



30 March 2026

Our Ref: 5192183  
File Ref: MCU2022.0019.01  
Enquiries: Luke Acreman

J.C. Dahlsen Investments (Qld) Pty Ltd  
C/- Somerville Consultants  
Attn: Liam Keefer  
PO Box 1198  
**SPRINGWOOD QLD 4127**

Sent via email: [liam@roysom.com.au](mailto:liam@roysom.com.au)

Dear Liam,

**Change Decision Notice**  
(Given under Section 82 of the *Planning Act 2016*)

The assessment manager wishes to advise that the application was approved under delegated authority on 30 March 2026. The nature of the changes agreed to are detailed below including the conditions of the approval and notice of reasons. This change decision notice replaces the original decision notice dated 23 May 2023.

**Applicant details**

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Applicant name: J.C. Dahlsen Investments (Qld) Pty Ltd C/- Somerville Consultants (Liam Keefer)

**Location details**

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Street address: 34 Hodgkinson Street, Charters Towers City; 34 High Street, Charters Towers City  
Real property description: Lot 10 on SP144899; Lot 2 on RP713753  
Current lawful use: Hardware and Trade Supplies

**Application details**

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Application number: MCU2022/0019.01  
Approval type: Development Permit  
Development type: Change (Other) to a Material Change of Use  
Category of assessment: Impact Assessment (Original application)  
Description of development: Extension to Hardware and Trade Supplies: addition of storage container, two-way traffic arrangement and loading bay.  
Definition of use: Hardware and Trade Supplies  
Categorising instrument: Charters Towers Regional Town Plan Version 2

PO Box 189 Charters Towers Qld 4820

**ADMINISTRATION:** 12 Mosman Street Charters Towers Qld 4820 Australia

**PH.** (07) 4761 5300 | **F.** (07) 4761 5344 | **E.** [mail@charterstowers.qld.gov.au](mailto:mail@charterstowers.qld.gov.au) | **ABN.** 67 731 313 583

[www.charterstowers.qld.gov.au](http://www.charterstowers.qld.gov.au)



## 1. Details of the approval

Details of the approval are listed below in accordance with the *Planning Regulation 2017*.

	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"/>

## 2. Conditions of approval

Condition Number	Condition	Timing																																																		
<b>Approved Plans/Documents</b>																																																				
1.	<p>Development is to be carried out generally in accordance with the submitted application including the following plans and supporting documentation except where amendments are required to satisfy the conditions of this approval:</p> <table border="1"> <thead> <tr> <th>Drawing Title:</th> <th>Prepared by:</th> <th>Date:</th> <th>Ref No:</th> <th>Rev:</th> </tr> </thead> <tbody> <tr> <td>Subject Site</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Proposal Plan</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>Garpark Extension Plan 1 (amended in red)</td> <td>J-C Dahlsen Pty Ltd</td> <td>n.d</td> <td></td> <td>-</td> </tr> <tr> <td>Garpark Extension Plan 2 (amended in red)</td> <td>J-C Dahlsen Pty Ltd</td> <td>n.d</td> <td></td> <td></td> </tr> <tr> <td>Floor plan and elevation</td> <td>RANBUILD</td> <td>-</td> <td>GARB02-10321</td> <td>A</td> </tr> <tr> <td>14x4 shed addition to site</td> <td>Dahlsens</td> <td>23/06/2025</td> <td>no reference</td> <td>-</td> </tr> <tr> <td>Site Planning (amended in red)</td> <td>Dahlsens</td> <td>n.d</td> <td>DWG: 251512 Charters Towers.DWG</td> <td>-</td> </tr> <tr> <td>AV entry via Church St, northbound (amended in red)</td> <td>-</td> <td>n.d</td> <td>n.r</td> <td>-</td> </tr> <tr> <td>AV exit via High St, northbound (amended in red)</td> <td>-</td> <td>n.d</td> <td>n.r</td> <td>-</td> </tr> </tbody> </table>	Drawing Title:	Prepared by:	Date:	Ref No:	Rev:	Subject Site	-	-	-	-	Proposal Plan	-	-	-	-	Garpark Extension Plan 1 (amended in red)	J-C Dahlsen Pty Ltd	n.d		-	Garpark Extension Plan 2 (amended in red)	J-C Dahlsen Pty Ltd	n.d			Floor plan and elevation	RANBUILD	-	GARB02-10321	A	14x4 shed addition to site	Dahlsens	23/06/2025	no reference	-	Site Planning (amended in red)	Dahlsens	n.d	DWG: 251512 Charters Towers.DWG	-	AV entry via Church St, northbound (amended in red)	-	n.d	n.r	-	AV exit via High St, northbound (amended in red)	-	n.d	n.r	-	At all times.
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Condition Number	Condition					Timing
	AV exit via High St, southbound (amended in red)	-	n.d	n.r	-	
	AV manoeuvring to loading bay, from Church St	-	n.d	n.r	-	
	AV exit loading bay to High St (amended in red)	-	n.d	n.r	-	
	HRV entry via High St, southbound	-	n.d	n.r	-	
	HRV entry via High St, northbound	-	n.d	n.r	-	
	HRV exit via Church St, southbound	-	n.d	n.r	-	
	HRV exit via Church St, northbound	-	n.d	n.r	-	
	HRV entry via Church St, northbound	-	n.d	n.r	-	
	HRV exit via High St, northbound	-	n.d	n.r	-	
	HRV exit via High St, southbound	-	n.d	n.r	-	
	And supporting documents:					
	<b>Document Title:</b>	<b>Prepared by:</b>	<b>Date:</b>	<b>Reference No:</b>	<b>Revision:</b>	
	Engineering DA Report	J C Dahlsen Pty Ltd	29/11/22	STP22-1460	Rev B	
	Noise Impact Assessment	Dedicated Acoustics	9/12/22	A448	0	
<b>General</b>						
2.	Hours of operation are between 7.00am to 5.00pm Monday to Friday and 8.00am to 12.30pm on Saturdays, excluding Sundays.					At all times



Condition Number	Condition	Timing
3.	<p>a) Comply with all conditions within this Development Permit with conditions prevailing over the approved plan(s) and document(s) in all instances.</p> <p>b) Meet the cost of all works associated with the development including any alterations, relocations or repairs to damaged Council infrastructure, and</p> <p>c) All repairs, alterations and relocations of Council infrastructure are to be in accordance with the relevant Council policy and/or Australian Standard.</p>	At all times.
<b>Environmental</b>		
4.	Ensure that erosion and sedimentation control management is undertaken and maintained to prevent soil erosion and sedimentation runoff to watercourses and Council's storm water drainage system. Erosion and sediment control is to be in accordance with <i>International Erosion Control Association – Best Practice Erosion &amp; Sediment Control guidelines</i> and the <i>Queensland Urban Drainage Manual 2017</i> .	At all times.
5.	The construction of the development (not operation) must be limited to 0630—1830 Monday to Saturday and not at all on Sunday and public holidays as per Section 440R of the <i>Environmental Protection Act 1994</i> . Noise generated from construction must be within the limits set by the <i>Environmental Protection Act 1994</i> and the <i>Environmental Protection (Noise) Policy 20019</i> .	As part of construction works.
6.	<p>Ensure that:</p> <p>a) Works occur so they do not cause unreasonable interference with the amenity of adjoining premises because of noise, air or other chemical pollutants</p> <p>b) The premises including the adjoining Council controlled road reserve are kept in a safe, clean and tidy state, and</p> <p>c) All construction materials are contained wholly within the premises.</p>	As part of construction works.
7.	Outdoor lighting is to comply with <i>Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> . All lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting to adversely affect the residential uses on this site and the adjoining the sites.	At all times.
8.	Provide a 2.5 metre high acoustic fence along the shared boundary of Lot 2 on RP713753 and Lot 4 on SP174914 in accordance with the recommendations outlined in the ' <i>Noise Impact Assessment</i> ', prepared by Dedicated Acoustics dated 9 December 2022, reference no. A448 (Rev. 0).	As part of construction works and to be maintained at all times thereafter.
<b>Parking and Access</b>		
9.	A minimum of 15 car parking spaces are to be constructed on site generally in accordance with the approved plans, including designated disabled car parking spaces. These spaces and all vehicle movement areas are to be constructed, sealed, line marked, provided with wheel stops and maintained in accordance with <i>AS2890.1 Off-Street Car Parking</i> and the <i>Manual of Design Vehicles and Turning Path Templates SAA HB 72 (AUSTRROADS 1995)</i> .	As part of construction works.



