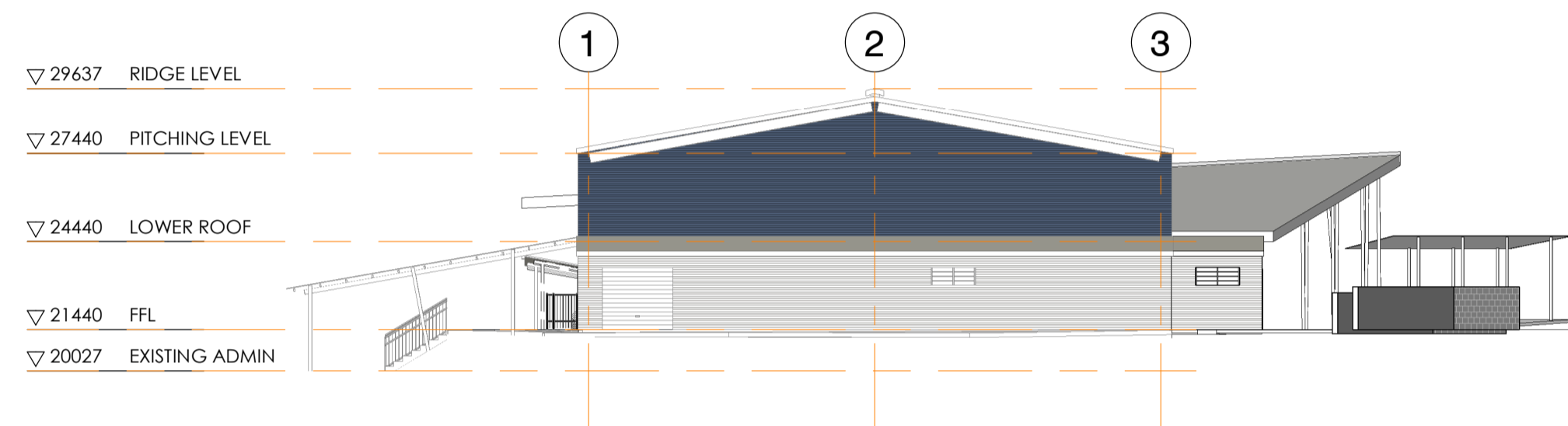
10/29/2025 3:45:18 PM



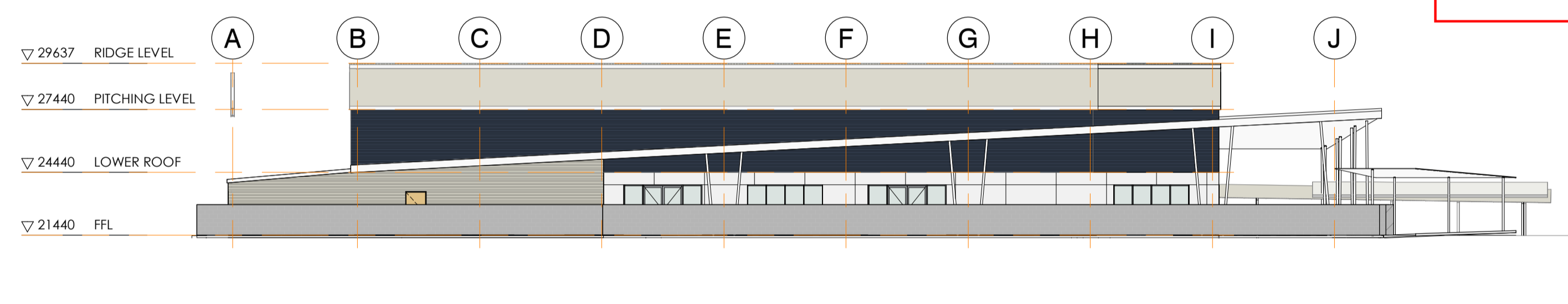
PROPOSED NORTH ELEVATION
SCALE 1:200



PROPOSED EAST ELEVATION
SCALE 1:200



PROPOSED WEST ELEVATION
SCALE 1:200



