



10 March 2026

Our Ref: 5182215
File Ref: OPW2026/0002
Enquiries: Luke Acreman

Dalrymple Villa Incorporated
C/ - SMCE Pty Ltd
Attn: Ryan McKenzie
18 Ingham Road
WEST END QLD 4810

Sent via email: admin@smce.net.au

Dear Ryan,

Confirmation Notice

(Given under Chapter 1, Part 1, Section 2)

Pursuant to section 51(5) of the *Planning Act 2016*, Council acknowledges receipt of your development application, which was properly made on 3 March 2026. This Confirmation Notice contains information relevant to the processing and assessment of your application including the following details:

Applicant details

Applicant name: Dalrymple Villa Incorporated C/- SMCE Pty Ltd (Ryan McKenzie)

Location details

Street address: 15-23 Fraser Street, Richmond Hill
Real property description: Lot 14 on SP289342

Application details

Application number: MCU2026/0002
Approval sought: Development Permit
Development type: Operational Works
Category of assessment: Code Assessment
Description of development: Stormwater and earthworks associated with a current development approval (MCU2025/0012)
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 | **ABN.** 67 731 313 583

www.charterstowers.qld.gov.au



Referral details

Chapter 1, Part 2 of the Development Assessment Rules is not applicable to the development application.

Public notification details

Chapter 1, Part 4 of the Development Assessment Rules is not applicable to this development application.

Notes

The current application documentation is non-compliant with Condition 1 of the current and associated development approval for MCU2025/0012. Please refer to the table below.

The condition required the provision of at least 1000mm clear space for ingress and egress around Carpark 1. The amendment aimed to create a comparable outcome to Carpark 6 and ensure compliance with the relevant performance outcomes of the Development Works Code, as described in the *Notice of Reasons*.

To avoid the need for an Information Request regarding the above non-compliance, updated documentation reflecting the referenced condition should be submitted to Council

Relevant condition from associated development approval (MCU2025/0012)						
Approved Plans/Documents						
1.	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:				At all times	
	Drawing Title:	Prepared by:	Date:	Ref No.	Rev.:	
	Vehicle Turning Paths (amended in red)	C&B Designs	04/12/2025	Sheet No. 9	P4	

Other details

Pursuant to Chapter 1, Part 3, Section 12 of the Development Assessment Rules, the assessment manager may require further information to be submitted.