Condition Number	Condition	Timing
10.	Car parking spaces 1–8 must be clearly marked and signposted as ‘Staff Parking’. These spaces must be used exclusively by staff for the life of the development.	As part of construction works and to be maintained at all times.
<del>40.</del>	<del>Construct a driveway crossover at the frontage of High and Church Streets in accordance with Council's standard drawings. The access crossover is to be a minimum of 6.0 metre wide as indicated on the approved plans.</del>	<del>As part of construction works.</del>
11.	<b>Construct driveway crossovers at the frontage of High and Church Streets in accordance with Council's standard drawings. The access crossovers, including flares, must be designed to accommodate the swept path of an AV design vehicle entering from Church Street, and exiting to High Street.</b>	<b>As part of construction works and maintained at all times.</b>
<del>44.</del> 12.	Lodge and obtain approval for an application to carry out public access/footpath work as part of works within the Council controlled road reserve.	Prior to works within Council's road reserve
<del>42.</del> 13.	The existing access crossovers along High Street must be removed and replaced with new kerb and channel. The kerb and channel must be reinstated along the full road frontage as per <i>CTRC-012 Kerb and Channel Profiles and Dimensions including Edge Restraints, Median and Invert</i> .  <i>Note: The existing kerb adaptors along High Street will need to be constructed where currently no kerb exists.</i>	As part of construction works.
14.	<b>Access points on Church Street (entry) and High Street (exit), including gates and fencing must be widened as necessary to permit safe access for the largest expected design vehicle (AV).</b>	<b>As part of construction works and to be maintained at all times.</b>
15.	<b>Access for AV design vehicles is limited to entry from Church Street and exit to High Street only, in accordance with the original approval (MCU2022/0019).</b>  <b>All other vehicles up to, and including, HRV design vehicles may utilise the two-way traffic arrangement.</b>	At all times
16.	<b>A minimum 6.5-metre-wide clear circulation roadway must be provided within the site (excluding the drive-through shed) to facilitate a two-way traffic arrangement, in accordance with AS 2890.2 – Off-street Commercial Vehicle Facilities. The circulation roadway must be maintained free of obstructions for the life of the development.</b>	At all times
17.	<b>Truck-turning signs must be installed at both site entrances. Give-way signs must be installed at both shed entrances, advising drivers to give way to vehicles already within or entering the drive-thru shed.</b>	<b>As part of construction works and to be maintained at all times.</b>
<b>Stormwater</b>		



Condition Number	Condition	Timing
<del>13.</del> 18.	Stormwater management systems are to be designed and constructed in accordance with the <i>Development Works Town Plan Policy</i> located within Council's Town Plan.	As part of construction works.
<b>Water and Wastewater</b>		
<del>14.</del> 19.	The existing water meter and connection point contained on Lot 2 on RP713753 is to be capped, sealed, and disconnected from the main trunk infrastructure.	As part of construction works.
<del>15.</del> 20.	The existing sewer connection contained on Lot 2 on RP713753 is to be capped, sealed, and disconnected from the main trunk infrastructure.	As part of construction works.
<b>Waste Management</b>		
<del>16.</del> 21.	Where proposed, waste storage area/s are to be sufficient in size to house all waste collection containers including recycling waste containers. The waste storage area/s must be suitably enclosed and imperviously paved, with a hose cock and hose fitted near the enclosure to ensure the area can be easily and effectively cleaned.	As part of construction.
<del>17.</del> 22.	Where proposed, waste storage areas shall be: a) Situated in locations not visible from the street front, and b) Provided with a 1.8m solid screen fence located around storage areas.	As part of construction.
<b>Landscaping</b>		
<del>18.</del> 23.	Provide a minimum 1.5 metre landscaping buffer surrounding the proposed carparking area as indicated on the approved plan, 'Carpark Extension Plan 1', prepared by J C Dahlsen Pty Ltd, no date.	As part of landscaping works.
<del>19.</del> 24.	Provide street trees along the High Street road frontage at a rate of one (1) street tree per lot frontage or one (1) tree per 10 linear metres of road frontage, whichever is the lesser.	As part of landscaping works.
<del>20.</del> 25.	Shade trees are to be provided adjoining the proposed carparking area at a rate of one (1) tree per six (6) car spaces.	As part of landscaping works.
<del>21.</del> 26.	Landscaping works and plant selection are to be undertaken to ensure: a) Climatically appropriate species are planted; b) An appropriate mix of soft and hard elements are incorporated; c) Planting densities and stock sizes are suitable for their location, purpose and hardiness; d) Reduce the visual impact of the acoustic fence; e) Landscape elements do not interfere with sightlines; and f) Existing mature trees and vegetation are retained and incorporated into the landscape design where possible.	As part of landscaping works.
<b>Amalgamation of Lots</b>		
<del>22.</del> 27.	Lot 2 on RP713753 and Lot 10 on SP144899 must be amalgamated into a single lot.	Prior to commencement of the use.



<b>Advisory Notes</b>	
<b>Scale or Intensity of Use</b>	
A.	Any proposal to increase the scale or intensity of the use/new use on the subject land, that is assessable development under the Planning Scheme, would be subject to a separate application for assessment in accordance with the <i>Planning Act 2016</i> and would have to comply with the requirements of the relevant provisions.
<b>Local and State Heritage</b>	
B.	The Charters Towers Regional Council local government area contains significant Local and State heritage features including stone pitch kerbing and channels and footbridges. Persons damaging or removing Local or State heritage features may be prosecuted and fined with the maximum penalty under the <i>Planning Act 2016</i> . Please contact Council prior to commencing any works, to determine if there are any Local or State heritage features within or adjacent to the premises.
<b>Aboriginal and Cultural Heritage</b>	
C.	The <i>Aboriginal Cultural Heritage Act 2003</i> and <i>Torres Strait Islander Cultural Heritage Act 2003</i> requires anyone who carries out a land-use activity to exercise a duty of care. Land users must take all reasonable and practicable measures to ensure their activity does not harm Aboriginal or Torres Strait Islander cultural heritage. Prior to carrying out works, it is advised that you contact the Department of Aboriginal and Torres Strait Islander Partnerships on (07) 4799 7470 or by post at PO Box 5620 TOWNSVILLE QLD 4810. For further information on cultural heritage duty of care please visit: <a href="https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-duty-care">https://www.datsip.qld.gov.au/people-communities/aboriginal-torres-strait-islander-cultural-heritage/cultural-heritage-duty-care</a>
<b>Abandoned Mine Shafts</b>	
D.	The city of Charters Towers is subject to a significant number of abandoned mine shafts due to the former gold rush era. It is recommended that all searches be undertaken through the Queensland State Government's Department of Natural Resources Mines and Energy (DNRME) to ensure that the development is not unduly impacted upon by these shafts. The DNRME can be contacted on 13 74 68.
<b>Building Approvals</b>	
E.	The development will need to obtain a Development Permit for demolition of the existing Dwelling House contained on Lot 2 prior to undertaking construction works associated with the proposed car parking area.

### 3. Currency period for the development application approval

In accordance with section 85 of the *Planning Act 2016*, this approval has a currency period of six years, from the date of the original decision notice (**23 May 2023**).

### 4. Further development permits and approvals

A Building Approval is required for the proposed storage container, and this approval must be obtained from a licensed Building Certifier prior to the container being delivered, installed, or used on the site

### 5. Referral agencies

Not applicable.



## 6. Submission(s)

Public notification was completed for the original application from 17 April 2023 to 10 May 2023. Properly made submissions were not received in relation to that development application.

Regarding this Change (Other) Application, and in accordance with Chapter 1, Part 6, s 27.3 of the Development Assessment Rules Version 3.0, the assessment manager was satisfied that the proposed change would not reasonably result in a submission objecting to the change if public notification were required.

This assessment is based on the fact that the original application received no submissions, either in support or opposition, and that the proposed changes, although not minor, are consistent with the intent of the original application and approval.

## 7. Notice of reasons

This notice is prepared in accordance with Section 63(5) of the *Planning Act 2016* to inform the public about a decision that has been made in relation to a development application.

