



# Decision Notice Approval

*Planning Act Form 2 (version 1.1 effective 22 June 2018) made under Section 282 of the Planning Act 2016 for a decision notice (approval) under s63(2) Planning Act 2016*

|                     |                  |                 |                 |
|---------------------|------------------|-----------------|-----------------|
| Application number: | <b>D/85-2018</b> | Contact:        | Brandon Diplock |
| Notice Date:        | 15 November 2018 | Contact Number: | 1300 22 55 77   |

## APPLICANT DETAILS

|                 |                                                |        |  |
|-----------------|------------------------------------------------|--------|--|
| Name:           | <b>Apex Digital Billboards C/- Ethos Urban</b> |        |  |
| Postal address: |                                                |        |  |
| Phone no:       | Mobile no:                                     | Email: |  |

I acknowledge receipt of the above application on 6 August 2018 and confirm the following:

## DEVELOPMENT APPROVAL

**Development Permit for Operational Works for an Advertising Device (Roof Sign)**

## PROPERTY DESCRIPTION

|                            |                                          |
|----------------------------|------------------------------------------|
| Street address:            | 190 Bolsover Street, Rockhampton City    |
| Real property description: | Lot 1 on RP604875, Parish of Rockhampton |

## OWNER DETAILS

|                                                                                                                                                      |                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Name:                                                                                                                                                | Oranje International Pty Ltd |
| Postal address:                                                                                                                                      |                              |
| <b>Dear Apex Digital Billboards C/- Ethos Urban</b>                                                                                                  |                              |
| I advise that, on <b>13 November 2018</b> the above development application was:                                                                     |                              |
| <input checked="" type="checkbox"/> approved in full with conditions* (refer to the conditions contained in <b>Attachment 1</b> )                    |                              |
| *Note: The conditions show which conditions have been imposed by the assessment manager and which conditions have been imposed by a referral agency. |                              |

## 1. DETAILS OF THE APPROVAL

|                                                                                                                                                                                                                        | Development Permit                  | Preliminary Approval     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| Development assessable under the planning scheme, superseded planning scheme, a temporary local planning instrument, a master plan or a preliminary approval which includes a variation approval<br>- Operational work | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

## 2. CONDITIONS

This approval is subject to the conditions in Attachment 1.

**3. FURTHER DEVELOPMENT PERMITS REQUIRED**

Please be advised that the following development permits are required to be obtained before the development can be carried out:

| Type of development permit required | Subject of the required development permit |
|-------------------------------------|--------------------------------------------|
| Building Works                      |                                            |

**4. REFERRAL AGENCIES** **NIL**

**5. THE APPROVED PLANS**

The approved development must be completed and maintained generally in accordance with the approved drawings and documents:

| <u>Plan/Document Name</u>      | <u>Plan Number</u> | <u>Dated</u>   |
|--------------------------------|--------------------|----------------|
| Site Plan                      | DW-01, Rev B       | 4 October 2018 |
| Proposed Plan/ Elevation       | DW-02, Rev B       | 4 October 2018 |
| Traffic Engineering Assessment |                    | 2 August 2018  |

Endorsement of any plans approved by Rockhampton Regional Council:

1. is only an endorsement that the drawing/s appear/s to be suitable for the purposes of construction and use;
2. is not an endorsement that the drawing/s is/are free of errors or omissions, nor when works are carried out pursuant to the drawing/s that they will be free from errors or omissions or will comply with or satisfy any other requirement or purpose;
3. does not connote any assumption of risk by Rockhampton Regional Council or by any approving or assessing officers of Rockhampton Regional Council; and
4. any changes to the above drawings during or prior to construction must be approved by Rockhampton Regional Council in writing prior to undertaking construction. Rockhampton Regional Council will not accept any changed works which are not reflected through a design change process. No design changes or alterations to plans may be undertaken at the “as constructed” stage.

Responsibility for the drawing/s and any errors or omissions in it or consequent defects arising from it remain with the author of the drawing and the signing Registered Professional Engineering of Queensland.

**6. CURRENCY PERIOD FOR THE APPROVAL (s.85 of the Planning Act)**

Pursuant to section 85 of *Planning Act 2016*, the Development Permit lapses at the expiration of two (2) years after the date of issue of this approval.

