
Index

- “Adequately catering”**
 - to public demand, defined, 48
- Administrative Appeals Tribunal (Cth)**
 - admissibility of evidence, 136
 - appeals against, 44, 47–50, 90–91, 95–96
 - jurisdictional issues, 81–82
 - review of decisions, 168
- Advertising material**
 - on monorail stanchions, 51
- Airline industry**
 - council imposes screening fee, 84
- Alcohol and drug related offences**
 - drink driving, 89–90, 104, 143–144, 174
- Alcohol Mandatory Treatment Tribunal**
 - appeal from, 82
- Alternative dispute resolution**
 - neighbour disputes, 59–62
- Anangu Pitjanjatjara Yankunytjatjara**
 - cases brought by, 44–45
- Ancillary building**
 - approval sought for, 77
- Animals**
 - cruelty to, 83
 - taking by assumption of possession, 79
- Anshun estoppels**
 - restoration of right of way, 92
- Anti-Corruption Commissioner (Vic)**
 - use of “companion principle”, 101–102
- Apprehended bias**
 - of expert witness, 64
- Area plans**
 - amendment to, 77
- Auctioneers**
 - with interest in sale, 80–81
- Australian Capital Territory**
 - local government and planning law cases, 63–67, 118–121
- Bankruptcy**
 - of deceased persons, 96
 - rights over partitioned land in, 92–93
- Billboards**
 - application for refused, 42
- Book review**
 - Leading Cases in Australian Law*, 128–129
- Breath tests**
 - authorisation to conduct, 143–144
 - blood analysis conflicting with, 174
- Building approvals** *see* **Development applications**
- Building height**
 - appeal against development based on, 111, 113–116
 - measurement of, 158–159
- Bunnings Warehouse**
 - builds timber yard, 45

- Bushfire**
 - farm property damage due to, 83
- Car wash facility**
 - seeks development approval, 41
- Carbon credits scheme**
 - farming initiative, 53
- Certification**
 - environmental obligations, 131–132
 - what certifier needs to be satisfied of, 118–119
- Certiorari**
 - grounds to quash, 44–45
 - orders in nature of not available, 131
 - SAT recommendations amenable to, 132–133
- Charter of Human Rights and Responsibilities (Vic)**
 - recommendations relating to, 156
- Childcare centre**
 - in Stirling, proposed, 42
- Civil and Administrative Tribunal (ACT)**
 - appeals against decisions by, 118–121
- Civil and Administrative Tribunal (NSW)**
 - jurisdictional issues, 133
- Civil and Administrative Tribunal (SA)**
 - appeals against, 168
- Civil and Administrative Tribunal (Vic)**
 - appeals against, 35–38, 50, 121–122, 158–159
 - interpretation of Act, 159–161
 - land valuation by, 73–75
 - workload of, 35
- Clearing of land** *see* **Vegetation protection**
- Climate change**
 - coastal defence structures and, 16–34
- Clubs** *see* **Registered clubs**
- Coal mining** *see* **Extractive industry**
- Coastal defence structures**
 - construction and maintenance, 16–34
- Comity**
 - in class 1 development appeals, 3–26
- Commercial tenancies**
 - legislation relating to, 172
- Committal orders**
 - ministerial nature of, 131
- “Common areas”**
 - in retail shop leases, 101
 - land set aside as, 55
- Common law**
 - right to drive on public roads, 134–135
 - rights under restricted by planning legislation, 122–123
- Community Justice Centres**
 - neighbour disputes in, 59
- “Companion principle”**
 - does not apply to uncharged examinees, 101–102
- Compensation payments**
 - for compulsory acquisition, 47, 105
 - for injurious affection, 76–77, 168–169
 - for motor accident victims, 90, 104–105, 144–145

