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ABN: 23 439 388 197

20 July 2020

Your Reference:
Our Reference: 99/20

IWC Ltd C/- Empire Engineering Pty Ltd
PO Box 2052
BUNDABERG QLD 4670

Attention: Ross Wegner

Dear Sir,

RE: DEVELOPMENT APPLICATION FOR OPERATIONAL WORK FOR (EARTHWORKS, ACCESS AND ROADWORKS) AT 24-26 FIELDING STREET GAYNDAH, LAND DESCRIBED AS LOT 8G1383.

Thank you for your Development Application for Operational Work for (Earthworks, Access and Roadworks) at 24-26 Fielding Street, Gayndah; land described as Lot 8 on G1383 lodged with Council on 11 June 2020.

Please find attached the Decision Notice for the above-mentioned development application.

Sections 71 and 72 of the Planning Act 2016 identifies when a development approval has effect and the development may start. In summary, a development approval generally has immediate effect, except when—

- if there is an appeal, after the appeal has ended;
- if there is no appeal but there was a submitter, all submitters have notified the Council that they will not appeal the decision, or when the last appeal period ends.

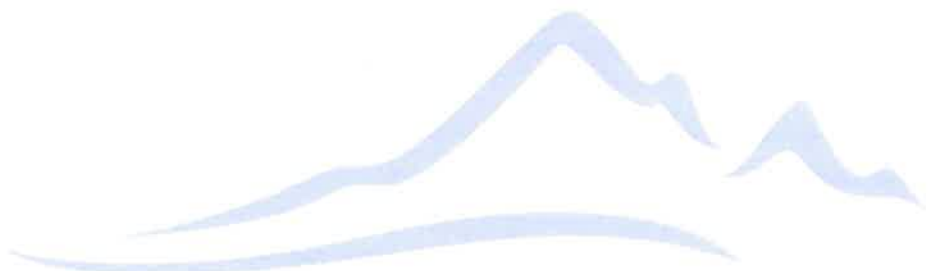
Please quote Council's application number: 99/20 in all subsequent correspondence relating to this development application. Should you require any clarification regarding this matter or wish to schedule a meeting, please contact Council's Development Services team on telephone 1300 696 272.

Yours sincerely,



John Fraser

Development & Building Services Stream Leader



Decision notice – approval (with conditions)

(Given under section 63 of the Planning Act 2016)

Thank you for your development application detailed below which was properly made on 11 June 2020 The North Burnett Regional Council has assessed your application and decided it as follows:

1. Applicant’s details

Name: IWC Ltd C/- Empire Engineering Pty Ltd
 Postal Address: PO Box 2052
BUNDABERG QLD 4670
 Email: admin.cc@empireengineering.com.au
 Phone No.: (07) 4154 4894
 Mobile No.:

2. Location details

Street address: 24-26 Fielding Street, Gayndah Qld 4625
 Real property description: 8G1383
 Local government area: North Burnett Regional Council

3. Decision

Application number: 99/20
 Date of decision: 20 July 2020
 Decision 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 a concurrence agency imposed them.

4. Details of proposed development

	Planning Regulation 2017 reference	Development Permit	Preliminary Approval
Development assessable under the planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval		<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Approved plans and specifications

Copies of the following plans, specifications and/or drawings are enclosed.

Drawing/report title	Prepared by	Date	Reference no.	Version/ issue
Title Sheet, Locality Plan and Standard Notes	Empire Engineering	17/6/20	CC-5463 C01	Rev B
Construction Management Notes	Empire Engineering	17/6/20	CC-5463 C02	Rev B
Sediment and Erosion Control Notes and Details	Empire Engineering	17/6/20	CC-5463 C03	Rev B
Sediment and Erosion Control Layout Plan	Empire Engineering	17/6/20	CC-5463 C04	Rev B
Bulk Earthworks Plan	Empire Engineering	17/6/20	CC-5463 C30	Rev B
Detail Layout Plan	Empire Engineering	17/6/20	CC-5463 C40	Rev B
Concrete Joint Plan	Empire Engineering	17/6/20	CC-5463 C50	Rev B
Standard Details Plan Sheet 1 of 2	Empire Engineering	17/6/20	CC-5483 C90	Rev B
Standard Details Plan Sheet 2 of 2	Empire Engineering	17/6/20	CC-5483 C91	Rev B

6. Conditions

This approval is subject to the conditions in [Attachment 1](#). These conditions are clearly identified to indicate whether the assessment manager or concurrence agency imposed them.

7. Currency period for the approval

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

- (1) A part of a development approval lapses at the end of the following period (the *currency period*)—
 - (a) for any part of the development approval relating to a material change of use—if the first change of use does not happen within—
 - (i) the period stated for that part of the approval; or
 - (ii) if no period is stated—6 years after the approval starts to have effect;
 - (b) for any part of the development approval relating to reconfiguring a lot—if a plan for the reconfiguration that, under the Land Title Act, is required to be given to a local government for approval is not given to the local government within—
 - (i) the period stated for that part of the approval; or
 - (ii) if no period is stated—4 years after the approval starts to have effect;
 - (c) for any other part of the development approval—if the development does not substantially start within—
 - (i) the period stated for that part of the approval; or
 - (ii) if no period is stated—2 years after the approval starts to take effect.