PROPOSED SOUTH ELEVATION
SCALE 1:200

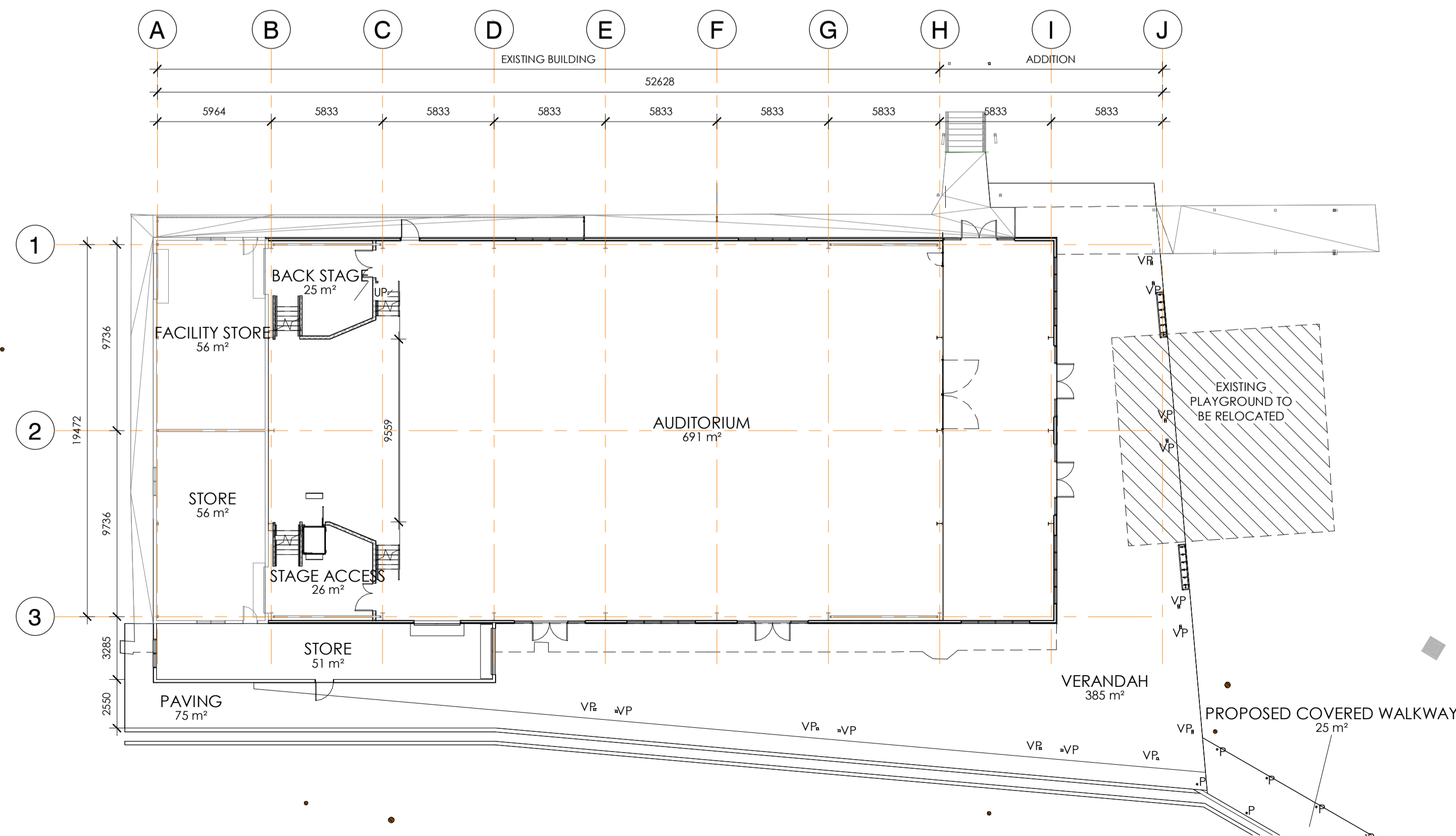
COOK SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for a Material Change of Use - Educational Establishment (extend existing school)