<b>Description of the development:</b>	The proposed development is for a Change (Other) Application to an existing Material Change of Use – Hardware and Trade Supplies (Extension to Existing) approval (MCU2022/0019).	
<b>Reasons for the decision:</b>	This Change (Other) application consistent with the intent of the original application and approval.	
<b>Assessment benchmarks:</b>	The proposed development was assessed against the relevant assessment benchmarks of the North Queensland Regional Plan 2020 and the Charters Towers Regional Town Plan Version 2 including the:	
	<ol style="list-style-type: none"> <li>1) General Residential Zone Code</li> <li>2) Local Centre Zone Code;</li> <li>3) Development Works Code,</li> <li>4) Residential Overlay Code, and</li> <li>5) Landscaping Works Code.</li> </ol>	
	The proposed development was assessed against all the assessment benchmarks applicable. Reasonable and relevant conditions have been included to achieve compliance with the outcomes sought under the applicable benchmarks.	
	<b>Assessment benchmark:</b>	<b>Reasons for the approval despite non-compliance with benchmark:</b>
	N/A	N/A
<b>Matters raised in submissions:</b>	<b>Submission Point:</b>	<b>Council Response:</b>
	N/A	N/A

## 8. Other requirements under section 43 of the *Planning Regulation 2017*

There are no other requirements.

## 9. Appeal rights



The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision 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*). Information about how to proceed with an appeal to the Planning and Environment Court may be found on the Court's website: <http://www.courts.qld.gov.au/courts/planning-and-environment-court>.

An applicant may also have a right to appeal to the Development tribunal. For more information, see schedule 1 of the *Planning Act 2016*. The timeframes for starting an appeal in the Planning and Environment Court are set out in Section 229 and Schedule 1 of the *Planning Act 2016*.

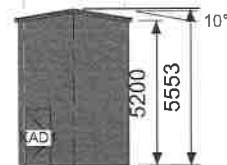
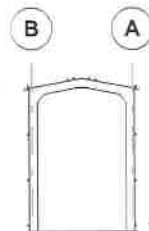
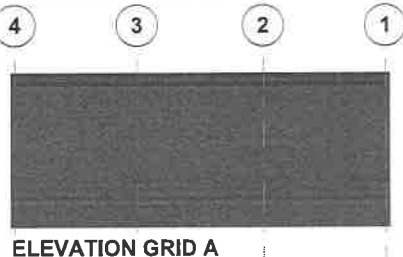
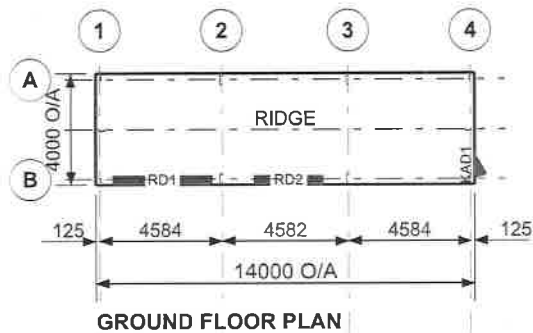
Should you wish to discuss this matter, please contact Council on (07) 4761 5300.

Yours faithfully



Timna Green  
**Manager Planning & Development**





*CLASS*



Solutions  
trading as

**CLADDING**

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42 BMT	CB	AA
WALLS	TRIMDEK 0.42 BMT	CB	AA
CORNERS	-	CB	AA
BARGE	-	CB	AA
GUTTER	HI-QUAD	CB	AA
DOWNPIPE	90x90	PV	WT

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

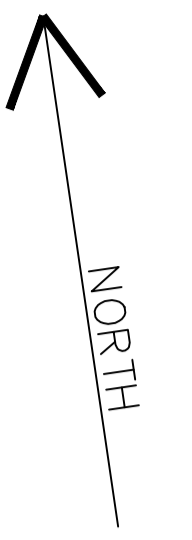
**ACCESSORY SCHEDULE & LEGEND**

QTY	MARK	DESCRIPTION
1	RD1	S/Line R.D - W/Lock C2. B 4625 high x 3600 wide Clear Opening C/B
1	RD2	S/Line R.D - W/Lock C2. B 4625 high x 2500 wide Clear Opening C/B
1	KAD1	Premium (TA650D) Access Door Kit, C/B (BG). (Not Available in WA)

ARCHITECTURAL DRAWING ONLY. NOT FOR CONSTRUCTION USE

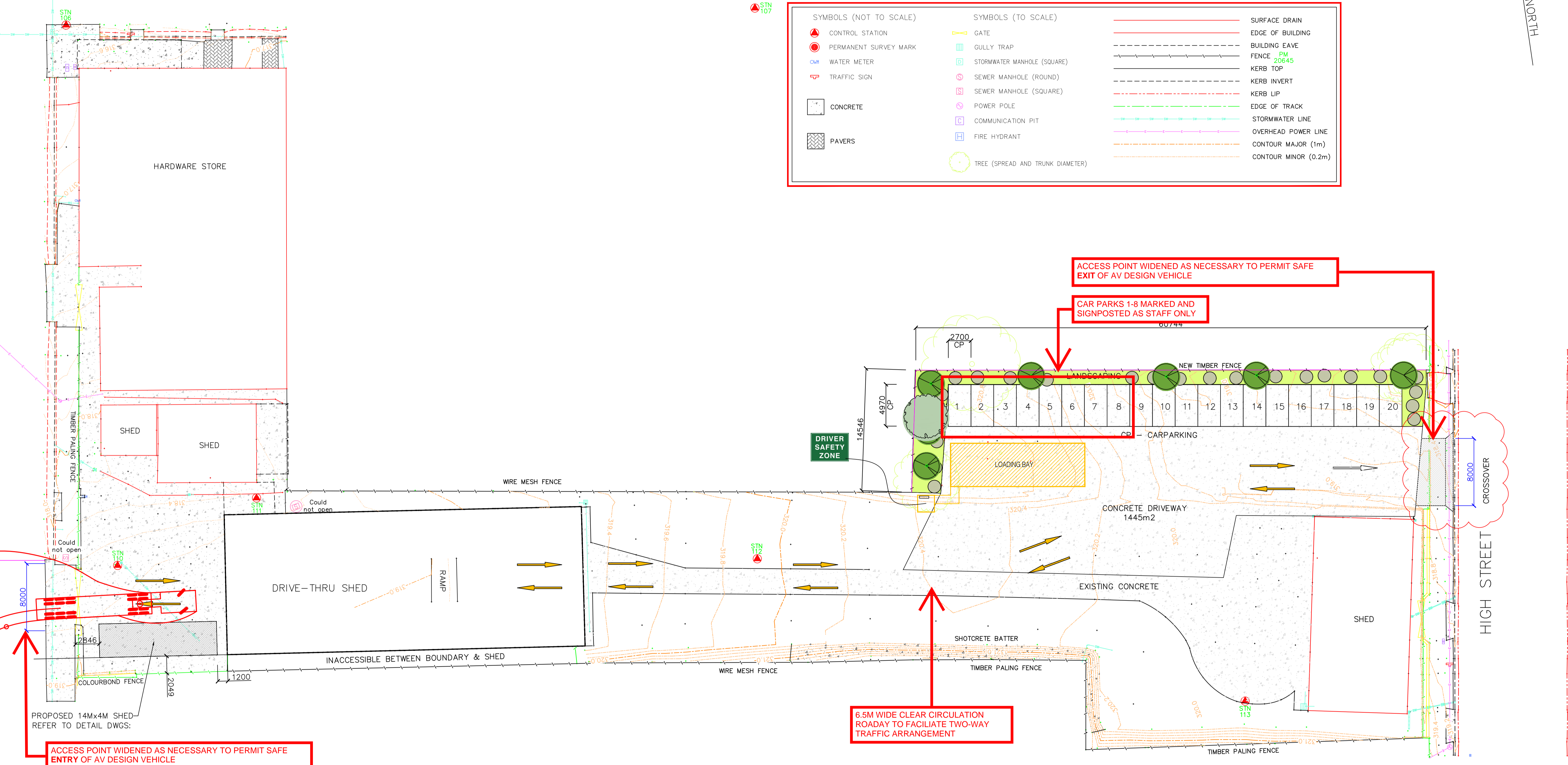
CLIENT <b>Herbert Hall</b>			
SITE <b>32-34 Hodgkinson Street CHARTERS TOWERS QLD 4820</b>			
BUILDING <b>BIG G 4000 SPAN x 5200 EAVE x 14000 LONG</b>			
TITLE <b>FLOOR PLAN &amp; ELEVATION</b>			
SCALE A4 SHEET 1:250	DRAWING NUMBER <b>GARB02-10321</b>	REV <b>A</b>	PAGE <b>1/1</b>