- judicial review, 167
- Compulsory acquisition** *see also* **Eminent domain (US)**
 - compensation payments, 47, 105
 - hardship aspects, 80
 - of mortgaged land, 93
- Conjunctive authorisation**
 - extractive industry, 137
- Consent**
 - distinguished from agreement, 101
- Construction and maintenance**
 - progress payments in, 96–97
- Construction Occupations Registrar (ACT)**
 - appeals by, 118–119
- Contaminated land**
 - loss of opportunity to develop, 157
- Contempt of court**
 - Land and Environment Court (NSW), 171
- Contracts**
 - progress payments in, 96–97
- Contributory buildings**
 - demolition of prohibited, 3–15
- Contributory negligence** *see* **Negligence**
- Costs**
 - successful party deprived of, 173
- Councillors** *see* **Local government**
- Court of Appeal (Vic)**
 - local government and planning law cases, 157
- Covenants**
 - consent v agreement, 101
 - restrictive, 133
- Criminal prosecutions**
 - compelling a third party to answer questions, 46
- Crown leases**
 - application to vary, 66
 - claims to, 167
 - coastal defence structures on, 24, 30–31
 - common land under, 55
 - include seabed and waters above, 56, 133–134
- Cruelty to animals**
 - prevention of, 83
- Cubby house play structure**
 - approval for, 75–76
- Damages**
 - for loss of opportunity to develop, 157
- Dedication**
 - of public roads and highways, 142
- Demolition**
 - of “contributory buildings”, 3–15
- Demolition orders**
 - failure to comply with, 170
- “Depot” classification**
 - whether applies to hand car wash, 41
- Development applications** *see also* **Land use**
 - appeal against VCAT decisions, 121–122

Development applications – continued

- applications for review of, 123–124, 130–132
- compensation for refusal, 168–169
- contaminated land, 157
- developer contributions, 169–170
- environmental obligations, 131–132, 137–141
- for public open space, 162–163
- JDAP decision overturned, 109–117
- landfill converted to building material, 139–140
- merits appeals, 133
- mobile phone base station, 125
- recognising objections to, 159–161
- repeated applications for same land, 158–161, 164–165
- restrictive covenants, 133
- State Administrative Tribunal (WA) decisions, 124–127
- wastewater disposal system, 125
- what certifier needs to be satisfied of, 118–119

Disclosure obligations

- Minister's access refusal decision, 50

Dismissal

- from police, application for review, 85

Dormitory accommodation

- proposal to replace, 45

Drink driving cases *see* **Motoring offences**

Driving *see* **Motoring offences**

Dwellings

- defining, 67

Easements

- creation by implication, 55–56
- nature and construction of, 47
- restoration of right of way, 92

Electric scooter

- legal status of, 134

“Electronic means”

- whether includes Facebook Messenger, 97

Eminent domain (US) *see also* **Compulsory acquisition**

- in class 1 development appeals, 3–26

Enactments

- decisions made under, 49

Enforcement

- by Land and Environment Court (NSW), 170–171
- of demolition order, 170
- of town planning legislation, 122–123

Environment *see also* **Habitat protection; Native animals; Vegetation protection**

- courts and tribunals with jurisdiction, 142, 170
- development applications, 137–141
- development control, 131–133
- failure to comply with demolition order, 170
- impact assessments, 79–80, 99
- impact of liquid waste transfer, 162
- planning schemes, 97–98
- residential flats and townhouses, 169
- subdivision and, 169–170
- threatened species, 169

Environment, Resources and Development Court (SA)

- application to for review, 68–71
- environmental jurisdiction, 46, 133

Errors of law

- judicial review of, 44

Estoppel

- plaintiff on parole, 136–137
- restoration of right of way, 92

Evidence

- admissibility before AAT, 136
- alternative or inconsistent pleadings, 172–173
- discretion to admit or exclude, 97
- means whole of material before the tribunal, 96
- “obvious” or “manifestly obvious” errors in, 118–121

Excavation

- without development consent, 45

Expert witnesses

- admissibility before AAT, 136
- apprehended bias, 64
- claim for damages due to land contamination, 157
- Joint Expert Report Policy (NSW), 149–155
- land valuation, 73–75
- obligation to prove or explain evidence, 118–121