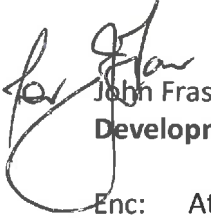
8. Rights of appeal

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

A copy of the relevant appeal provisions are included in [Attachment 2](#).

Should you require any further assistance in process, please contact Council's Development Services Department on 1300 696 272.

Yours faithfully



John Fraser

Development & Building Services Stream Leader

Enc: Attachment 1-conditions imposed by assessment manager
Attachment 2-appeal rights
Attachment 3-plans



Attachment 1 – Conditions Imposed by Assessment Manager

1. Undertake all approved work at no cost to Council and in accordance with the Approved Plans, approval conditions and North Burnett Regional Council's Planning Scheme Schedule 6 Design and Construction Standards.
2. This approval extends to earthworks (including internal carpark area), new accesses, stormwater and roadworks as detailed.
3. The approval is subject to construction being undertaken in accordance with the Approved Plans listed below:

Drawing No./Reference	Plan Title and Details	Dated
CC-5483 C01 Rev B	Title Sheet, Locality Plan and Standard Notes	17/6/20
CC-5483 C02 Rev B	Construction Management Notes	17/6/20
CC-5483 C03 Rev B	Sediment and Erosion Control Notes and Details	17/6/20
CC-5483 C04 Rev B	Sediment and Erosion Control Layout Plan	17/6/20
CC-5483 C30 Rev B	Bulk Earthworks Plan	17/6/20
CC-5483 C40 Rev B	Detail Layout Plan	17/6/20
CC-5483 C50 Rev B	Concrete Plan	17/6/20
CC-5483 C90 Rev B	Standard Details Plan Sheet 1 of 2	17/6/20
CC-5483 C01 Rev B	Standard Details Plan Sheet 2 of 2	17/6/20

4. Submit to Council for endorsement, a set of "Issued for Construction" drawings, amended if required by the conditions of this approval, prior to the Pre-start Meeting.
5. Ensure that supervision of all construction work is carried out by a suitably qualified and experienced Engineer (RPEQ).
6. Adhere to the following hours of construction unless otherwise approved in writing by Council:

Monday to Saturday:	7.00am to 5.00pm	Noise permitted
Monday to Sunday:	5.00pm to 7.00am	No noise permitted
Sunday and Public Holidays:		No noise permitted

Do not conduct work or business that causes audible noise from or on the site outside the above hours.
7. Be responsible to carry out Work Health and Safety legislative requirements.
8. Ensure all work sites are maintained in a clean, orderly state at all times.
9. Be responsible for the location and protection of any Council and public utility services infrastructure and assets that may be impacted on during construction of the development.
10. Repair all damage incurred to Council and public utility services infrastructure and assets, as a result of completed or incomplete work under this approval, immediately should hazards exist for public health and safety or vehicular safety. Otherwise, repair all damage immediately upon completion of work associated with the development.
11. Submit to Council, a Certification from a suitably qualified Engineer (RPEQ) that the work has been undertaken in accordance with the Approved Plans and specifications and to Council's requirements, prior to commencement of the use.

12. Submit to Council for approval, a Traffic Management Plan prior to commencement of any work involving closure of Council roads or working on or adjacent to existing roads.
13. Ensure that development work on the subject land does not lead to ponding of stormwater or cause actionable nuisance to adjoining properties, drains freely to a lawful point of discharge in accordance with the Queensland Urban Drainage Manual.
14. Be responsible for protecting nearby property owners from dust pollution arising from construction and maintenance of the work required by this approval, and comply with any lawful instructions from the Assessment Manager if, in his opinion, a dust nuisance exists.

STORMWATER MANAGEMENT

15. Provide stormwater management generally in accordance with the Stormwater Management Plan prepared by Empire Engineering, Revision A, dated June 2020, subject to detailed design and except as altered by conditions of this development approval.
16. Design and construct stormwater drainage to ensure that there is no nuisance or interference to the current use or potential future use of all downstream properties including road reserves and the like for design storms of AEP 63%, 20% 10%, 5%, 2% and 1% storm
17. Provide overland flow paths that do not alter the characteristics of existing overland flows or create an increase in flood damage on other properties.
18. Ensure that adjoining properties and roadways are protected from ponding as a result of any site works undertaken.
19. The following requirements apply to the existing stormwater pipe that traverses Lots 2 RP194226 and Lot 7 SP217294:
 - Carry out a condition survey of the pipe to assess its structural integrity. The results shall be provided to Council to determine if the pipe is to be retained or replaced. All costs associated with the replacement is the responsibility of the developer;
 - The pipe shall be inspected, and if it likely to contain asbestos, shall be replaced unless agreed otherwise with the property owner;
 - An easement shall be provided over the pipeline through all downstream lots, unless otherwise agreed by Council.

PAVEMENT

20. The pavement design for the on-street carparks shall be submitted to Council for approval, prior to the commencement of works within the road reserve.