LEGEND

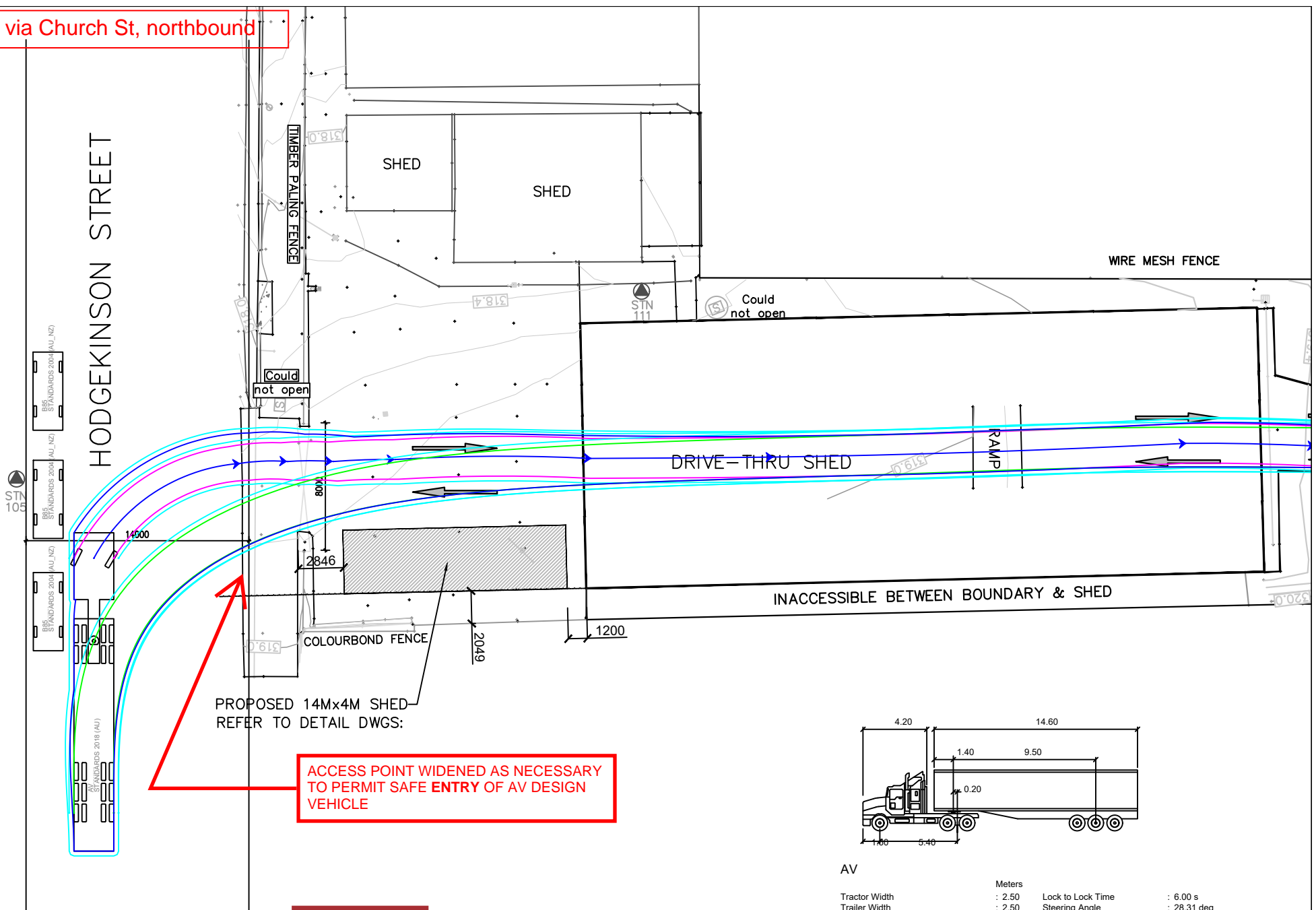
SYMBOLS (NOT TO SCALE)	SYMBOLS (TO SCALE)	
CONTROL STATION	GATE	SURFACE DRAIN
PERMANENT SURVEY MARK	GULLY TRAP	EDGE OF BUILDING
WATER METER	STORMWATER MANHOLE (SQUARE)	BUILDING EAVE
TRAFFIC SIGN	SEWER MANHOLE (ROUND)	FENCE
CONCRETE	SEWER MANHOLE (SQUARE)	KERB TOP
PAVERS	POWER POLE	KERB INVERT
	COMMUNICATION PIT	KERB LIP
	FIRE HYDRANT	EDGE OF TRACK
	TREE (SPREAD AND TRUNK DIAMETER)	STORMWATER LINE
		OVERHEAD POWER LINE
		CONTOUR MAJOR (1m)
		CONTOUR MINOR (0.2m)



**APPROVED PLAN**  
 Planning and Development  
 CHARTERS TOWERS REGIONAL COUNCIL

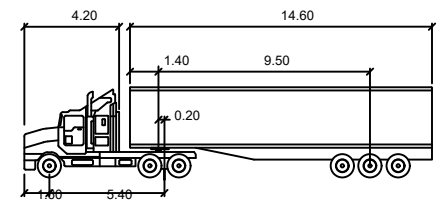
DATE: 30 March 2026  
 APPLICATION: MCU2022/0019.01

AV entry via Church St, northbound



PROPOSED 14Mx4M SHED  
REFER TO DETAIL DWGS:

ACCESS POINT WIDENED AS NECESSARY  
TO PERMIT SAFE ENTRY OF AV DESIGN  
VEHICLE



AV

	Meters		
Tractor Width	: 2.50	Lock to Lock Time	: 6.00 s
Trailer Width	: 2.50	Steering Angle	: 28.31 deg
Tractor Track	: 2.50	Articulating Angle	: 72.00 deg
Trailer Track	: 2.50		

**APPROVED PLAN**  
 Planning and  
 Development

CHARTERS TOWERS  
 REGIONAL COUNCIL

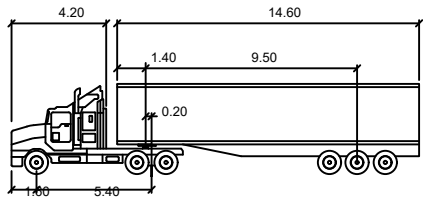
DATE: 30 March 2026  
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AV exit via High St, southbound