Extinguishment

- of native title, 135–136

Extractive industry

- coal mining, 92
- cost of methane admissions, 91–92
- criteria to apply for determination, 137
- deadline for licence renewal, 83–84
- fairness in granting exploration licences, 136
- in General Rural zone, 42
- licencing conditions, 39–40, 79
- limestone quarrying, 51–52
- minerals specified in mining leases, 79
- sandstone works, 53

Farm fixtures

- damage due to bushfire, 83

Farming zones

- subdivision in, 42

Fauna and game laws, 79**Fertiliser storage**

- whether a change of use, 166

Fish offences

- breach of lobster size restrictions, 86

Fixtures to land

- intention of parties, 81

Forfeiture

- relief claimed against, 133

Freedom of information

- appeals made under, 50
- exempt documents, 82–83, 91

Gaming and wagering licences

- grant of new licences, 100–101

- General Farming zone**
 - subdivision in, 42
- General Rural zone**
 - extractive industry in, 42
- Greater Geelong City Council**
 - dismissed by Parliament, 71–73
- Gross floor area**
 - appeal against VCAT based on, 121–122
- Groundwater** *see* **Water supply and disposal**
- Habeas corpus**
 - prerogative writs and orders, 136–137
- Habitat protection** *see also* **Native animals; Vegetation protection**
 - appeal against Ministerial decision, 95
 - clearing and, 53, 84
 - statutory restrictions and, 99
- “Harm”, defining**
 - for species protection legislation, 84
- Health care professionals**
 - misconduct allegations, 86–87
- Heritage conservation policy**
 - in NSW, 3–15
 - obligations to be considered, 63–66
- High Court decisions**
 - on duty of care, 27–30
 - on local government fire protection responsibilities, 27
 - on power to impose licencing conditions, 39–40
 - on rights to amalgamated land, 102
- Highways** *see* **Public roads**
- Human rights**
 - judicial review, 49
 - police vehicle check claimed infringement of, 134–135
 - relating to alleged police misconduct, 85–86
- Hypotheticality principle**
 - nature of, 130
- Illegal structures**
 - seawalls as, 25–32
- Improvements**
 - effect on land value, 73–75
- Indemnity**
 - admission of liability does not entail, 135
- Indigenous peoples** *see* **Native title**
- Industrial Development zone**
 - billboard proposed for, 42
- Industrial relations**
 - police band civilianised, 54–55
 - public sector award, 55
- Industrial Relations Commission**
 - power to make awards, 131
- “Industry-light” classification**
 - does it include recycling facility?, 40–41
- Injunctive relief application**
 - town planning, 165
- Injurious affection**
 - compensation for, 76–77, 168–169

“Injury”

correct construction of, 91, 168

Inspection of works

where not undertaken, 118–119

Insurance

admission of liability does not entail indemnity, 135

Internet

use of to deprave, 97

Joint Development Association Panel (WA)

application for review of decision, 123–124

refuses McDonald’s application, 42

Supreme Court overturns decision by, 109–117

Joint Expert Report Policy (NSW)

review of, 149–155

Joint tenancy

interests in land, 87

Judicial review applications, 44

claim of mistreatment by police, 81

compensation payments, 167

County Court judgment, 122–123

human rights decisions, 49

JDAP decision, 123–124

jurisdictional issues, 94–95

Land and Environment Court (NSW), 170–171

local government amalgamations, 136

procedural fairness, 81, 136

requirement to provide reasons, 79

retrospective legislation, 168

scope of principle in planning appeals, 130

time limits on application, 68, 167–168

tribunal ignoring relevant material, 90

Jurisdictional issues

Administrative Appeals Tribunal, 81–82

Civil and Administrative Tribunal (NSW), 133

development applications, 133

ERD Court (SA), 133

error relating to facts, 95, 121–122

IRC’s power to make awards, 131

judicial review, 94–95

Land and Environment Court (NSW), 170–171

State Administrative Tribunal (WA), 132–133

Land and Environment Court (NSW)

civil enforcement and review jurisdiction, 170

environmental jurisdiction, 142

Joint Expert Report Policy, 149–155

judicial review, 170–171

Land clearing

vegetation protection, 53, 84

Land rights *see* Native title**Land use *see also* Crown leases; Development applications; Property; Publicly owned land**

