



Our Ref: MCU 234

29 April 2025

Ashley Smart
29-31 Isabel Street
DIRRANBANDI QLD 4486

By email: ashleysmart@bigpond.com

Dear Sirs,

Decision Notice Approval- Minor Change application

(Given under section 83 of the *Planning Act 2016*)

The Change Application described below was properly made to the Balonne Shire Council on the 25 March 2025.

Applicant Details

Applicant name: Ashley Smart
Applicant contact details: 29-31 Isabel Street, Dirranbandi QLD 4486
ashleysmart@bigpond.com
0429 638 643

Application Details

Application number: MCU234
Approval Sought: Minor Change to existing Development Permit
Details of proposed development: Material Change of Use — “Accommodation Facility”, “Storage Shed” and “Office”
Changes
Changes made to the original decision are set out in **red** text.
Deleted conditions are shown with ‘~~strikethrough~~’ of text and replaced with the amended condition in **blue** text. This amended decision notice does not affect the currency period for the development approval.

Location Details

Street address: 29-31 Isabel Street, Dirranbandi
Real property description: Lot 603 on D3064

Decision

Date of decision: 17 April 2025

Decision details: At the Ordinary Meeting of Council on 17 April 2025, a decision was made to approve the Minor Change to the existing approval for a Material Change of Use – “Accommodation Facility”, “Storage Shed” and “Office” located at 29-31 Isabel Street, Dirranbandi (Described as Lot 603 on D3064) as follows:

(a) Condition 3 is amended to read:

3. That provision be made on the site for the parking of no less than ~~eleven (11)~~ fifteen (15) motor vehicles; and

(b) Condition 7 be added to include:

7. The development must be carried out generally in accordance with the Balonne Shire Council stamped/approved plan(s) and supporting documentation referenced in the table below which forms part of this approval, unless otherwise specified by any condition of this approval.

Plan Number	Plan/Document Name	Date
	Site Plan 29-31 Isabel St, Dirranbandi – Lot 603 D3064	Undated
	Elevations:	Undated
	Elevations:	Undated
100864A	Title Page	n.d.
100864A-01	Floor Plan	28-08-2010

The conditions of approval are set out in Attachment 1 and are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

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:

- Development Permit - Building Works
- Compliance Permit – Plumbing Works

Approved plans and specifications

Copies of the following plans are enclosed.

Plan Number	Plan/Document Name	Date
	Site Plan 29-31 Isabel St, Dirranbandi – Lot 603 D3064	Undated
	Elevations:	Undated
	Elevations:	Undated
100864A	Title Page	n.d.
100864A-01	Floor Plan	28-08-2010

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 provided in Attachment 2.

For further information please contact Council via email at development@balonne.qld.gov.au or 07 4620 8888.

Yours sincerely



Kate Swepson

Consultant Planner

enc Attachment 1—Conditions of approval
Attachment 2—Appeal provisions
Attachment 3—Approved Plans

ATTACHMENT 1: CONDITIONS OF APPROVAL

BALONNE SHIRE COUNCIL CONDITIONS:-

1. That the site is not used for industrial purposes such as machinery repairs, metal fabrication or depot for earthmoving/farming equipment; and
2. That vehicular access from/to the site to Isabel Street be permitted via the shed entrance or at a point no closer than six (6) metres from the southern boundary of the site and that vehicular access to Isabel Street at any other point be prohibited by the installation of a permanent fence line on the Isabel St. boundary; and
3. That provision be made on the site for the parking of no less than eleven (11) ~~fifteen~~ (15) motor vehicles; and
4. That a privacy fence (minimum two (2) metres high) be constructed to the satisfaction of Council for a distance of 40 metres from the Isabel Street boundary along the southern and northern boundaries of the site; and
5. That landscaping (tree planting) of the site in the vicinity of the facility be carried out to the satisfaction of Council; and
6. That the applicants lodge a Development Application - Building Works for the internal work already completed.
7. The development must be carried out generally in accordance with the Balonne Shire Council stamped/approved plan(s) and supporting documentation referenced in the table below which forms part of this approval, unless otherwise specified by any condition of this approval.

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	Site Plan 29-31 Isabel St, Dirranbandi – Lot 603 D3064	Undated
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ATTACHMENT 2: APPEAL PROVISIONS

Chapter 6 Dispute Resolution Part 1 Appeal Rights

229 Appeals to tribunal or P&E Court

(1) Schedule 1 states—

(a) matters that may be appealed to—

- (i) either a tribunal or the P&E Court; or
- (ii) only a tribunal; or
- (iii) only the P&E Court; and

(b) the person—

- (i) who may appeal a matter (the appellant); and
- (ii) who is a respondent in an appeal of the matter; and
- (iii) who is a co-respondent in an appeal of the matter; and
- (iv) who may elect to be a co-respondent in an appeal of the matter.