ACCESS POINT WIDENED AS NECESSARY TO PERMIT SAFE EXIT OF AV DESIGN VEHICLE

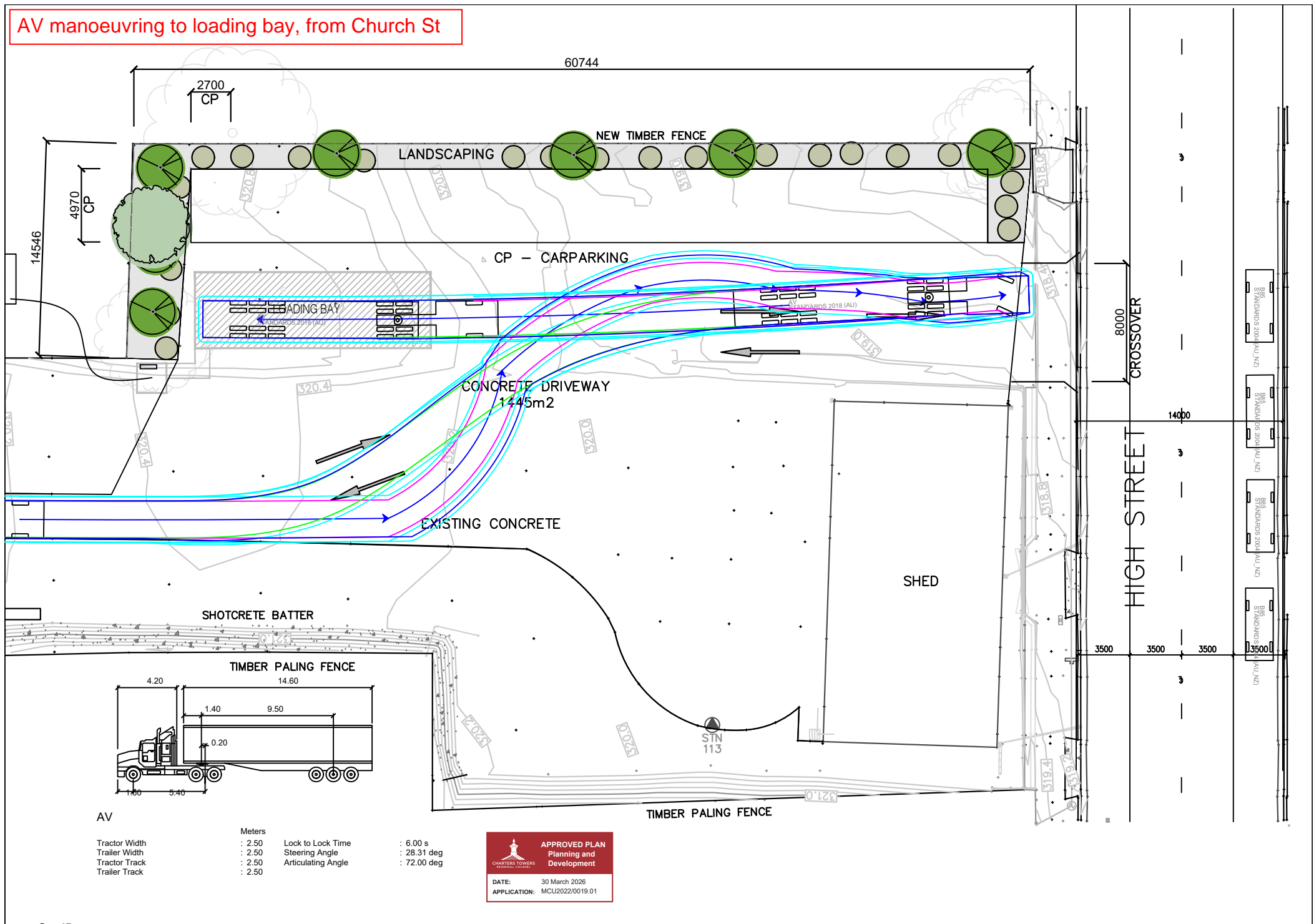


AV

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Trailer Width	: 2.50	Steering Angle	: 28.31 deg
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Trailer Track	: 2.50		

**APPROVED PLAN**  
 Charters Towers Shire Council  
 Planning and Development  
 DATE: 30 March 2026  
 APPLICATION: MCU2022/0019.01

AV manoeuvring to loading bay, from Church St



885 STANDARDS 2004 (AU NZ)  
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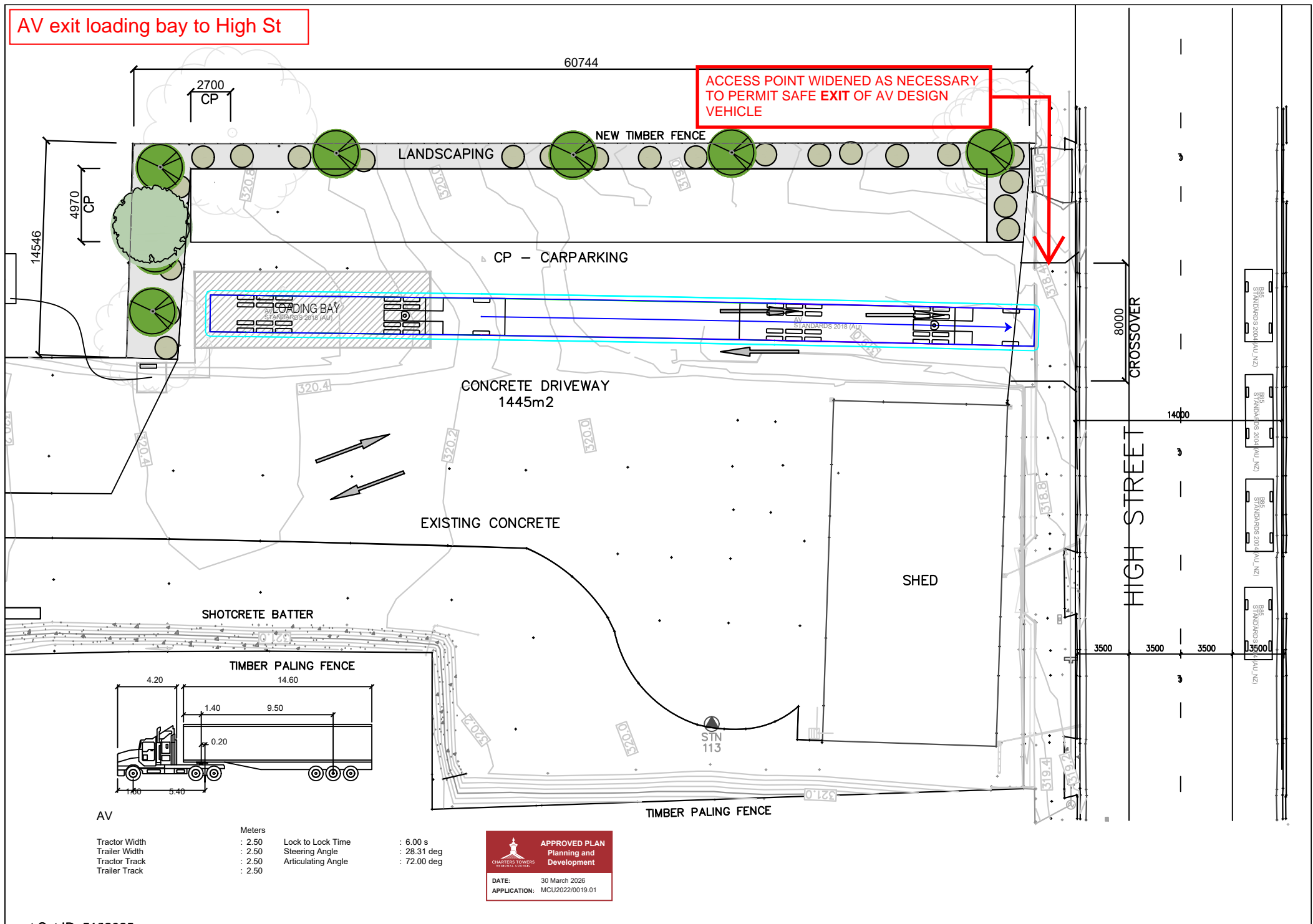
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**APPROVED PLAN**  
 CHARTERS TOWERS  
 Planning and  
 Development

DATE: 30 March 2026  
 APPLICATION: MCU2022/0019.01

AV exit loading bay to High St



885 STANDARDS 2004 (AU NZ)  
 885 STANDARDS 2004 (AU NZ)  
 885 STANDARDS 2004 (AU NZ)  
 885 STANDARDS 2004 (AU NZ)

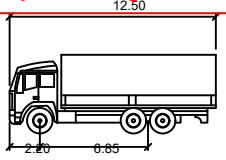
AV

Tractor Width	: 2.50	Lock to Lock Time	: 6.00 s
Trailer Width	: 2.50	Steering Angle	: 28.31 deg
Tractor Track	: 2.50	Articulating Angle	: 72.00 deg
Trailer Track	: 2.50		