clearing and, 53

Convenience Store or Service Station, 163–164

fertiliser storage, 166

General Farming zone policy, 42

Land use – continued

- heritage significance and, 6–7
- “Holiday Accommodation” and “Multiple Dwelling”, 138
- land dedicated as commons, 55
- landfill depot, 139–140, 166
- management agreement, 132
- mobile phone base station, 125
- powers of Appeal Tribunal (SA), 45
- protection for, 53
- public open space, 162–163
- public roads, 142
- rearrangement of existing areas, 143
- residential flats and townhouses, 169
- seabed and waters above, 56, 133–134
- Social Impact Assessments, 149–155
- tourist facilities, 138
- transport depot, 162

Land valuation

- Calder Park raceway, 73–75
- methods of, 48

Landfill depot

- land use for, 139–140, 166

Landscaping

- development control, 50

‘Lawful’ use of Crown lands

- defining, 167

Leading Cases in Australian Law

- book review, 128–129

Leasehold interests

- native title and, 136

Legal practitioners

- liens on funds recovered, 87
- professional privilege of, 44

Legitimate forensic purpose test

- road safety cameras, 144

Lessees

- false information given to, 172

Liability

- admission of does not entail indemnity, 135
- for loss due to delay, 84–85
- for swimming pool accidents, 101–103
- relating to structures on Crown land, 31–32

Licencing conditions

- extractive industry, 39–40

Liens on funds

- recovered by legal practitioners, 87

Limestone quarrying

- environmental obligations, 51–52

Liquor licensing

- barring orders pursuant to, 171
- public demand and, 48
- Social Impact Assessment guidelines, 153–155

“Live-in restoration program”

- whether constitutes residence, 78

Lobster fishing

breach of size restrictions, 86

Local government

amalgamation proposals, 143

council dismissed by Victorian Parliament, 71–73

judicial review of amalgamations, 136

powers, functions and duties, 172

Local government and planning law cases

Australian Capital Territory, 63–67, 118–121

South Australia, 68–71

Victoria, 35–38, 71–75, 121–123, 156–161

Western Australia, 39–43, 75–78, 123–127, 162

Local heritage places

secrets of, 3–15

“Lost modern grant” doctrine

easements arising under, 56

Magistrates

committal orders are ministerial, 131

Main Roads Authority (WA)

development application refused by, 164–165

McDonald’s Restaurant

proposed for Canning Highway, 42

Merits appeals

development applications, 133

Methane emissions

passing on charges to contract purchaser, 91–92

Metro Central Joint Development Association Panel (WA) *see* Joint Development Association Panel (WA)**Mining and minerals *see* Extractive industry****Misleading and deceptive conduct**

false information given to lessee, 172

Mobile phone base station

development applications, 125

Mortgage

compulsory acquisition of land under, 93

does not sever joint tenancy, 87

Mosman Municipal Council

heritage conservation policy, 3–15

Mosques

appeals against permit to construct, 35–38

Motor vehicle accidents

admission of liability does not entail indemnity, 135

cases relating to, 88–90

compensation payments resulting from, 90, 104–105

motorcycle training course, 104

negligence contributing to, 48–49, 80, 88–89, 173

responsibilities of parties to, 103

victims requiring daily care, 144–145

Motor vehicles

non-standard scooter, 134

transfer of liquid waste between, 162

Motorcycle clubs

legislation relating to, 171

Motoring offences *see also* Breath tests; Public roads

conviction required for mandatory penalty, 174

Motoring offences – *continued*

- disqualification from driving due to, 143
- drink driving cases, 88–90, 104, 143–144, 174
- driving while suspended, 89
- failure to supply correct information, 134–135
- grounds for suspension, 47
- road safety cameras and, 144
- sufficiency of evidence for speeding, 81

Multiple dwellings

- breach zoning regulations, 50–51

Native animals

- taking by assumption of possession, 79

Native title

- cases relating to, 130, 167
- claims to Crown land, 167
- construction and, 79
- extinguishment, 135–136
- Indigenous land use agreements, 94
- overlapping claims, 94
- what must be proved, 94