(2) An appellant may start an appeal within the appeal period.

(3) The appeal period is—

- (a) for an appeal by a building advisory agency—10 business days after a decision notice for the decision is given to the agency; or
- (b) for an appeal against a deemed refusal—at any time after the deemed refusal happens; or
- (c) for an appeal against a decision of the Minister, under chapter 7, part 4, to register premises or to renew the registration of premises—20 business days after a notice is published under section 269(3)(a) or (4); or
- (d) for an appeal against an infrastructure charges notice—20 business days after the infrastructure charges notice is given to the person; or
- (e) for an appeal about a deemed approval of a development application for which a decision notice has not been given—30 business days after the applicant gives the deemed approval notice to the assessment manager; or
- (f) for an appeal relating to the Plumbing and Drainage Act 2018—
 - (i) for an appeal against an enforcement notice given because of a belief mentioned in the Plumbing and Drainage Act 2018, section 143(2)(a)(i), (b) or (c)—5 business days after the day the notice is given; or
 - (ii) for an appeal against a decision of a local government or an inspector to give an action notice under the Plumbing and Drainage Act 2018—5 business days after the notice is

given; or

(iii) for an appeal against a failure to make a decision about an application or other matter under the Plumbing and Drainage Act 2018—at anytime after the period within which the application or matter was required to be decided ends; or

(iv) otherwise—20 business days after the day the notice is given; or

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

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

(4) Each respondent and co-respondent for an appeal may be heard in the appeal.

(5) If an appeal is only about a referral agency's response, the assessment manager may apply to the tribunal or P&E Court to withdraw from the appeal.

(6) To remove any doubt, it is declared that an appeal against an infrastructure charges notice must not be about—

(a) the adopted charge itself; or

(b) for a decision about an offset or refund—

(i) the establishment cost of trunk infrastructure identified in a LGIP; or

(ii) the cost of infrastructure decided using the method included in the local government's charges resolution.

230 Notice of appeal

(1) An appellant starts an appeal by lodging, with the registrar of the tribunal or P&E Court, a notice of appeal that—

(a) is in the approved form; and

(b) succinctly states the grounds of the appeal.

(2) The notice of appeal must be accompanied by the required fee.

(3) The appellant or, for an appeal to a tribunal, the registrar, must, within the service period, give a copy of the notice of appeal to—

(a) the respondent for the appeal; and

(b) each co-respondent for the appeal; and

(c) for an appeal about a development application under schedule 1, section 1, table 1, item 1—
each principal submitter for the application whose submission has not been withdrawn; and

(d) for an appeal about a change application under schedule 1, section 1, table 1, item 2—each

principal submitter for the application whose submission has not been withdrawn; and

(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.

(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
- (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.

ATTACHMENT 3: APPROVED PLANS

Site Plan 29-31 Isabel St, Dirranbandi – Lot 603 D3064



BALONNE SHIRE COUNCIL
Planning Act 2016
This document comprises part
of
Development Permit No.
MCU234

and was issued on

29 April 2025

In accordance with the :-
Planning Act 2016

KATE SWEPSON
Consultant Town Planner

Site Plan 29-31 Isabel St, Dirranbandi – Lot 603 D3064

Elevations:



Site Plan 29-31 Isabel St, Dirranbandi – Lot 603 D3064

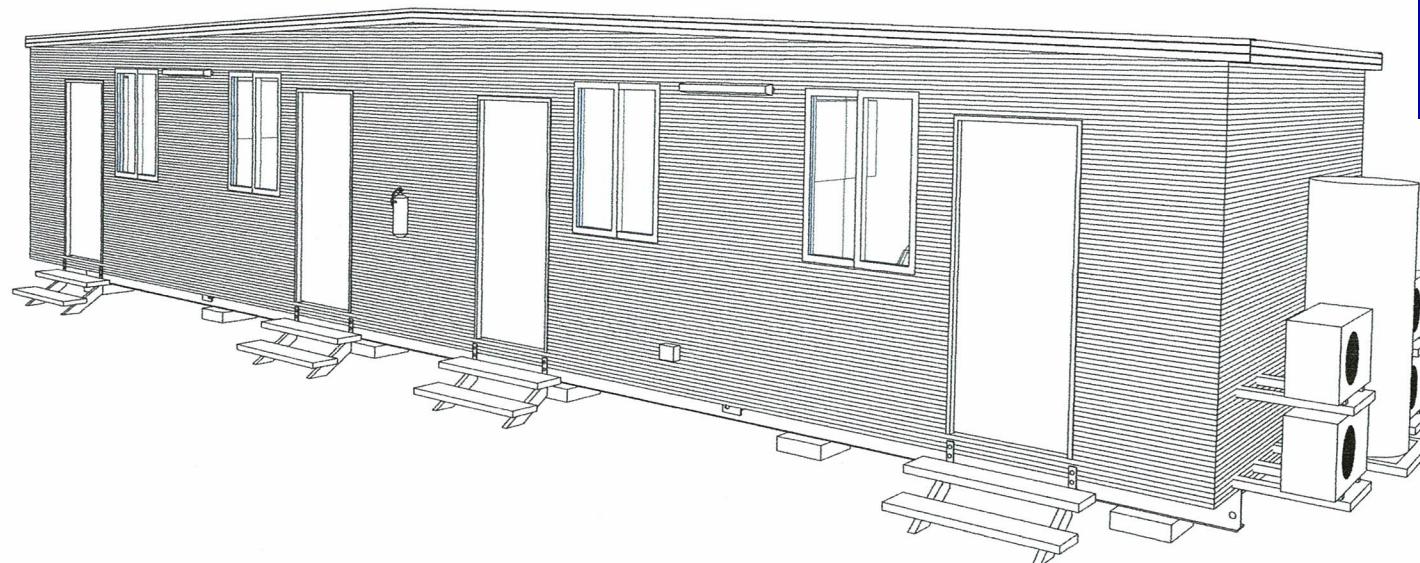
Elevations:

Note, location has changed since photo was taken.



BALONNE SHIRE COUNCIL
Planning Act 2016
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KATE SWEPSON
Consultant Town Planner



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KATE SWEPSON
Consultant Town
Planner

100864A
QANTAC
Surat Basin

- Drawing List	
Sheet Number	Sheet Name
00	Title Page
01	Floor Plan
02	Elevations
03	Sectional View
04	Foundation Plan
05	Sales Schedules
06	Manufacturing Specification
07	Packing List