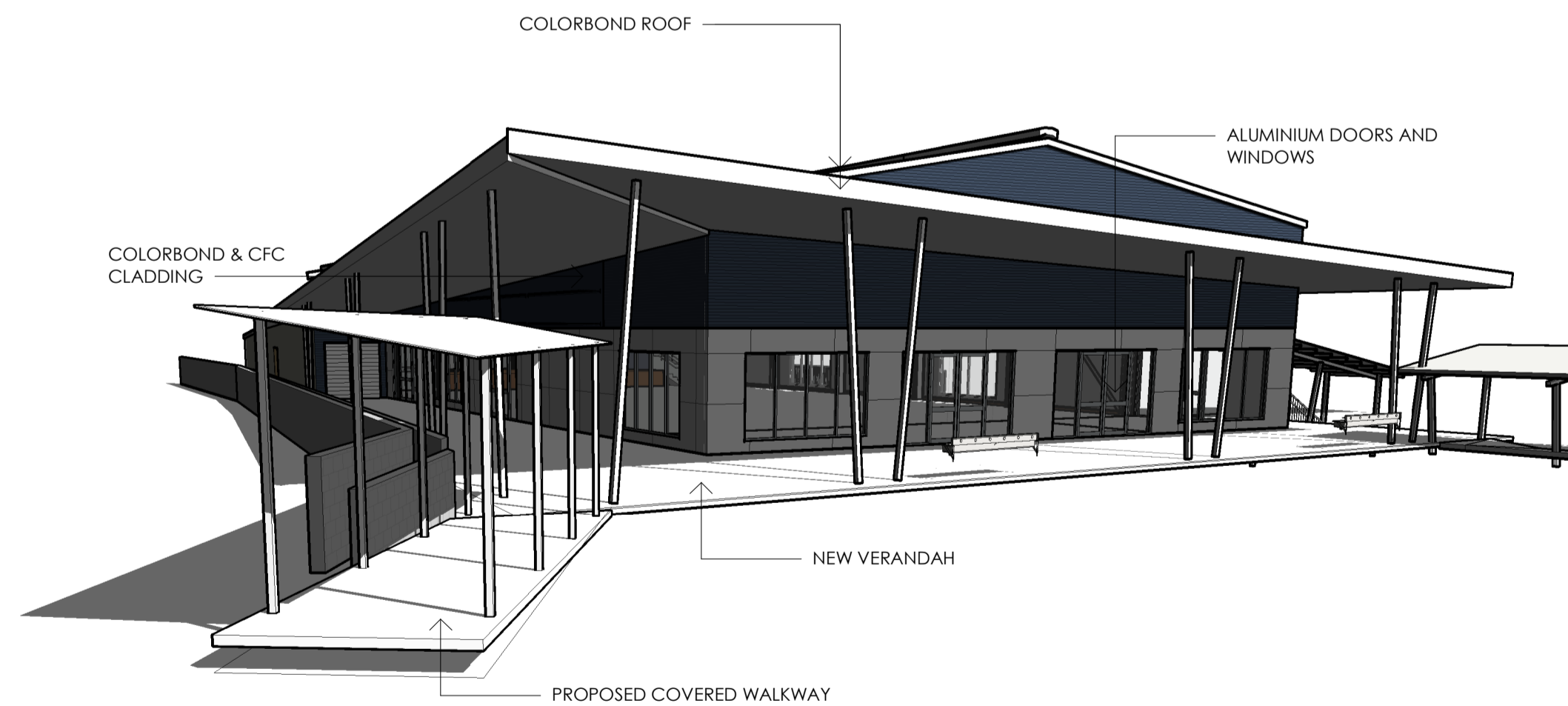
Lot: 1 SP324984

Referred to in Cook Shire Council's Decision Notice (AD2026/000946)

Approval Date: 23 March 2026
Application Number: DA/4988



PROPOSED FLOOR PLAN
SCALE 1:200



PROPOSED PERSPECTIVE

A	28.10.25	DA	VL	AL
P4	19.08.25	PRELIMINARY	VL	AL
P3	28.02.25	PRELIMINARY	VL	AL
P2	13.02.25	PRELIMINARY	RR	AL
P1	09.01.25	PRELIMINARY	RR	AL

PROPOSED MPC
CONVERSION

CLIENT
Endeavour Christian College

SITE ADDRESS
12 CHARLES ST, COOKTOWN QLD

DRAWING TITLE
CONCEPT

DRAWN BY
RR

CHECKED BY
RR

SCALE - SHEET SIZE
1:200@A1

PROJECT NO.

END 15

DRAWING NO.
SK-A10

REVISION
A

PRELIMINARY

ALPHA
architects

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COOK SHIRE COUNCIL
 DIGITALLY STAMPED
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Development Application: Development Permit for a Material Change of Use - Educational Establishment (extend existing school)

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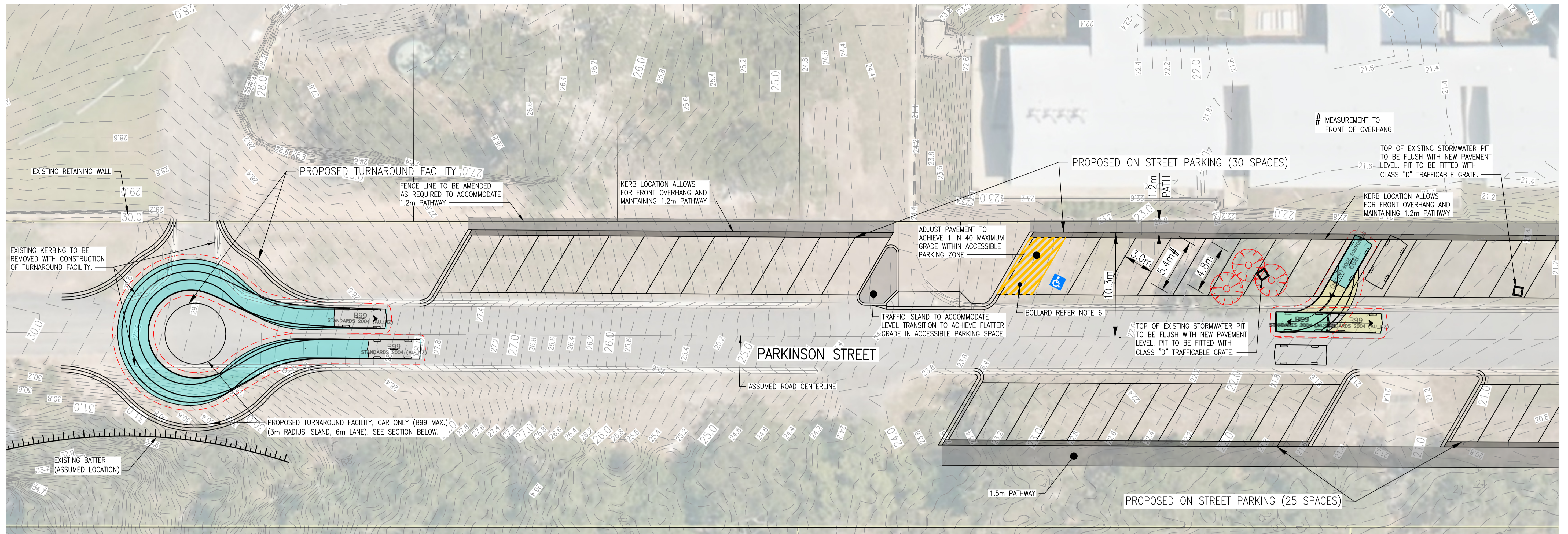
PLAN
 SCALE 1:300