**7. STATEMENT OF REASONS**

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Description of the development</b> | The proposed development is for Operational Works - Advertising Device (Roof Sign)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Reasons for Decision</b>           | <ol style="list-style-type: none"> <li>a) The proposed sign is of a scale and height that respects the existing qualities of the building and adjacent buildings;</li> <li>b) The proposed sign is set within a commercial/retail environment and is positioned so as not to compromise landscape, street features or heritage values in proximity to the site;</li> <li>c) Assessment of the development against the relevant zone purpose, planning scheme codes and planning scheme policies demonstrates that the proposed development will not cause significant adverse</li> </ol> |

|                                                     | <p>impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity;</p> <p>d) The proposed development does not compromise the relevant State Planning Policy; and</p> <p>e) On balance, the application should be approved because the circumstances favour Council exercising its discretion to approve the application even though the development does not comply with an aspect of the assessment benchmarks.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |                                    |                                                                              |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Assessment Benchmarks</b></p>                 | <p>The proposed development was assessed against the following assessment benchmarks:</p> <ul style="list-style-type: none"> <li>• Principal centre zone code;</li> <li>• Advertising devices code; and</li> <li>• SC6.2 Advertising devices planning scheme policy.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |                                    |                                                                              |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b>Compliance with assessment benchmarks</b></p> | <p>The development was assessed against all of the assessment benchmarks listed above and complies with all of these with the exception listed below.</p> <table border="1" data-bbox="526 768 1406 1934"> <thead> <tr> <th data-bbox="526 768 829 852"> <p><b>Assessment Benchmark</b></p> </th> <th data-bbox="829 768 1406 852"> <p><b>Reasons for the approval despite non-compliance with benchmark</b></p> </th> </tr> </thead> <tbody> <tr> <td data-bbox="526 852 829 1934"> <p>Advertising devices code</p> </td> <td data-bbox="829 852 1406 1934"> <p>The proposed sign seeks to replace an existing sign on the site and is of a scale and height that respects the existing qualities of the building and adjacent buildings.</p> <p>The proportions of the sign and shape are compatible with the premises on which it is proposed to be located. The sign will be mounted on a mechanical base which is semi permeable and by incorporating this lightweight element it will visually minimise the sign's scale. In relation to the subject building, the signs angled orientation means that the overall length of the sign is visually reduced in relation to the buildings frontage to Denham and Bolsover Streets.</p> <p>The sign is set within a commercial/retail environment and is positioned so as not to compromise landscape, street features or heritage values in proximity to the site. The signs height above ground level is commensurate with the surrounding bulk and scale of buildings within the area including the seven (7) storey hotel located opposite the site and is well within the intended maximum building height for the Core Precinct (12 storeys and 45 metres).</p> <p>There are some concerns that the proposed advertising sign could potentially distract motorists within this major intersection and therefore contribute to a higher accident rate. There is however no conclusive evidence linking advertising devices with accident rates and most studies stipulate that further research is required. A traffic report prepared by PTT demonstrates</p> </td> </tr> </tbody> </table> |  | <p><b>Assessment Benchmark</b></p> | <p><b>Reasons for the approval despite non-compliance with benchmark</b></p> | <p>Advertising devices code</p> | <p>The proposed sign seeks to replace an existing sign on the site and is of a scale and height that respects the existing qualities of the building and adjacent buildings.</p> <p>The proportions of the sign and shape are compatible with the premises on which it is proposed to be located. The sign will be mounted on a mechanical base which is semi permeable and by incorporating this lightweight element it will visually minimise the sign's scale. In relation to the subject building, the signs angled orientation means that the overall length of the sign is visually reduced in relation to the buildings frontage to Denham and Bolsover Streets.</p> <p>The sign is set within a commercial/retail environment and is positioned so as not to compromise landscape, street features or heritage values in proximity to the site. The signs height above ground level is commensurate with the surrounding bulk and scale of buildings within the area including the seven (7) storey hotel located opposite the site and is well within the intended maximum building height for the Core Precinct (12 storeys and 45 metres).</p> <p>There are some concerns that the proposed advertising sign could potentially distract motorists within this major intersection and therefore contribute to a higher accident rate. There is however no conclusive evidence linking advertising devices with accident rates and most studies stipulate that further research is required. A traffic report prepared by PTT demonstrates</p> |
| <p><b>Assessment Benchmark</b></p>                  | <p><b>Reasons for the approval despite non-compliance with benchmark</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                    |                                                                              |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>Advertising devices code</p>                     | <p>The proposed sign seeks to replace an existing sign on the site and is of a scale and height that respects the existing qualities of the building and adjacent buildings.</p> <p>The proportions of the sign and shape are compatible with the premises on which it is proposed to be located. The sign will be mounted on a mechanical base which is semi permeable and by incorporating this lightweight element it will visually minimise the sign's scale. In relation to the subject building, the signs angled orientation means that the overall length of the sign is visually reduced in relation to the buildings frontage to Denham and Bolsover Streets.</p> <p>The sign is set within a commercial/retail environment and is positioned so as not to compromise landscape, street features or heritage values in proximity to the site. The signs height above ground level is commensurate with the surrounding bulk and scale of buildings within the area including the seven (7) storey hotel located opposite the site and is well within the intended maximum building height for the Core Precinct (12 storeys and 45 metres).</p> <p>There are some concerns that the proposed advertising sign could potentially distract motorists within this major intersection and therefore contribute to a higher accident rate. There is however no conclusive evidence linking advertising devices with accident rates and most studies stipulate that further research is required. A traffic report prepared by PTT demonstrates</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |                                    |                                                                              |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                                                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                |  | <p>that the proposed sign will not obstruct traffic and is not expected to reduce traffic safety in proximity of the site.</p> <p>In addition, the level / quality of technology and content will be conditioned, ensuring the visual impact will not impede upon traffic and safety. The advertising material will be limited to still images only. No animation, movements or flashing lights will be allowed and transition periods will be restricted to 0.1 seconds. It is also noted that the proposed advertising device will follow the advertising sign assessment guidelines for road safety and maximum luminance levels.</p> |
| <p><b>Matters prescribed by regulation</b></p> |  | <ul style="list-style-type: none"> <li>• The <i>State Planning Policy – Part E</i>;</li> <li>• The <i>Central Queensland Regional Plan</i>;</li> <li>• The <i>Rockhampton Region Planning Scheme 2015</i>;</li> <li>• Surrounding use of adjacent premises in terms of commensurate and consistent development form; and</li> <li>• The common material, being the material submitted with the application.</li> </ul>                                                                                                                                                                                                                   |