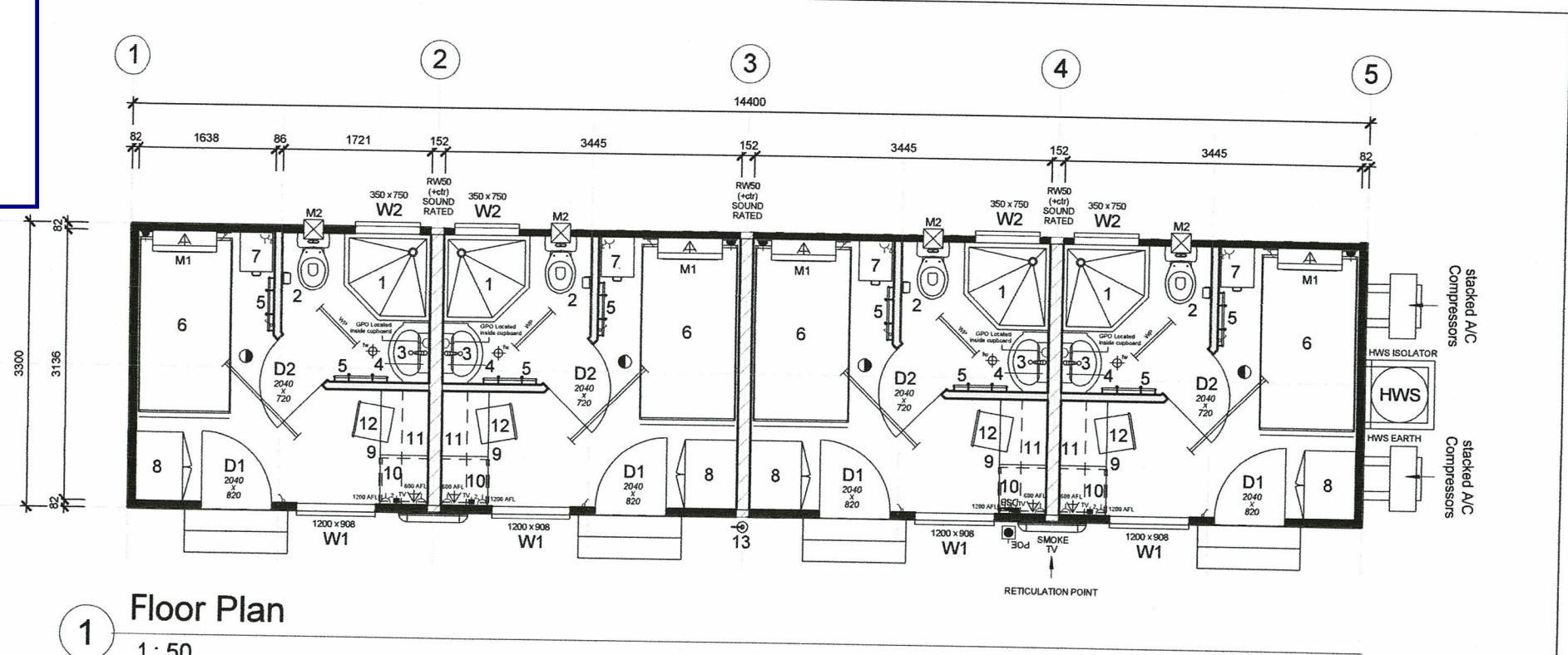
ATCO *Structures
& Logistics*

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Floor Plan

1 : 50

Notes

- Smoke Alarms are reticulated to common point (refer floor plan).
- Quad TV outlets are reticulated to common point (refer floor plan).
- Light & exhaust fan in ensuite switched from one switch.
- Fire/ sound rated walls to run into roof cavity - refer drawing details.
- Furniture Layout is Indicative only.

Energy Efficiency Notes

- The design above is compliant to BCA Vol.1 Part J, for climate zone 1 & 3 for all orientations. Any changes to window/ext. door size, quantity or location in this zone will require re-submission for energy efficiency compliance.
- For climate zones other than 1 & 3, energy efficiency calculation is subject to geographic location & site orientation.

Item List

D1	2040 x 820 External Door - Standard : Hollow Core MC	4	Mirrored Shaving Cabinet c/w Sliding Door
D2	2040 x 720 Internal Door - Standard : Hollow Core	5	Towel Rail c/w Coat Hooks Above
W1	1200 x 908 Sliding Glass Window Clear Glass c/w curtains	6	King single bed c/w innerspring mattress
W2	350 x 750 Sliding Glass Window - Obscure Glass	7	Bedside Cabinet c/w 3 Drawers
		8	1800h x 800w x 600d Robe c/w Shelves & Hanging Space
		9	Step desk c/w Space For Bar Fridge
		10	115ltr Bar Fridge
		11	Open Shelving Over Desk
M1	2.6 kW R/C Split System Air Conditioner - Inverter. EER 3.36	12	Steel Framed Stacker Chair
M2	Wall Mounted Exhaust Fan	13	9.0kg Fire Extinguisher - AB(E) c/w Signage
1	1000 x 1000mm Corner shower unit c/w curtain & rail. Minimum 3 star WELS rating	fw	Floor Waste
2	WC Suite c/w toilet roll holder. Cistern 4 star WELS rated	HWS	325Ltr Electric heat pump hot water system - mounted externally. c/w water pressure limiting device to restrict water to no more than 500kPa
3	Vanity Unit		

Electrical Legend

DSB	Distribution Switchboard	Comms. - Draw wire only
POE	Point Of Entry	'F' Type television outlet
LS	Light switch	240V Smoke detector
2WL	Two-way light switch	
LS IPX5	Light switch - IPX5 rated	
10amp S	10amp Single GPO	36W. Single fluorescent light
10amp D	10amp Double GPO	36W. Double fluorescent light
15amp S	15amp Single GPO.	36W. Emergency back-up fluorescent light
10amp GPO	10amp GPO - IPX5 rated	36W. Single fluorescent light - IP56 rated
20amp S	20amp Single GPO	Emergency exit light
IP56	- Indicates floor mounting	Batten holder
CE	- Indicates ceiling mounting	External light
PE	Key Tag Type Switch	18W Single Vandalite
SP		Oyster light
		Photo electric light switch
		Spot light

Rev No.	Description	Date	By	THIS DRAWING REMAINS THE PROPERTY OF ATCO STRUCTURES & LOGISTICS PTY. LTD. IT MAY NOT BE REPRODUCED OR COPIED WHOLE OR IN PART WITHOUT WRITTEN AUTHORITY	QUALITY CERTIFIED TO ASNZS ISO 9001:2000 BY SCI-QUAL INTERNATIONAL REGN No. 531	PROJECT No. 100864A	DATE 23.08.10	SCALE 1 : 50	DRAWN JG	CHECKED TK	ATCO Structures & Logistics	TITLE Floor Plan	DESIGN WIND LOAD C2			
A	Removed gpo's	25-08-10	Seb			14.4 x 3.3m 4 Person VIP Accommodation						ATCO STRUCTURES & LOGISTICS PTY. LTD. 149-151 MAGNESIUM DRIVE, CRESTMEAD, QLD 4132 P.O. BOX 1171, BROWNS PLAINS QLD, 4118 E-mail: atcosales@atcos.com.au	PHONE: (07) 3412 8600 FAX: (07) 3803 0175 ABN: 71 083 903 309	DRAWING NUMBER 100864A-01	REVISION A	SHEET SIZE A3
						QANTAC										
						Surat Basin										