NOTE

- 1. REFER TO SKETCH 1816-1 FOR NOTES AND LEGEND

FOR PLANNING APPROVAL

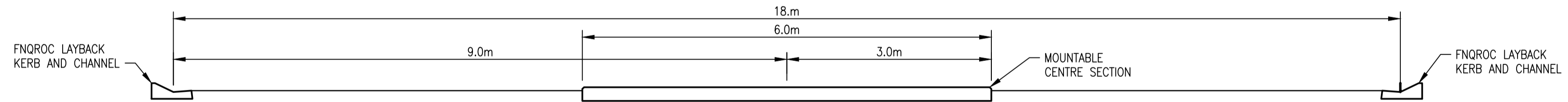
		© Trinity Engineering and Consulting Pty Ltd ABN 78 610 181 130 This document is and shall remain the property of Trinity Engineering and Consulting Pty Ltd. Unauthorised use of this document in any form whatsoever is prohibited.				Client ENDEAVOUR CHRISTIAN COLLEGE	
						Project PROPOSED PARKINSON STREET ROADWORKS	
						Title ANGLED PARKING AND TURNAROUND FACILITY OVERALL PLAN	
				JOB No. 1816		Scale (A1 size) AS SHOWN	
				Date 20 FEBRUARY 2026		Drawing No. SKETCH 1816-10	
						Revision B	



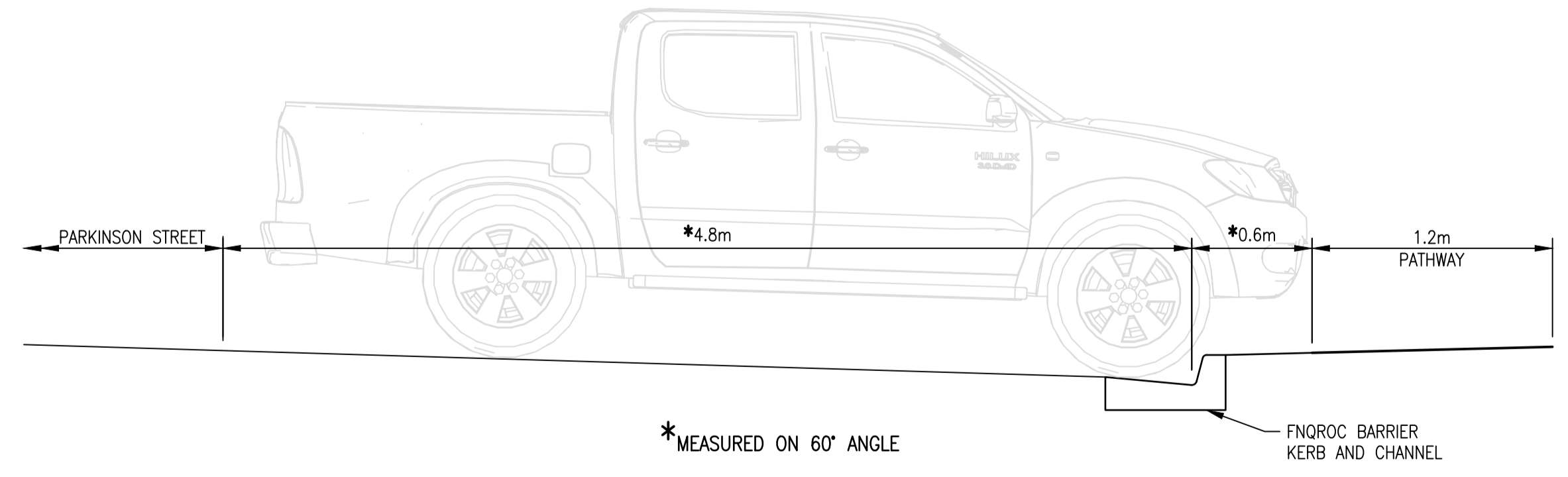
PLAN
SCALE 1:200

LEGEND

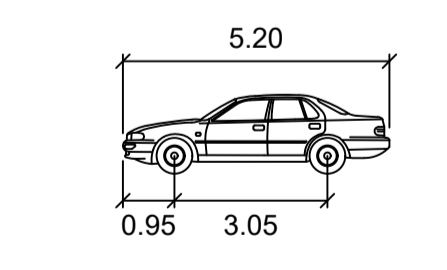
	24.0	EXISTING CONTOUR
		EXISTING LAYBACK KERB AND CHANNEL
		PROPOSED LAYBACK KERB AND CHANNEL
		PROPOSED 1.2m WIDE CONCRETE PATHWAY
		FNOROC ACCESS CROSSOVER
		EXISTING TREE TO BE RETAINED
		EXISTING TREE TO BE REMOVED