INSPECTIONS AND TESTING

21. Submit to Council, the Pre-start Meeting Agenda at the confirmation of a date and time for the Meeting.
22. Provide Council with a minimum of two clear working days' notice to undertake compulsory inspections and meetings at the following stages:
 - Pre-start Meeting with Council, Contractor, Supervising Engineer and developer;
 - following preparation and compaction of road sub-grade;
 - following placement and compaction of each road pavement layer and prior to laying of the next pavement layer or surfacing layer;
 - of the finished pavement surface prior to any bitumen prime, primer-seal, seal or asphalt surfacing;
 - at the point of completion of all work before placing on-maintenance; and
 - at the point of requesting Council to accept the work off-maintenance.

23. Submit to Council, all inspection and test data in its entirety prepared by the applicant, Engineer, Principal Contractor or by Subcontractors in relation to the Operational Work or as described in the application prior to commencement of the use. Undertake any further inspection, testing or analysis required, due to failure of work to meet specifications or where the testing previously provided is considered insufficient on behalf of the Principal Contractor by a NATA accredited entity (where applicable).
24. Uncover all work covered, prior to inspection, to allow inspection by Council at Council's sole discretion.
25. Allow Council to enter a work site to which this approval relates and undertake testing or analysis of any part of the construction. Council is not liable for the rectification of or compensation for any damage caused in the testing or analysis process. Should work be found to be not constructed to specification or of poor quality, rectification work must be undertaken by the Principal Contractor.
26. Undertake any work for the safety or health of the community or protection of infrastructure where Council deems it necessary.

MAINTENANCE

27. Submit to Council, a written request to place constructed work on-maintenance or off-maintenance from the developer's certifying Engineer stating that all approved work has been completed and ready for Council inspection.
28. Pay to Council, a maintenance bond of 5% of the cost of the Operational Work, as estimated or accepted by Council, prior to commencement of the on-maintenance period.
29. Maintain all work that will become Council infrastructure for a period of 12 months (maintenance period) from commencement of the on-maintenance period. Undertake any necessary maintenance or repairs to non-conforming work, defects and/or damage to any work undertaken in relation to this approval, even where damage has resulted from a third party activity within the maintenance period.
30. The maintenance bond will be entirely forfeited to Council should there be any failure by the applicant to undertake any such work considered by Council as necessary, to rectify any non-compliant work and to protect public safety. In the event that the bond is insufficient to address the non-compliant work, Council reserves the right to seek restitution. After expiration of the maintenance period and where required maintenance is suitably undertaken to Council's satisfaction, the bond will be returned accordingly, after the project is accepted off-maintenance.
31. The on-maintenance period commences only when Council provides written confirmation that all of the following are completed:
 - (a) satisfactory completion of all work and conditions of Operational Work approval including associated Material Change of Use approval;
 - (b) provision of all necessary test and quality audit requirements;
 - (c) lodgement with Council, of certification from an RPEQ that the work has been undertaken in accordance with the Approved Plans and specifications and to Council's requirements;
 - (d) lodgement of a maintenance bond of 5% of the cost of the Operational Work as accepted by Council;
 - (e) submission of "As Constructed" data in the required format.

AS CONSTRUCTED INFORMATION

32. Submit to Council within 10 working days of completion of the Operational Work, suitable "As Constructed" drawings in hard copy and AutoCAD format. The "As Constructed" drawings or data capture methods as required by Council must be certified by a Registered Professional Engineer of Queensland (RPEQ) on every drawing and shall be to an appropriate electronic format and standard as required by Council's Infrastructure Services General Manager.

ADVISORY NOTES

NOTE 1 - Relevant Period

"To the extent a development approval is for Operational Work, the approval lapses if the development under the approval does not start within the following period (the relevant period)

- (a) 2 years starting the day the approval takes effect;*
- (b) if the approval states a different period from when the approval takes effect—the stated period."*

NOTE 2 - Aboriginal Cultural Heritage

It is advised that under Section 23 of the *Aboriginal Cultural Heritage Act 2003*, a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are listed in the Aboriginal cultural heritage legislation. The information on Aboriginal cultural heritage is available on the Department of Aboriginal and Torres Strait Islander and Partnerships' website www.datsip.qld.gov.au

NOTE 3 - General Environmental Duty

General environmental duty under the *Environmental Protection Act 1994* prohibits unlawful environmental nuisance caused by noise, aerosols, particles, dust, ash, fumes, light, odour or smoke beyond the boundaries of the development site during all stages of the development including earthworks, construction and operation.

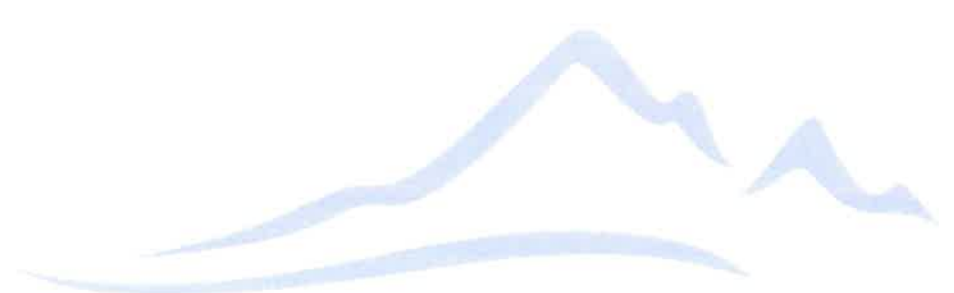
NOTE 4 - General Safety of Public During Construction

The *Work Health and Safety Act 2011* and *Manual of Uniform Traffic Control Devices* must be complied with in carrying out any construction work, and to ensure safe traffic control and safe public access in respect of work being constructed on a road.