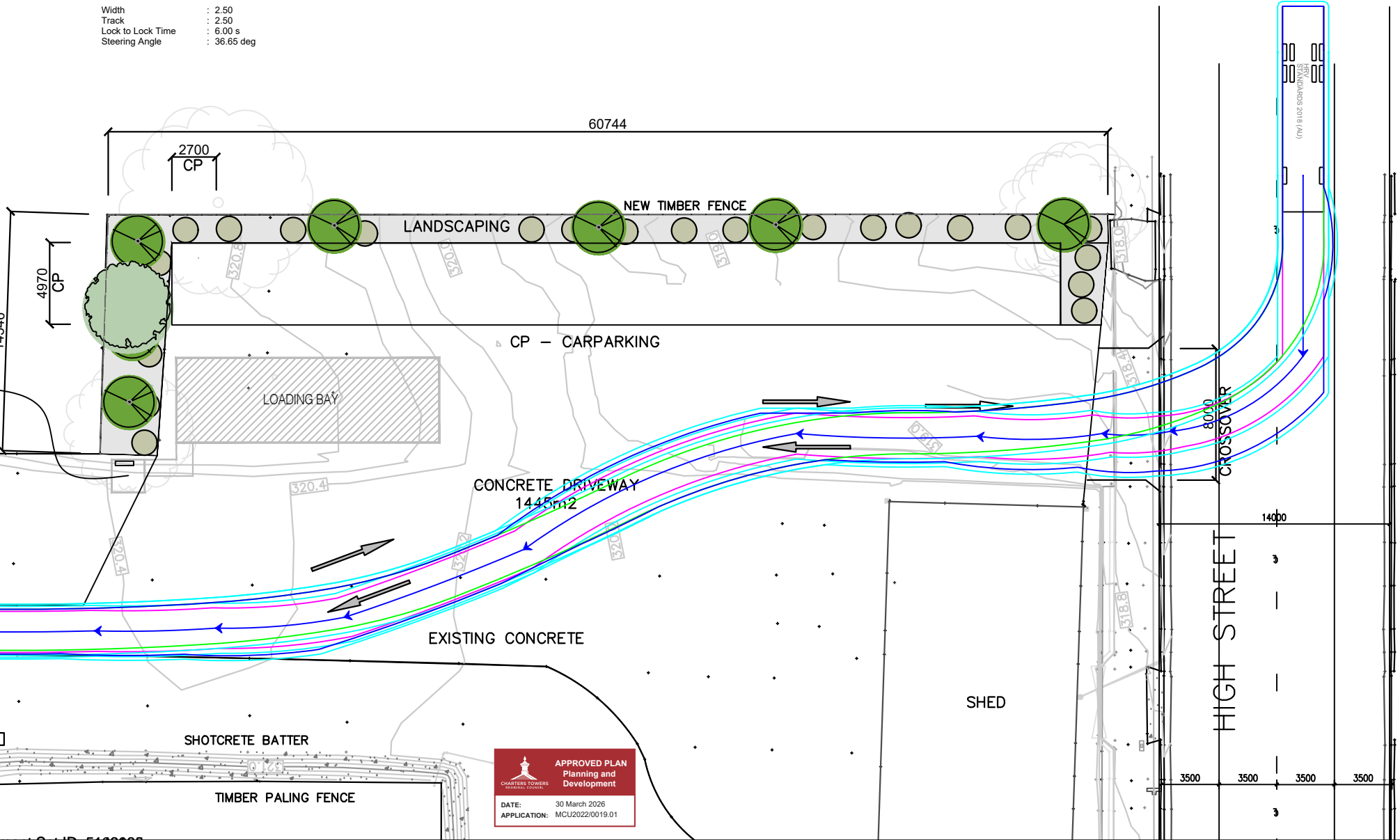
**APPROVED PLAN**  
 CHARTERS TOWERS  
 Planning and  
 Development

DATE: 30 March 2026  
 APPLICATION: MCU2022/0019.01

**HRV entry via High St, southbound**

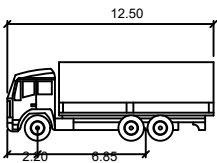
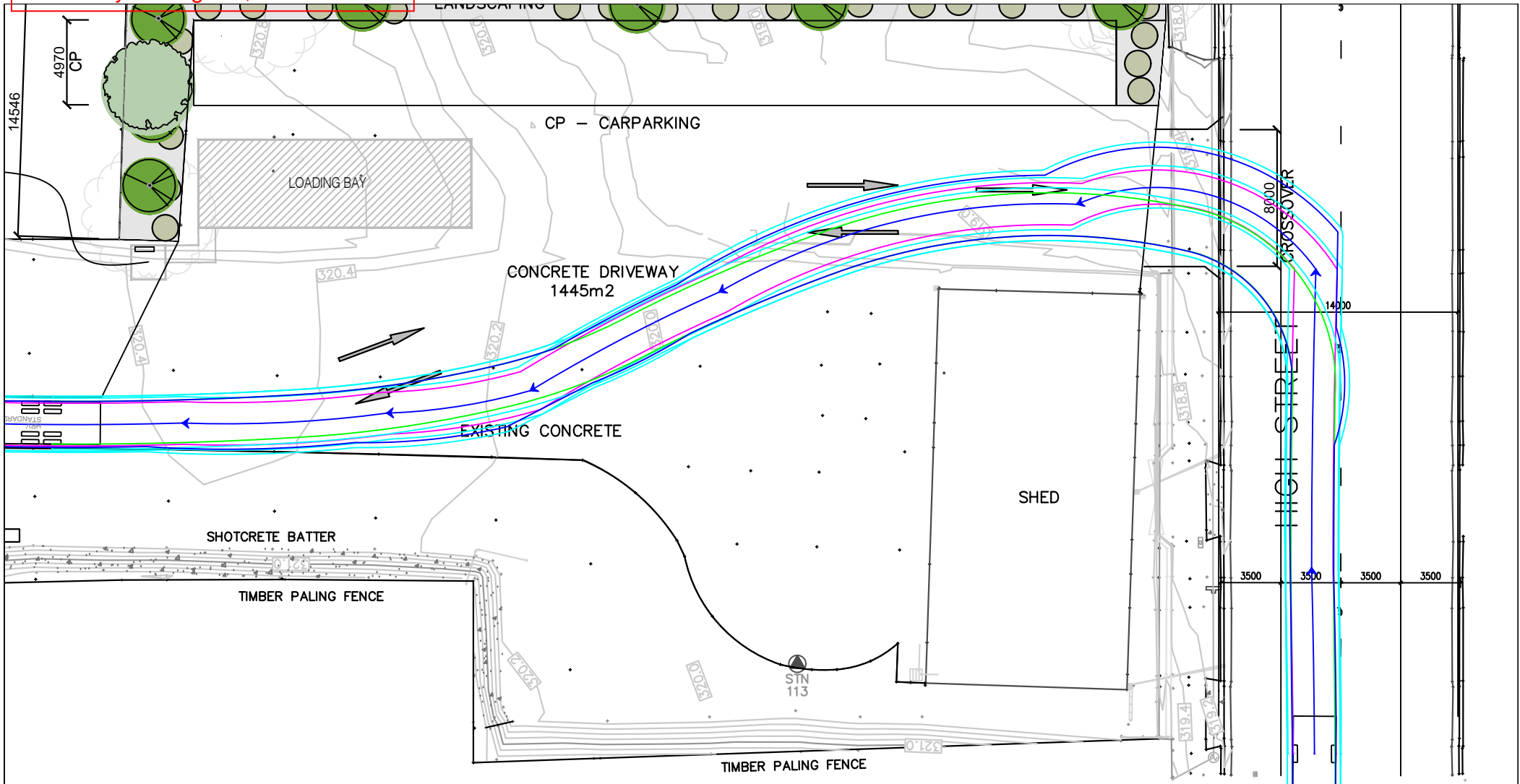


HRV  
 Meters  
 Width : 2.50  
 Track : 2.50  
 Lock to Lock Time : 6.00 s  
 Steering Angle : 36.65 deg



**APPROVED PLAN**  
 Planning and Development  
 CHARTERS TOWERS REGIONAL COUNCIL  
 DATE: 30 March 2026  
 APPLICATION: MCU2022/0019.01

HRV entry via High St, northbound



HRV

	Meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.00 s
Steering Angle	: 36.65 deg

APPROVED PLAN  
 Planning and  
 Development

CHARTERS TOWERS  
 PLANNING CENTRE

DATE: 30 March 2026  
 APPLICATION: MCU2022/0019.01

HRV exit via Church St, southbound

HODGEKINSON STREET

TIMBER PALING FENCE

SHED

SHED

WIRE MESH FENCE

Could not open

Could not open

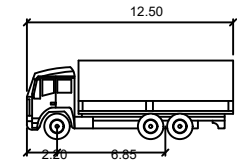
DRIVE-THRU SHED

RAMP

INACCESSIBLE BETWEEN BOUNDARY & SHED

COLOURBOND FENCE

PROPOSED 14Mx4M SHED  
REFER TO DETAIL DWGS:



HRV

	Meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.00 s
Steering Angle	: 36.65 deg