SECTION THROUGH PROPOSED TURN-AROUND FACILITY
SCALE 1:50
(CAR TURNING ONLY)



SECTION THROUGH PROPOSED PARKING
SCALE 1:25



B99

Width	: 1.94
Track	: 1.84
Lock to Lock Time	: 6.0
Steering Angle	: 33.9

COOK SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for a Material Change of Use - Educational Establishment (extend existing school)

Lot: 1 SP324984

Referred to in Cook Shire Council's Decision Notice (AD2026/0000946)

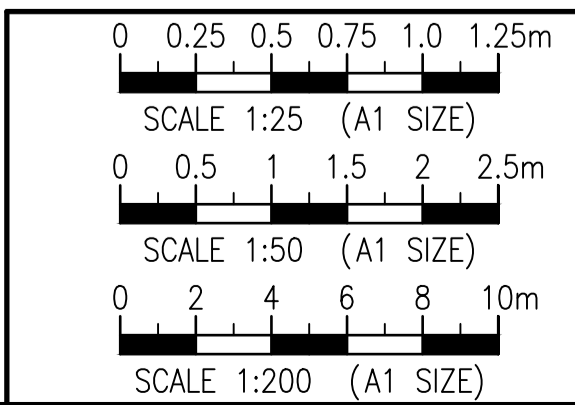
Approval Date: 23 March 2026
Application Number: DA/4988

- NOTES**
- ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH FNOROC DEVELOPMENT MANUAL GUIDELINES AND SPECIFICATIONS.
 - REFER TO THE FOLLOWING FNOROC STANDARD DRAWINGS:
S1000 - CONCRETE KERB AND CHANNEL
S1015 - ACCESS CROSSOVERS
S1016 - KERB RAMP
 - PAVEMENT MARKING AND SIGNAGE TO BE IN ACCORDANCE WITH AS1742 (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES).
 - WHEELCHAIR SYMBOL TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2890.6 FIGURE 3.1.
 - DEDICATED ACCESSIBLE PARKING BAY CHEVRON TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2890.6 CLAUSE 3.2.3.
 - BOLLARDS INSTALLED WITHIN ACCESSIBLE PARKING AREA ARE TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2890.6 CLAUSE 2.4.

FOR PLANNING APPROVAL

TEC File: T:\1816 Parkinson Street Roadworks\Drawings\1816-SKETCH-010(B)-011(B)-012(B).dwg
Printed: 20 February 2026, 2:56 PM (Liam)