Council is to be indemnified against any claims arising from work carried out by the applicant on Council's property.

NOTE 5 - Duty to Notify of Environmental Harm

If a person becomes aware that serious or material environmental harm is caused or threatened by an activity or an associated activity, that person has a duty to notify Western Downs Regional Council.



Attachment 2 – Appeal Rights Planning Act 2016

CHAPTER 6, PART 1 APPEAL RIGHTS

229 Appeals to tribunal or P&E Court

- (1) Schedule 1 states—
- (a) matters that may be appealed to—
 - (i) either a tribunal or the P&E Court; or
 - (ii) only a tribunal; or
 - (iii) only the P&E Court; and
 - (b) the person—
 - (i) who may appeal a matter (the appellant); and
 - (ii) who is a respondent in an appeal of the matter; and
 - (iii) who is a co-respondent in an appeal of the matter; and
 - (iv) who may elect to be a co-respondent in an appeal of the matter.
- (2) An appellant may start an appeal within the appeal period.
- (3) The **appeal period** is—
- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
 - (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
 - (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
 - (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
 - (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
 - (f) for any other appeal—20 business days after a notice of the decision for the matter, including an enforcement notice, is given to the person.
- Note — See the P&E Court Act for the court's power to extend the appeal period.*
- (4) Each respondent and co-respondent for an appeal may be heard in the appeal.
- (5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.
- (6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—
- (a) the adopted charge itself; or
 - (b) for a decision about an offset or refund—
 - (i) the establishment cost of trunk infrastructure identified in a LGIP; or
 - (ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

- (1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—
- (a) is in the approved form; and
 - (b) succinctly states the grounds of the appeal.
- (2) The notice of appeal must be accompanied by the required fee.
- (3) The appellant or, for an appeal to a tribunal, the registrar must, within the service period, give a copy of the notice of appeal to—
- (a) the respondent for the appeal; and
 - (b) each co-respondent for the appeal; and
 - (c) for an appeal about a development application under schedule 1, table 1, item 1—each principal submitter for the development application; and
 - (d) for an appeal about a change application under schedule 1, table 1, item 2—each principal submitter for the change application; and
 - (e) each person who may elect to become a co-respondent for the appeal, other than an eligible submitter who is not a principal submitter in an appeal under paragraph (c) or (d); 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.
- (5) A notice of appeal given to a person who may elect to be a co-respondent must state the effect of subsection (6).

- (6) A person elects to be a co-respondent by filing a notice of election, in the approved form, within 10 business days after the notice of appeal is given to the person.

SCHEDULE 1 APPEALS

1 Appeal rights and parties to appeals

- (1) Table 1 states the matters that may be appealed to—
- (a) the P&E court; or
 - (b) a tribunal.
- (2) However, table 1 applies to a tribunal only if the matter involves—
- (a) the refusal, or deemed refusal of a development application, for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (b) a provision of a development approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (c) if a development permit was applied for—the decision to give a preliminary approval for—
 - (i) a material change of use for a classified building; or
 - (ii) operational work associated with building work, a retaining wall, or a tennis court; or
 - (d) a development condition if—
 - (i) the development approval is only for a material change of use that involves the use of a building classified under the Building Code as a class 2 building; and
 - (ii) the building is, or is proposed to be, not more than 3 storeys; and
 - (iii) the proposed development is for not more than 60 sole-occupancy units; or
 - (e) a decision for, or a deemed refusal of, an extension application for a development approval that is only for a material change of use of a classified building; or
 - (f) a decision for, or a deemed refusal of, a change application for a development approval that is only for a material change of use of a classified building; or
 - (g) a matter under this Act, to the extent the matter relates to—
 - (i) the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or
 - (ii) the Plumbing and Drainage Act, part 4 or 5; or
 - (h) a decision to give an enforcement notice in relation to a matter under paragraphs (a) to (g); or
 - (i) a decision to give an infrastructure charges notice; or
 - (j) the refusal, or deemed refusal, of a conversion application; or
 - (k) a matter that, under another Act, may be appealed to the tribunal; or
 - (l) a matter prescribed by regulation.
- (3) Also, table 1 does not apply to a tribunal if the matter involves—
- (a) for a matter in subsection (2)(a) to (d)—
 - (i) a development approval for which the development application required impact assessment; and
 - (ii) a development approval in relation to which the assessment manager received a properly made submission for the development application; or
 - (b) a provision of a development approval about the identification or inclusion, under a variation approval, of a matter for the development.
- (4) Table 2 states the matters that may be appealed only to the P&E Court.
- (5) Table 3 states the matters that may be appealed only to the tribunal.
- (6) In each table—
- (a) column 1 states the appellant in the appeal; and
 - (b) column 2 states the respondent in the appeal; and
 - (c) column 3 states the co-respondent (if any) in the appeal; and
 - (d) column 4 states the co-respondents by election (if any) in the appeal.
- (7) If the chief executive receives a notice of appeal under section 230(3)(f), the chief executive may elect to be a co-respondent in the appeal.
- (8) In this section—
storey see the Building Code, part A1.1.