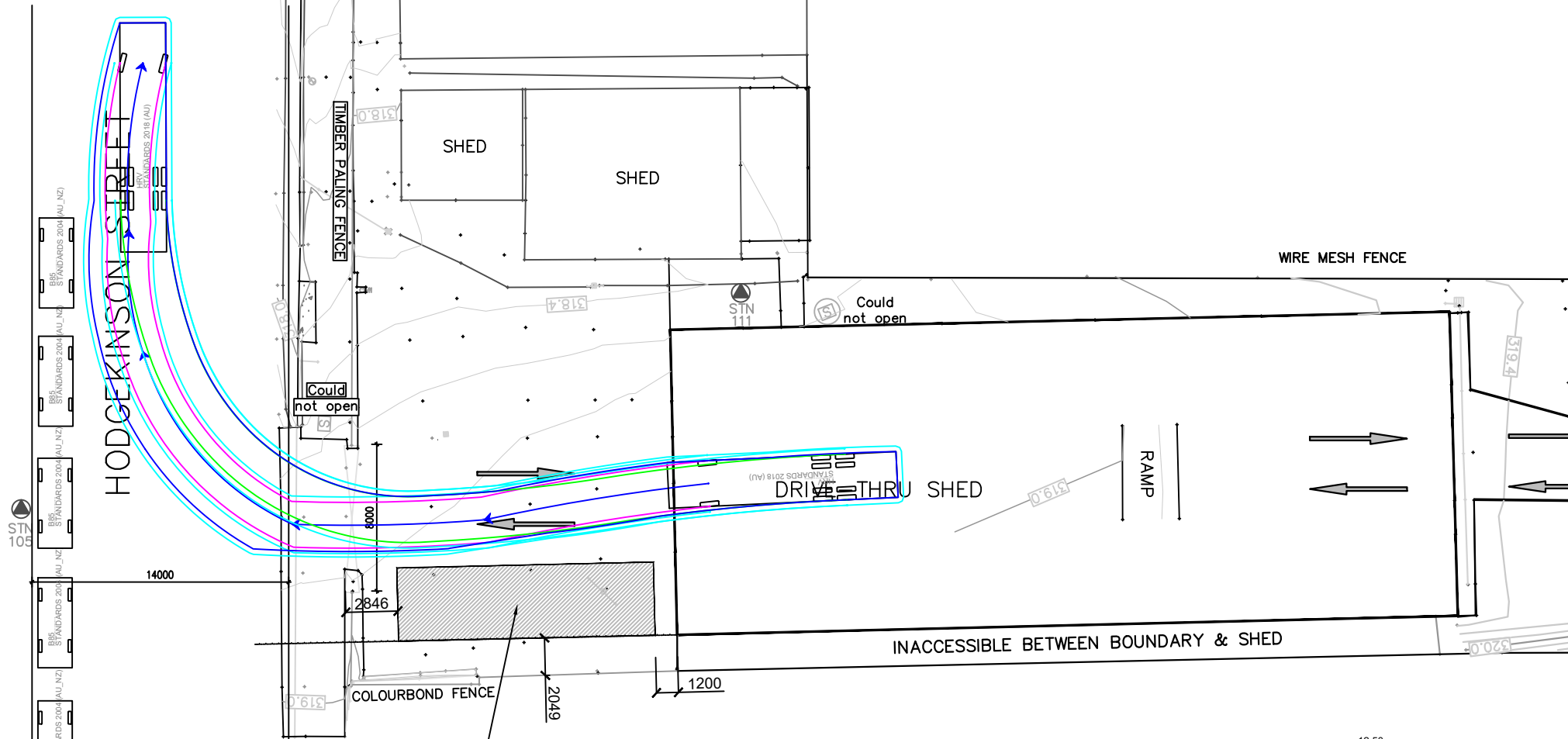
**APPROVED PLAN**  
 Planning and Development  
 CHARTERS TOWERS  
 REGIONAL COUNCIL

DATE: 30 March 2026  
 APPLICATION: MCU2022/0019.01

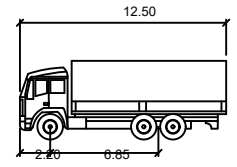
STN 105

STN 111

HRV exit via Church St, northbound



PROPOSED 14Mx4M SHED  
REFER TO DETAIL DWGS:



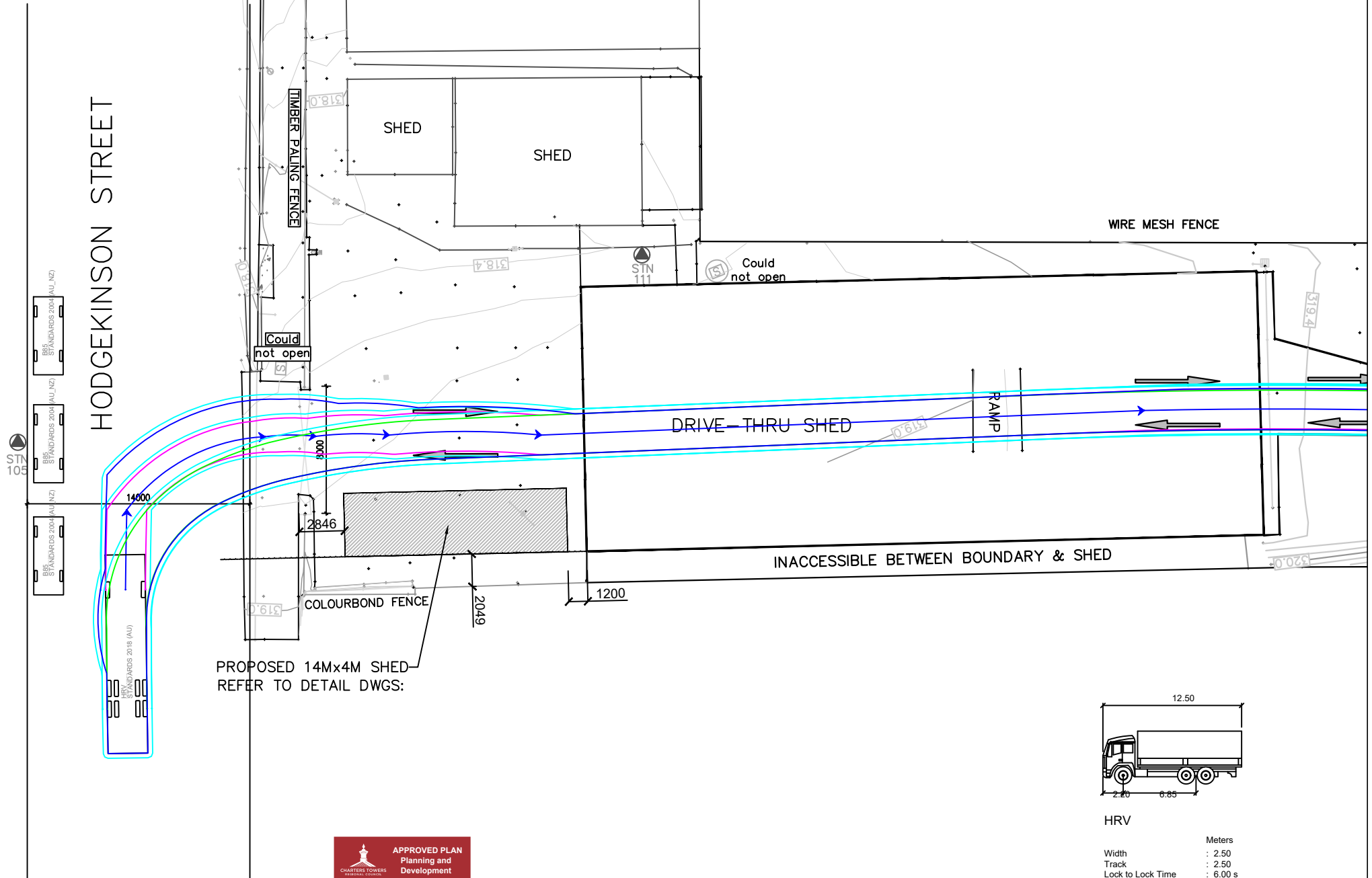
HRV

	Meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.00 s
Steering Angle	: 36.65 deg

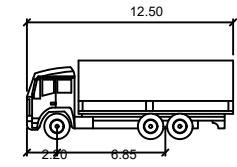
**APPROVED PLAN**  
 Planning and Development  
 CHARTERS TOWERS  
 REGIONAL COUNCIL

DATE: 30 March 2026  
 APPLICATION: MCU2022/0019.01

HRV entry via Church St, northbound



PROPOSED 14Mx4M SHED  
REFER TO DETAIL DWGS:



HRV

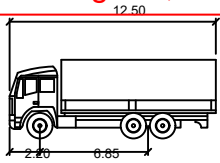
	Meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.00 s
Steering Angle	: 36.65 deg