REFER SKETCH 1816-12 FOR CONTINUATION



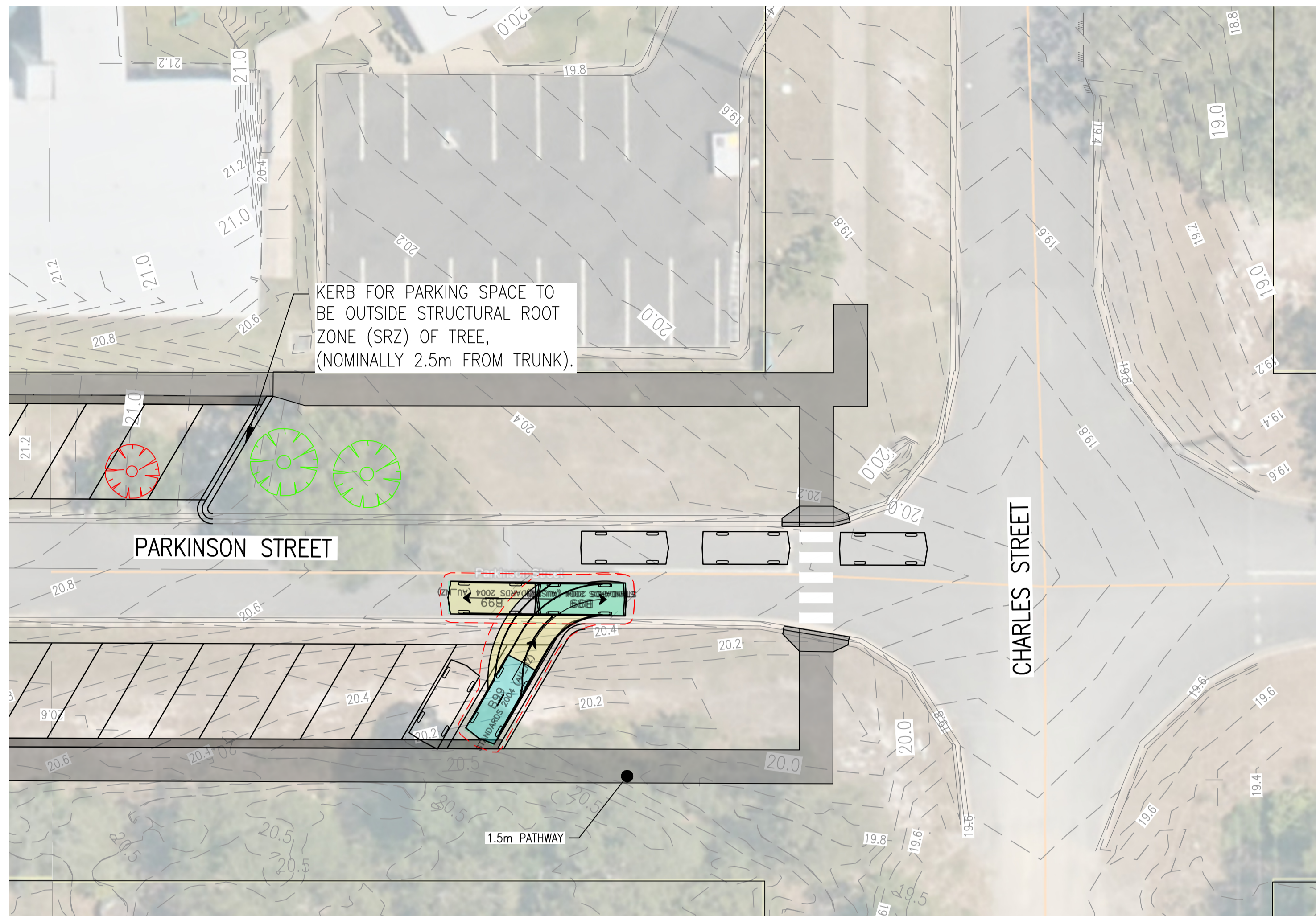
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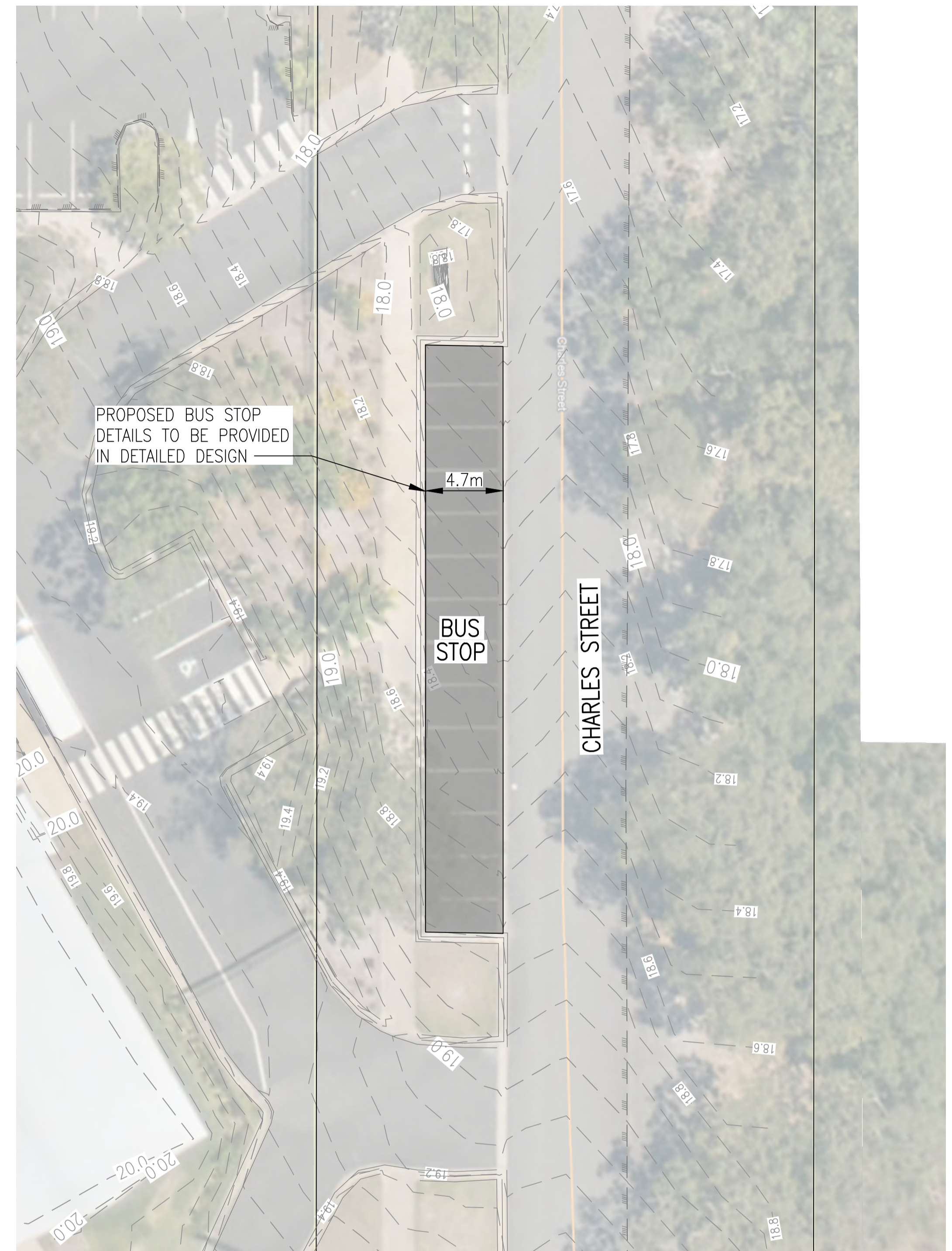
Trinity Engineering and Consulting Pty Ltd
21-23 Sheridan Street | PO Box 7963
Cairns QLD 4870
Ph: (07) 4040 7111
www.trinityengineering.com.au
Email: admin@trinityengineering.com.au