Extract of Schedule 1 of the Planning Act 2016

Table 1			
Appeals to the P&E Court and, for certain matters, to a tribunal			
<p>1. Development applications An appeal may be made against—</p> <ul style="list-style-type: none"> (a) the refusal of all or part of the development application; or (b) the deemed refusal of the development application; or (c) a provision of the development approval; or (d) if a development permit was applied for—the decision to give a preliminary approval. 			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The assessment manager	If the appeal is about a concurrence agency's referral response—the concurrence agency	<ul style="list-style-type: none"> 1 A concurrence agency that is not a co-respondent 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application
<p>2. Change applications For a change application other than a change application made to the P&E Court or called in by the Minister, an appeal may be made against—</p> <ul style="list-style-type: none"> (a) the responsible entity's decision on the change application; or (b) a deemed refusal of the change application. 			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<ul style="list-style-type: none"> 1 The applicant 2 If the responsible entity is the assessment manager—an affected entity that gave a pre-request notice or response notice 	The responsible entity	If an affected entity starts the appeal—the applicant	<ul style="list-style-type: none"> 1 A concurrence agency for the development application 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 A private certifier for the development application 4 Any eligible advice agency for the change application 5 Any eligible submitter for the change application
<p>3. Extension applications For an extension application other than an extension application called in by the Minister, an appeal may be made against—</p> <ul style="list-style-type: none"> (a) the assessment manager's decision on the extension application; or (b) a deemed refusal of the extension application. 			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
<ul style="list-style-type: none"> 1 The applicant 2 For a matter other than a deemed refusal of an extension application—a concurrence agency, other than the chief executive, for the application 	The assessment manager	If a concurrence agency starts the appeal—the applicant	If a chosen assessment manager is the respondent—the prescribed assessment manager
<p>4. Infrastructure charges notices An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds—</p> <ul style="list-style-type: none"> (a) the notice involved an error relating to— <ul style="list-style-type: none"> (i) the application of the relevant adopted charge; or <i>Examples of errors in applying an adopted charge—</i> <ul style="list-style-type: none"> • the incorrect application of gross floor area for a non-residential development • applying an incorrect 'use category', under a regulation, to the development <ul style="list-style-type: none"> (ii) the working out of extra demand, for section 120; or (iii) an offset or refund; or (b) there was no decision about an offset or refund; or (c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or (d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount. 			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent	Column 4 Co-respondent by election (if any)

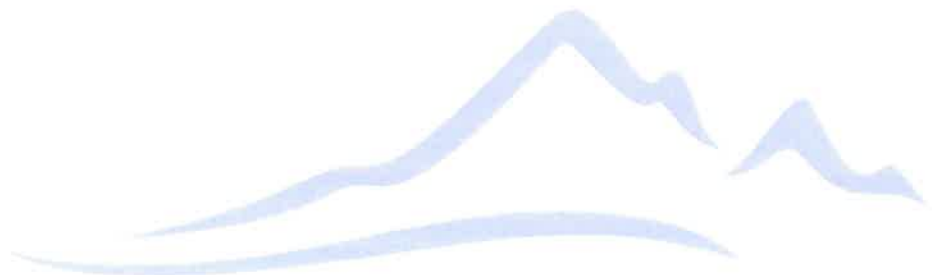
		(if any)	
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
5. Conversion applications An appeal may be made against— (a) the refusal of a conversion application; or (b) a deemed refusal of a conversion application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—

**Table 2
Appeals to the P&E Court only**

1. Appeals from tribunal An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of— (a) an error or mistake in law on the part of the tribunal; or (b) jurisdictional error.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
2. Eligible submitter appeals For a development application or change application other than an application decided by the P&E Court or called in by the Minister, an appeal may be made against the decision to approve the application, to the extent the decision relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1. For a development application—an eligible submitter for the development application 2. For a change application—an eligible submitter for the change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application
3. Eligible submitter and eligible advice agency appeals For a development application or change application other than an application decided by the P&E Court or called in by the Minister, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application 3 An eligible advice agency for the development application or change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application

**Table 3
Appeals to a tribunal only**

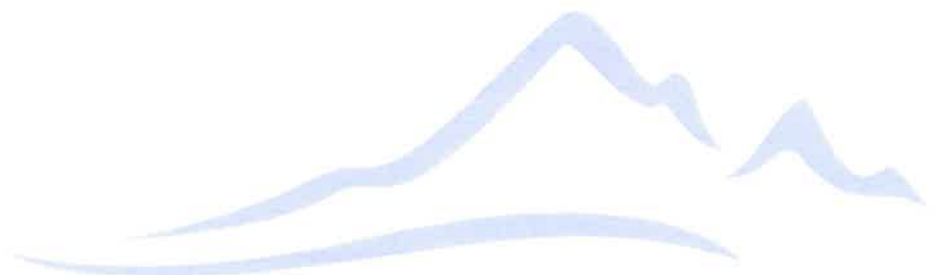
1. Building advisory agency appeals An appeal may be made against giving a development approval for building work to the extent the building work required code assessment against the building assessment provisions.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1 A concurrence agency for the development application related to the approval. 2 A private certifier for the development application related to the approval
2. Inspection of building work An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision.	—	—
3. Certain decisions under the Building Act and the Plumbing and Drainage Act An appeal may be made against— <ul style="list-style-type: none"> (a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or (b) a decision under the Plumbing and Drainage Act, part 4 or 5, if an information notice about the decision was given or required to be given under that Act. 			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision.	The person who made the decision	—	—
4. Local government failure to decide application under the Building Act An appeal may be made against a local government's failure to decide an application under the Building Act within the period required under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The local government to which the application was made	—	—