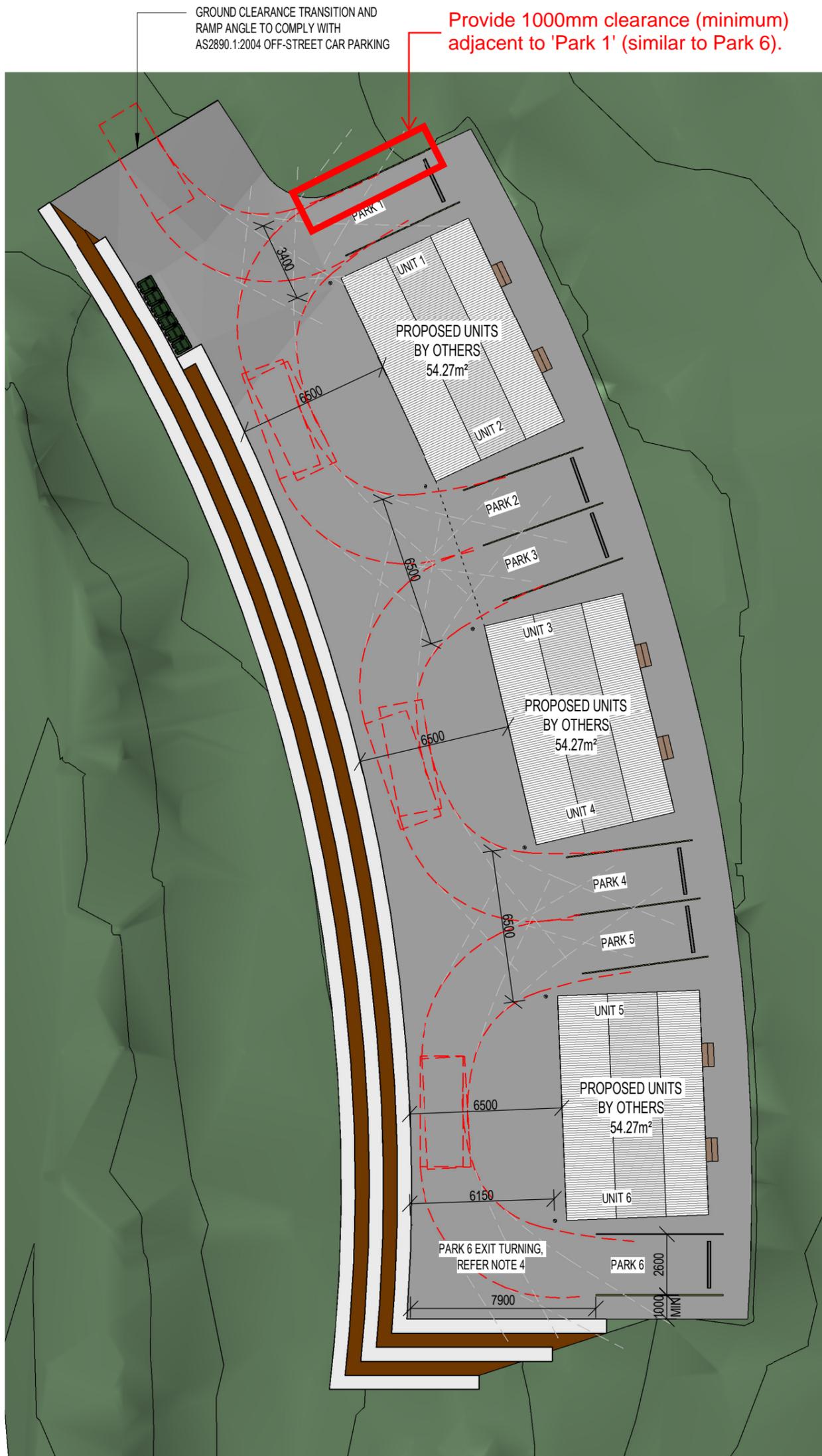
Should you wish to discuss this matter, please contact Luke Acreman on (07) 4761 5300 or email development@charterstowers.qld.gov.au.

Yours faithfully



Timna Green
Manager Planning & Development





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VEHICLE TURNING PATHS

1 : 200 AT A3 SHEET SIZE

- VEHICLE TURNING NOTES:**
1. ALL PARKING TO COMPLY WITH AS2890.1:2004 OFF-STREET CAR PARKING
 2. WHEEL STOPS TO BE PROVIDED TO ALL PARKING SPACES
 3. TURNING RADIUS DEMONSTRATED FOR B85 VEHICLE TEMPLATE (5800mm RADIUS)
 4. PARK 6 EXIT OF PARKING SPACE COMPLIES WITH AS2890.1:2004
 - PART B4.4 & TABLE B2: FOR NOMINATED PARKING SPACE MIN WIDTH (2600mm) AND MINIMUM ISLE WIDTH INCLUDING MANEUVERING CLEARANCE (MIN 5800mm REQUIRED, 6150mm PROVIDED).
 - PART 2.4.2 (c) BLIND AISLES: EXTEND AISLE LENGTH MINIMUM 1000mm BEYOND LAST PARKING SPACE.

PROJECT ISSUE & DESCRIPTION
P4 - PRELIMINARY ISSUE - 04-12-2025

DATE: 10 March 2026
APPLICATION: OPW2026-0002

PRELIMINARY

NOTES:
THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT.
COMPLY WITH ALL RELEVANT AUTHORITY REG. & B.S.A. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED MEASUREMENTS - DO NOT SCALE DRAWING. VERIFY ALL ON SITE DIMENSIONS & LEVELS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

DESIGNS
BUILDING DESIGN & DRAFTING
ABN: 112 837 297
Licence No. 1072298
66 Bayswater Road, Hyde Park QLD 4812
PO Box 4257, Vincent QLD 4814
Tel: (07) 4779 4199

PROJECT:
PLANNING APPLICATION - TEMP. STAFF UNITS

CLIENT:
DALRYMPLE VILLA

SITE:
15 FRASER STREET
CHARTERS TOWERS

BUILDER:

DATE:	4/12/2025 2:04:36 PM	JOB NO. 25-359
DRAWN:	B.W.	
SCALE:	1 : 200	
SHEET No.	9	CLIENT JOB NO.

Planning Act 2016

Reprint current from 2 August 2024

Chapter 6 > Part 1

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.