Client ENDEAVOUR CHRISTIAN COLLEGE	
Project PROPOSED PARKINSON STREET ROADWORKS	
Title TURN PATHS FOR PROPOSED ANGLED PARKING, TURNAROUND AND BUS STOP FACILITY - SHEET 1 OF 2	
JOB No. 1816	Scale (A1 size) AS SHOWN
Date 20 FEBRUARY 2026	Drawing No. SKETCH 1816-11
Revision B	



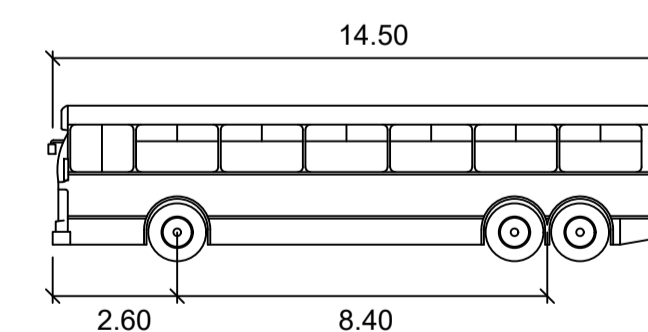
PLAN
SCALE 1:200

REFER SKETCH 1816-11 FOR CONTINUATION



REFER LEFT OF PAGE FOR CONTINUATION

PLAN
SCALE 1:200



LONG RIGID BUS

	meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.0
Steering Angle	: 46.4

COOK SHIRE COUNCIL
DIGITALLY STAMPED
APPROVED PLAN

Development Application: Development Permit for a Material Change of Use - Educational Establishment (extend existing school)

Lot: 1 SP324984

Referred to in Cook Shire Council's Decision Notice (AD2026/0000946)

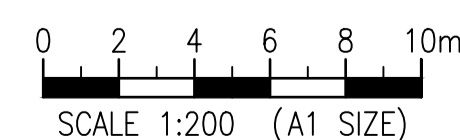
Approval Date: 23 March 2026
Application Number: DA/4988

NOTE

- FOR NOTES AND LEGEND REFER TO SKETCH 1816-11.

FOR PLANNING APPROVAL

Printed: 20 February 2026, 2:56 PM (Liam) TEC File: T:\1816 Parkinson Street Roadworks\Drawings\1816-SKETCH-010(B)-011(B)-012(B).dwg



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Ph: (07) 4040 7111
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Cairns QLD 4870
Email: admin@trinityengineering.com.au

Client ENDEAVOUR CHRISTIAN COLLEGE				
Project PROPOSED PARKINSON STREET ROADWORKS				
Title TURN PATHS FOR PROPOSED ANGLED PARKING, TURNAROUND AND BUS STOP FACILITY - SHEET 2 OF 2				
JOB No. 1816	Scale (A1 size) AS SHOWN	Date 20 FEBRUARY 2026	Drawing No. SKETCH 1816-12	Revision B

Attachment 3 **Infrastructure Charges Notice (D26/7045)**

Our Ref: LM:tt:DA/4988:D26/7045

23 March 2026

Christian Community Ministries Ltd
PO Box 147
KINGSTON QLD 4114
Email: Andrew.lennox@ccmschools.edu.au

Attention: Andrew Lennox

Dear Mr Lennox

ADOPTED INFRASTRUCTURE CHARGES NOTICE

Development Application - DA/4988 - 12 Charles Street, Cooktown QLD 4895

Proposal:	Material Change of Use for an Educational Establishment (expansion of existing school)
Applicant:	Christian Community Ministries Ltd
Location of Site:	12 Charles Street, Cooktown QLD 4895
Real Property Description:	Lot 1 on SP324984
Level of Assessment:	Impact Assessment

CHARGES CALCULATION

Adopted Infrastructure Charges – Adopted charge for a Material Change of Use or Building Work for Non-residential development - Education Facility

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Educational Facility	\$12.60 (Water Supply)	\$ per m ² GFA	2,297m ²	\$28,942.20
Educational Facility	\$12.60 (Sewerage)	\$ per m ² GFA	2,297m ²	\$28,942.20
Educational Facility	\$16.80 (Transport)	\$ per m ² GFA	2,297m ²	\$38,589.60
Educational Facility	\$0.00 (Public Parks & Community Land)	\$ per m ² GFA	N/A	\$0.00
Educational Facility	\$3.00 (Stormwater)	\$ per impervious m ²	1,789m ²	\$5,367.00
Total Charge				\$101,841.00