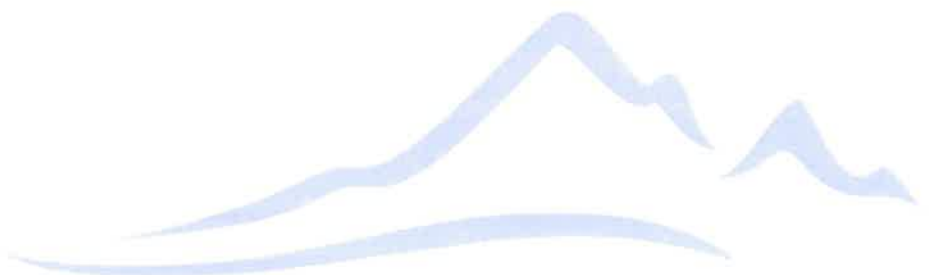
Attachment 3 – Approved Plans

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Please refer to the following pages for approved plans.



Locality Plan



PROPOSED WELLBEING CENTRE No. 24-26 FIELDING STREET, GAYNDAH For IWC LTD CIVIL ENGINEERING PLANS

Proposal Plans

DRAWING INDEX

- C01 TITLE SHEET, LOCALITY PLAN AND STANDARD NOTES
- C02 CONSTRUCTION MANAGEMENT NOTES
- C03 SEWERAGE DESIGN CONTROL NOTES AND DETAILS
- C04 SEWERAGE AND EROSION CONTROL LAYOUT PLAN
- C05 RULK EARTHWORKS PLAN
- C06 DETAIL LAYOUT PLAN
- C07 CONCRETE DETAIL PLAN
- C08 STANDARD DETAILS PLANS
- C09-C01

GENERAL NOTES

- 1. THESE DRAWINGS ARE TO BE READ IN CONNECTION WITH THE FOLLOWING ASSOCIATED DOCUMENTS:
- 2. CONTRACT DOCUMENTS AND SPECIFICATIONS
- 3. SITE SURVEY INFORMATION
- 4. EMPLOYMENT - STRUCTURAL PLANS
- 5. NORTH BURNETT REGIONAL COUNCIL - NURS
- 6. ADE 1417 609 REGIONAL SERVICES - SOIL TESTING RESULTS (REFERENCE R-1417/5023)

NOTIFICATION AND INSPECTION PROTOCOLS

EMPIRE ENGINEERING IS RESPONSIBLE FOR LIAISON WITH THE COUNCIL DELEGATE AT THE OPTICAL CONSTRUCTION INSPECTIONS AND THE CONTRACTOR SHALL GIVE SUFFICIENT NOTICE AS FOLLOWS:

1. PRE-START MEETING MANDATORY - MINIMUM 3 WORKING DAYS
2. ANY CONSTRUCTION ACTIVITY INSPECTIONS MUST BE HELD AT THE PRE-START MEETING
3. ON MAINTENANCE INSPECTIONS INSURE SPEC BY COUNCIL AT THE PRE-START MEETING
4. PRE-START MEETING DATES - MINIMUM 5 WORKING DAYS
5. DRY-PILE DESIGNING IS URGENT TO CONDUCT RANDOM SITE VISITS AT THEIR DISCRETION AS NECESSARY - NO NOTICE

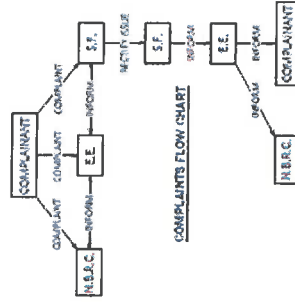
KEY CONSTRUCTION ACTIVITIES TO BE INSPECTED INCLUDING BUT ARE NOT LIMITED TO: THE FOLLOWING

1. ERMK EARTHWORKS INSPECTIONS, STEPPED TORSION, VISUAL AND PROGRESS, SLOPEMENT AND DRAINAGE CONTROL, MEASURES ARE USED AND MAINTAINED CONTRACTOR TO SUBMIT DCP AND RESIST TEST RESULTS COMPLIANT WITH ASSM
2. PRE-START MEETING, VISUAL AND PROGRESS, CONTRACTOR TO SUBMIT DCP AND RESIST TEST RESULTS
3. PRE-START MEETING, MEASUREMENT, STRAIGHT, VISUAL AND PROGRESS, CONTRACTOR TO SUBMIT DCP AND RESIST TEST RESULTS
4. CONCRETE PAVEMENT PREPARATION, STEEL INSPECTION, MEASUREMENT
5. STRUCTURE OUTLET, COMPLIANCE WITH THE DEVIATIONS
6. PRELIMINARY COLLECT/CONSULT AND PAPER CHECK BEHIND AND ALIGNED TYPIC TO FACILITY AND CONTACTOR OF WORKS

THE CONTRACTOR SHALL GIVE SUFFICIENT NOTICE TO EMPHRE ENGINEERS FIRM TO COMMENCEMENT AND UPON COMPLETION OF EACH STAGE OF THE RELEVANT WORKS.