APPROVED PLAN  
Planning and  
Development

CHARTERS TOWERS  
MUNICIPAL COUNCIL

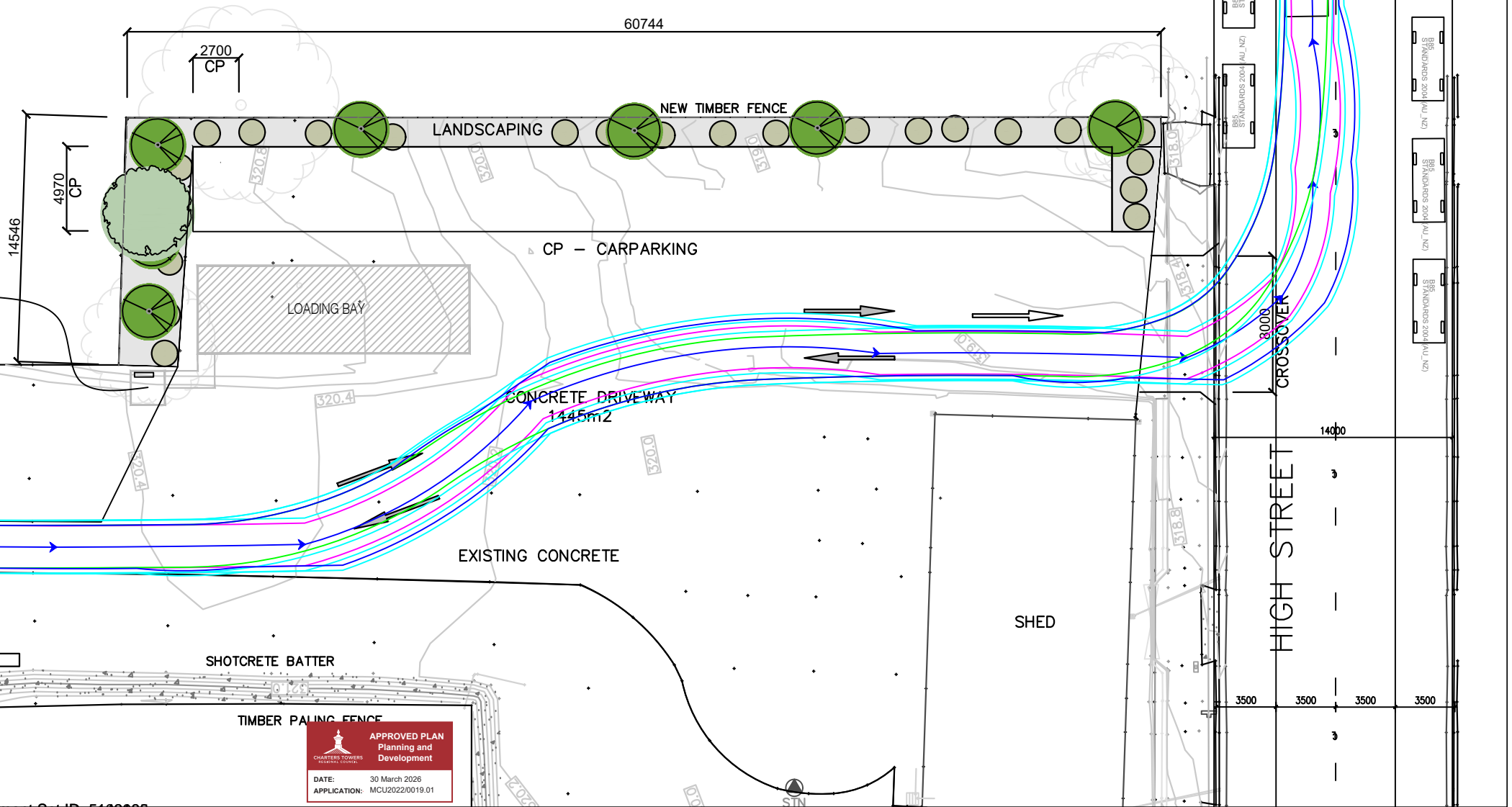
DATE: 30 March 2026  
APPLICATION: MCU2022/0019.01

HRV exit via High St, northbound



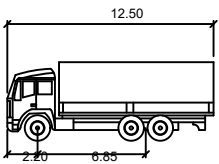
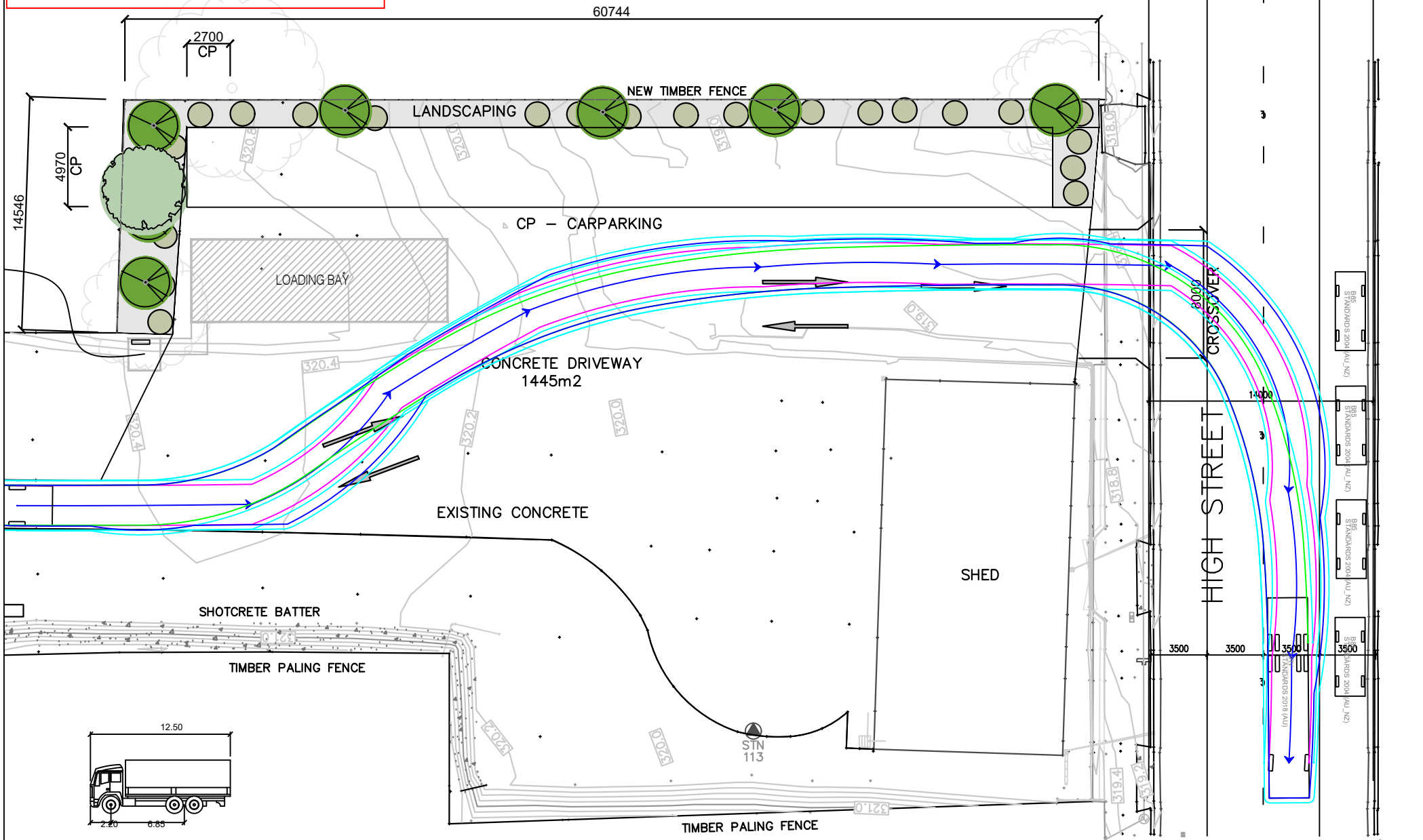
HRV

- Meters
- Width : 2.50
- Track : 2.50
- Lock to Lock Time : 6.00 s
- Steering Angle : 36.65 deg



APPROVED PLAN  
 Planning and  
 Development  
 CHARTERS TOWERS  
 PLANNING CONSULTANTS  
 DATE: 30 March 2026  
 APPLICATION: MCU2022/019.01

**HRV exit via High St, southbound**



HRV

	Meters
Width	: 2.50
Track	: 2.50
Lock to Lock Time	: 6.00 s
Steering Angle	: 36.65 deg

**APPROVED PLAN**  
 Planning and Development  
 CHARTERS TOWERS  
 REACTIVE TOWN

DATE: 30 March 2026  
 APPLICATION: MCU2022/0019.01

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## Planning Act 2016

Reprint current from 2 August 2024

Chapter 6 > Part 1

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### 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 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.
- (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.