CREDIT CALCULATION

Existing Lawful Use – Auditorium and Pathways

Development Class	Charge	Unit of Measure	No. of Units	Amount of Charge
Educational Facility	\$12.60 (Water Supply)	\$ per m ² GFA	687m ²	\$8,656.20
Educational Facility	\$12.60 (Sewerage)	\$ per m ² GFA	687m ²	\$8,656.20
Educational Facility	\$16.80 (Transport)	\$ per m ² GFA	687m ²	\$11,541.60
Educational Facility	\$0.00 (Public Parks & Community Land)	\$ per m ² GFA	N/A	\$0.00
Educational Facility	\$3.00 (Stormwater)	\$ per impervious m ²	398m ²	\$1,194.00
Total Credit				\$30,048.00

Net Adopted Infrastructure Charges Summary:

Total Adopted Charge	Total Credit	Total Infrastructure Charge
\$101,841.00	\$30,048.00	\$71,793.00

(Note: The Total Infrastructure Charge = Total Charges – Total Credit for Existing Use)

Due Date for Payment:

Payment of the total infrastructure charge must be made at the time of issuing the Certificate of Classification.

Payment Details:

Payment of the adopted infrastructure charge must be made to Cook Shire Council.

Goods and Services Tax

The federal government has determined that rates and utility charges levied by a local government will be GST free. Accordingly, no GST is included in this infrastructure charge notice.

Adopted Infrastructure Charge is Subject to Price Variation

The amount of the adopted infrastructure charge is subject to variations in the Consumer Price Index (C.P.I.). All groups from the reference date stated in this notice until the date the payment is made.

This notice will lapse if the development approval stops having effect.

RIGHTS OF APPEAL:

Pursuant to the provisions of Chapter 6 of *The Planning Act 2016*, a person may appeal to the Planning & Environment Court against the decision of this Council.



Please refer to <https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025> to access the *Planning Act 2016*. Please refer to sections 124, 125, and 229 to 232 which detail your appeal rights regarding this notice.

Should you require any further information or assistance on this matter please contact Council's Manager Planning Environment Lisa Miller on (07) 4082 0500.

Yours faithfully

A handwritten signature in black ink, appearing to read "B. Joiner", with a long horizontal flourish extending to the right.

Brian Joiner
Chief Executive Officer
Cook Shire Council

Attachment 4 **Notice of Decision – Statement of Reasons (AD2026/0000945)**

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/4988
Applicant:	Christian Community Ministries Ltd
Proposal:	Development Permit for a Material Change of Use
Description of the Development:	Material Change of Use - Educational Establishment (Extend Existing School)
Street Address:	12 Charles Street, Cooktown QLD 4895
Real Property Description:	Lot 1 on SP324984
Planning Scheme:	Cook Shire Council Planning Scheme 2017 v2.0
Land Zoning:	Community Facility Zone and Rural Residential Zone
Assessment Type:	Impact Assessment

DECISION DETAILS

Type of Decision:	Approval with Conditions
Type of Approval:	Development Permit for a Material Change of Use - Educational Establishment (Extend Existing School)
Date of Decision:	23 March 2026

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	<p>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 mapping has determined that the state interests are adequately 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.</p> <p>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.</p>
Temporary State Planning Policy	There are no Temporary State Planning Policies.

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

- Strategic Framework (Part 3)
- Community Facilities Zone Code
- Rural Residential Zone Code
- Biodiversity Overlay Code
- Bushfire Hazard Overlay Code
- Parking and Access Code
- Works, Services, and Infrastructure Code

Local Categorising Instrument (Variation Approval)

Not Applicable

Local Categorising Instrument (Temporary Local Planning Instrument)

Not Applicable

PUBLIC NOTIFICATION

A review of Council's records determined no submissions were received.

REASONS FOR THE DECISION

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

- a. The development has been assessed against the applicable assessment benchmarks under the Cook Shire Planning Scheme 2017 (v2.0) and the proposal demonstrates compliance with the relevant codes, overlays, and strategic outcomes, or can be conditioned to achieve compliance.
- b. The proposed development will not result in adverse impacts on the amenity of the locality or adjoining properties and represents a logical consolidation and enhancement of an existing educational facility.
- c. That an Infrastructure Charges Notice be issued for the applicable amount in accordance with Council's Infrastructure Charges Resolution (No. 2) 2018 in relation to Development Permit DA/4988 – Material Change of Use for an Educational Establishment (expansion of existing school).

REASONS FOR APPROVAL DESPITE NON-COMPLIANCE WITH ASSESSMENT BENCHMARKS

Not Applicable

ADDITIONAL RELEVANT MATTERS FOR IMPACT ASSESSMENT

The development application was subject to Public Notification from 10 December 2025 to 15 January 2026. The Notice of Compliance with Public Notification was submitted to Council on 16 January 2026 advising that the public notification was carried out in accordance with the provisions of the Planning Act. No submissions were received during the Public Notification period.

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 5 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
 - (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*

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

Page 277

Authorised by the Parliamentary Counsel

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

Page 278

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.