ADDRESSING COMPLAINTS

- N.B.R.C. - NORTH BURNETT REGIONAL COUNCIL
- E.E. - EMPHRE ENGINEERING DESIGN
- S.F. - SITE FOREMAN I.B.A.



CONSTRUCTION NOTES

1. CONSTRUCTION START DATE - TE - 4
2. CONSTRUCTION COMPLETION DATE - TE - 4
3. CONSTRUCTION WORK SHALL BE COMPLETED TO 450MM YOUNG TO SATURDAY.
4. BEST CONTROL PRACTICES
- 4.1. AREAS OF CLEANING/ EARTHWORKS TO BE LIMITED TO THAT SHOWN ON OPERATIONAL WORKS PLANS.
- 4.2. PHYSICAL BARRIERS TO BE RETAINED, EXISTING VEGETATION/ BUFFER ZONES TO BE MAINTAINED.
- 4.3. CONSTRUCTION VEHICLE SPEED LIMITS ON UNPAVED TRACKS TO BE LIMITED TO 10KM/H.
- 4.4. EARTHWORKS EQUIPMENT MANAGEMENT, CONSTRUCTION EQUIPMENT TO BE PROTECTED STRATEGICALLY THROUGHOUT THE SITE TO MINIMIZE DUST POLLUTION IMPACT ON NEIGHBORING PREMISES, WFO INJECTION AND VEGETATION TO BE MAINTAINED PERMANENTLY.
- 4.5. WINDY WEATHER CONDITIONS TO BE MONITORED AND CYCLES TO BE INCREASED AS REQUIRED.
- 4.6. VEGETATION TO BE STABILIZED AS SHOWN AS PRACTICABLE AT THE COMPLETION OF BULK EARTHWORKS. DISTURBED AREAS TO BE SEEDED, EROSION AND WINDY WEATHER MEASURES TO BE CONSTRUCTED.
5. SITE WORKING DETAILS - T17



LOCALITY PLAN
NOT TO SCALE

DATE: 04/05/2024 SCALE: AS SHOWN PROJECT NO: CC-5483 DRAWING NO: C01

TITLE SHEET, LOCALITY PLAN AND STANDARD NOTES

DESIGNED BY: IWC LTD DRAWN BY: IWC LTD CHECKED BY: IWC LTD APPROVED BY: IWC LTD

PROPERTY: PROPOSED WELLBEING CENTRE 24-26 FIELDING STREET GAYNDAH

DATE: 04/05/2024

EMPIRE ENGINEERING

EMPIRE ENGINEERING

EMPIRE ENGINEERING

EMPIRE ENGINEERING

FOR APPROVAL

DATE: 04/05/2024 SCALE: AS SHOWN PROJECT NO: CC-5483 DRAWING NO: C01

TITLE SHEET, LOCALITY PLAN AND STANDARD NOTES

DESIGNED BY: IWC LTD DRAWN BY: IWC LTD CHECKED BY: IWC LTD APPROVED BY: IWC LTD

PROPERTY: PROPOSED WELLBEING CENTRE 24-26 FIELDING STREET GAYNDAH

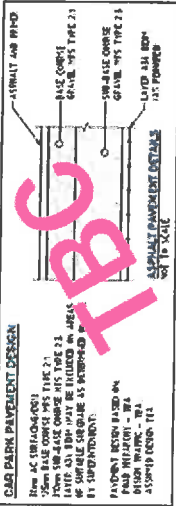
DATE: 04/05/2024

EMPIRE ENGINEERING

EMPIRE ENGINEERING

EMPIRE ENGINEERING

STANDARD DETAILS REFERENCE TABLE		
ALL REFERRED STANDARD PLANS ARE AVAILABLE ON FERRY		
ITEM	PLAN TYPE	PLAN NO.
ROAD WORKS		
DRIVEWAYS - RESIDUAL DRIVEWAY	P-4EA	P-450
CONCRETE DRIVEWAY - CONSTRUCTION DETAILS	P-4EA	P-445
DRAINAGE WORKS		
REIN AND CHANNEL	P-4EA	P-5-AD
REIN AND CHANNEL BRIDGE CONNECTION	P-4EA	P-5-AD1
EXECUTION, TYPING AND BARRIERS OF TYPES	P-4EA	P-5-31
SUBSIDE, BRINKS DETAILS AND LOCATIONS	P-4EA	P-5-32
SUBSIDE BRINKS ACCESS POINTS	P-4EA	P-5-32
SEWERAGE RETICULATION WORKS		
HOUSE CONNECTION DETAILS	P-4EA	S-4-31
WATER RETICULATION WORKS		
PROPERTY SERVICES	P-4EA	W-2-20C W-2-201
MISCELLANEOUS		
SEWERAGE CONNECTION DETAILS	P-4EA	P-5-32 P-5-41



PAVEMENT NOTE:

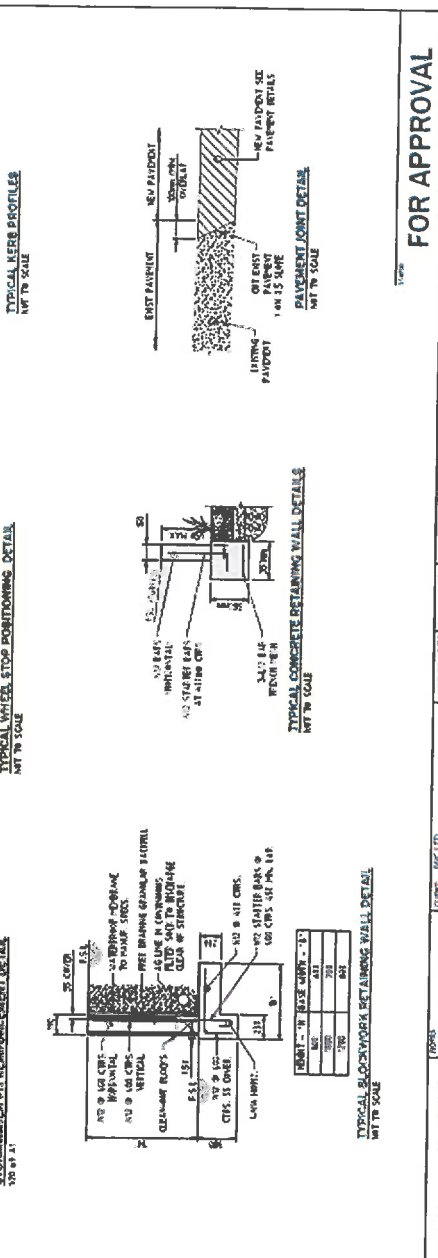
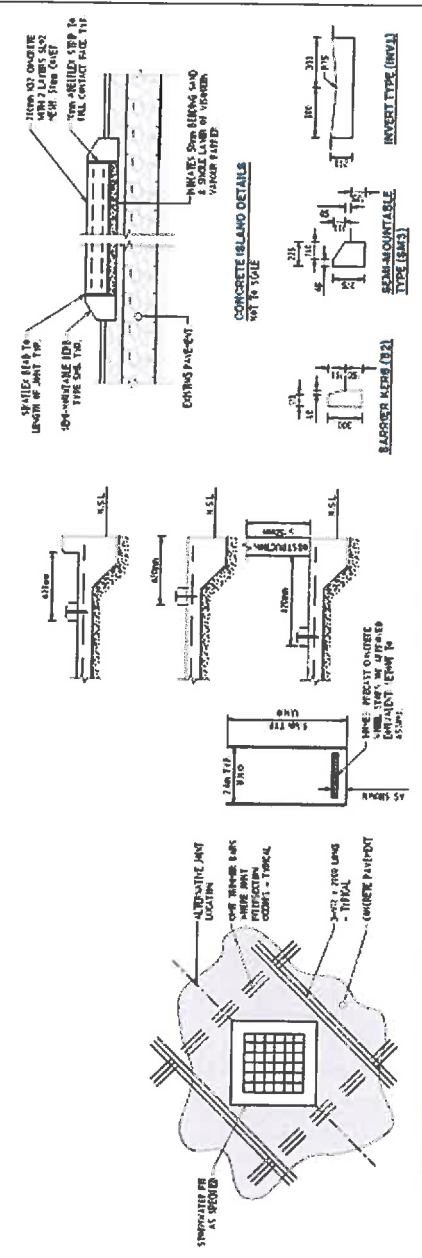
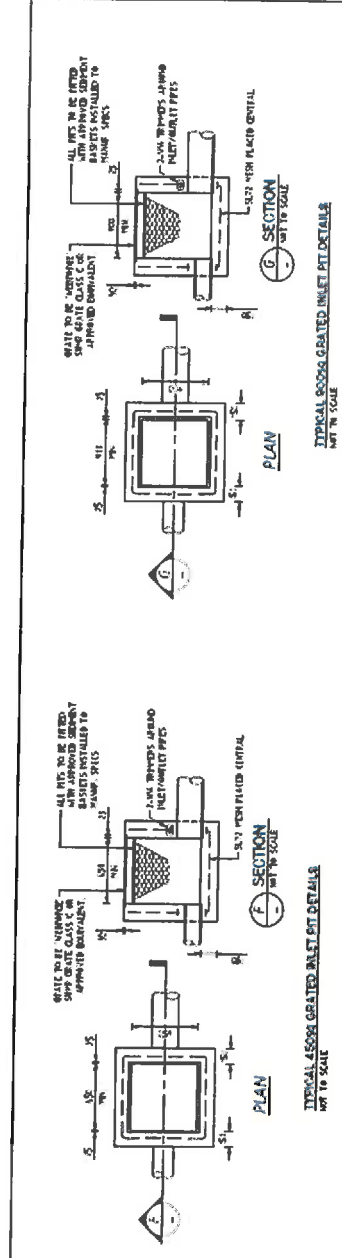
- BASE & SUB GRADE PAVEMENT TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROADWORK.
- CONCRETE SHALL BE PLACED AND FINISHED TO THE PROPOSED FINISH SURFACE.
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		FOR APPROVAL	
DATE:	DATE:	DATE:	DATE:
PROJECT NO.:	PROJECT NO.:	PROJECT NO.:	PROJECT NO.:
CC-5483	CC-5483	CC-5483	CC-5483
STANDARD DETAILS PLAN		SHEET 2 OF 2	