Natural environment *see* **Environment**

Negligence

- apportioning between drivers and pedestrians, 103
- economic loss from, 88
- in motor vehicle accidents, 48–49, 80, 88–89, 173
- motorcycle training course injury, 104
- requirement to take precautions, 103

Neighbour disputes

- alternative dispute resolution, 59–62

New South Wales

- addressing illegal structures in, 26
- Civil and Administrative Tribunal, 133
- claims to Crown Land, 167
- coastal defence structure legislation, 18, 21, 23–24
- courts and tribunals with environmental jurisdiction, 142
- demolition of structures deemed unsafe, 33
- heritage conservation policy, 3–15
- Joint Expert Report Policy, 149–155
- neighbour dispute resolution, 59–62

Northern Territory

- coastal defence structure legislation, 22
- demolition of structures deemed unsafe, 34

“Noxious industries”

- whether includes waste landfill, 77–78

Official Trustee

- rights over partitioned land in bankruptcy, 92–93

Parole, persons on

- rights of, 136–137

Patio roof

- approval for, 75–76

Peace and public order

- offences against, 97

Perth, WA

- implications of JDAP decision appeal, 116–117

-
- Petrol stations**
land use status of, 163–164
- Pharmaceutical Benefits Scheme**
pharmacies approved under, 93
- Planning Commission (WA)**
failure to respond to application, 124–125
- Planning law** *see* **Local government and planning law cases**
- Planning schemes** *see* **Development applications**
- Pleadings**
alternative or inconsistent, 172–173
- Plot ratio**
appeal against development based on, 110–111, 113–114
- Police officers**
allegations of misconduct by, 85–86
application for review of dismissal, 85
authorised to bar persons from licensed premises, 171
authorised to conduct breath tests, 143–144
authorised to stop and check vehicles, 134–135
industrial relations issues, 54–55
propriety of questioning by, 97
- Pollution incidents**
cases relating to, 99, 141–142
- Prerogative writs and orders**
grounds to quash, 44–45
habeas corpus, 136–137
time to commence, 168
what matters and to what tribunals, 131
- Privacy rights**
in planning law, 165
not impaired by police vehicle check, 135
- Procedural fairness**
judicial review, 81, 136
- Productivity Commission**
recommends alternate dispute resolution, 59–61
- Property** *see also* **Compulsory acquisition; Land use**
coastal structures and, 21
consent vs agreement of landlord to re-assignment, 101
damage due to bushfire, 83
joint tenancy and tenants in common, 87
partitioned, right to sale of, 92–93
rights to amalgamated land, 102
- Public land** *see also* **Crown leases**
coastal defence structure legislation, 23–24, 26
identifying, 162–163
- Public roads**
alignment and realignment, 142–143
dedication of land to, 142
developer contributions, 169–170
funding levies for, 172
right to drive on, 134–135
- Queensland**
addressing illegal structures in, 26
coastal defence structure legislation, 17–18, 21–23
enforcement notices in, 33

- “Questions of law”**
 - defining, 91
- Rateable land**
 - land underwater, 56, 133–134
 - misleading rate notice, 173
- Recreational cruises**
 - precautions taken on, 103
- Recycling facility proposal**
 - whether “industry-light”, 40–41
- Registered clubs**
 - administration of, 54
- Remediation** *see also* **Contaminated land**
 - action plan for, 157
 - expert witnesses’ evidence on, 118–121
- Repeat appeals**
 - procedure in Victoria, 158–161
- Res judicata**
 - plaintiff on parole, 136–137
- Residential tenancies**
 - legislation relating to, 171–172
- Resource Management and Planning Appeals Tribunal (Tas)**
 - environmental jurisdiction, 142
- Restrictive covenants**
 - development applications, 133
- Retail tenancies**
 - “common areas” in, 101
 - compensation for compulsory acquisition, 105
 - unregistered lease, 80
- Retrospective legislation**
 - grounds for appeal, 168
- Right of way**
 - restoration sought, 92
- Road accidents** *see* **Motor vehicle accidents**
- Road safety cameras**
 - legitimate forensic purpose test, 144
- Road vehicles** *see* **Motor vehicles**
- Roads** *see* **Public roads**
- Rural zones**
 - extractive industry in, 42
- Sandstone works**
 - land use planning, 53
- Seawalls**
 - construction and maintenance, 16–34
- Security for costs**
 - environmental cases, 53–54
- Setback**
 - appeal against development based on, 111, 116
- Sewerage services**
 - conditions or restrictions on providing, 52
 - liability for loss due to delay in, 84–85
- Skateboarding**
 - whether helmet required by law, 48–49
- Social effects, significant**
 - how to assess, 159–161
 - objections based on, 156–157

- Social Impact Assessments, 149–155
- Soil**
 - deposited on property, 122–123
- South Australia**
 - Appeal Tribunal orders, 45
 - coastal defence structure legislation, 18, 23
 - demolition of structures deemed unsafe, 34
 - liability for events on Crown land, 32
 - local government and planning law cases, 68–71
- Species Impact Statement**
 - failure to submit, 169
- State Administrative Tribunal (WA)**
 - application for judicial review by, 124–125
 - jurisdictional issues, 132–133
- Strata titles**
 - alleged abuse of process, 46–47
- Subdivision**
 - appeal against consent, 51
 - conditions imposed on, 124–125, 138–139
 - developer contributions, 169–170
 - land management agreement precludes, 132
 - power to refuse, 51–52
- Supreme Court (NSW)**
 - environmental jurisdiction, 142
- Supreme Court (SA)**
 - appeal from CAT to, 168
- Supreme Court (Vic)**
 - appeals before, 158–159
 - year in review, 156
- Swimming pool accidents**
 - liability for events on Crown land, 101–103
- Tasmania**
 - addressing illegal structures in, 27
 - courts and tribunals with environmental jurisdiction, 142
 - demolition of structures deemed unsafe, 34
 - Macquarie Harbour deemed Crown Land, 56, 133–134
 - Planning Commission's powers, 139
 - Resource Management and Planning Appeals Tribunal, 48, 54
- Taxation issues**
 - exempt documents, 82–83
 - overseas applicants, 47–49
- Tenants in common**
 - interests in land, 87
- Threatened species**
 - Species Impact Statement, 169
- Timber yard**
 - defining for purposes of regulation, 45
- Time limits**
 - failure to grant permit within, 159–161
 - for appeals, 168
 - on application for review, 68, 167–168
 - on prerogative writs and orders, 168
 - on prosecution of alleged offences, 140–141

Index

Torrens title

- caveats against dealings, 105
- indefeasibility of, 55–56

Tortfeasors

- joint or several, 87–88

Tourist facilities

- land use for, 138

Town planning

- defining a “town”, 93
- enforcement of legislation, 122–123
- injunctive relief application, 165
- liquid waste management, 162

“Transport depot”

- defining, 162

Unconscionable conduct

- false information given to lessee, 172

Vegetation protection

- from land clearing, 84, 97–100
- scope of remedial work, 92
- unlawful clearing, 53

Vicarious liability

- for work done by sub-contractors, 98

Victoria

- coastal defence structure legislation, 18, 22–23
- demolition of structures deemed unsafe, 34
- local government and planning law cases, 35–38, 71–75, 121–123, 156–161

Warranty, implied

- breach through negligence, 103

Waste management

- liquid waste transfer, 162
- waste landfill facility, 77–78

Wastewater *see* Water supply and disposal

Water supply and disposal

- compulsory acquisition of land relating to, 47
- conditions or restrictions on providing, 52
- pollution incidents, 141–142
- protection of groundwater, 125
- wastewater disposal system, 125

Western Australia

- addressing illegal structures in, 26
- coastal defence structure legislation, 18–19, 23
- demolition of structures deemed unsafe, 34
- duty of care litigation, 30
- JDAP decision overturned, 109–117
- liability for events on Crown land, 31–32
- local government and planning law cases, 39–43, 75–78, 123–127, 162

Zoning issues *see* Land use