## 8. RIGHTS OF APPEAL

The rights of an applicant to appeal to a tribunal or the Planning and Environment Court against a decision about a development application are set out in chapter 6, part 1 of the *Planning Act 2016*. 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*).

### Appeal by an applicant

An applicant for a development application may appeal to the Planning and Environment Court against the following:

- the refusal of all or part of the development application
- a provision of the development approval
- the decision to give a preliminary approval when a development permit was applied for
- a deemed refusal of the development application.

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 of the *Planning Act 2016*.

**Attachment 2** is an extract from the *Planning Act 2016* that sets down the applicant's appeal rights and the appeal rights of a submitter.

## 9. WHEN THE DEVELOPMENT APPROVAL TAKES EFFECT

This development approval takes effect:

- From the time the decision notice is given – if there is no submitter and the applicant does not appeal the decision to the court.

Or

- When the submitter's appeal period ends – if there is a submitter and the applicant does not appeal the decision to the court.

Or

- Subject to the decision of the court, when the appeal is finally decided – if an appeal is made to the court.

**10. ASSESSMENT MANAGER**

|                                                                                       |            |                        |
|---------------------------------------------------------------------------------------|------------|------------------------|
| Name: <b>Tarnya Fitzgibbon</b><br><b>COORDINATOR</b><br><b>DEVELOPMENT ASSESSMENT</b> | Signature: | Date: 15 November 2018 |
|---------------------------------------------------------------------------------------|------------|------------------------|

**Attachment 1 – Conditions of the approval**

**Part 1 – Conditions imposed by the assessment manager** [Note: where a condition is imposed about infrastructure under Chapter 4 of the Planning Act 2016, the relevant provision of the Act under which this condition was imposed must be specified.]

**Attachment 2 – Extract on appeal rights**

1.0 ADMINISTRATION

- 1.1 The Developer and his employee, agent, contractor or invitee is responsible for ensuring compliance with the conditions of this development approval.
- 1.2 Where these Conditions refer to “Council” in relation to requiring Council to approve or to be satisfied as to any matter, or conferring on the Council a function, power or discretion, that role may be fulfilled in whole or in part by a delegate appointed for that purpose by the Council.
- 1.3 All conditions of this approval must be undertaken and completed to the satisfaction of Council, at no cost to Council.
- 1.4 The following further Development Permits must be obtained prior to the commencement of any works associated with their purposes:
  - 1.4.1 Building Works.
- 1.5 All works must be designed, constructed and maintained in accordance with the relevant Council policies, guidelines and standards, unless otherwise stated.

2.0 APPROVED PLANS AND DOCUMENTS

- 2.1 The approved development must be completed and maintained generally in accordance with the approved plans and documents, except where amended by the conditions of this permit:

| <u>Plan/Document Name</u>      | <u>Plan Number</u> | <u>Dated</u>   |
|--------------------------------|--------------------|----------------|
| Site Plan                      | DW-01, Rev B       | 4 October 2018 |
| Proposed Plan/ Elevation       | DW-02, Rev B       | 4 October 2018 |
| Traffic Engineering Assessment |                    | 2 August 2018  |

- 2.2 A set of the above approved plans are returned to you as the Consultant. The Consultant is to supply one (1) Approved set to the contractor to be retained on site at all times during construction.
- 2.3 Where there is any conflict between the conditions of this approval and the details shown on the approved plans and documents, the conditions of approval must prevail.
- 2.4 Where conditions require the above plans or documents to be amended, the revised document(s) must be submitted for endorsement by Council prior to the submission of a Development Application for Building Works.

3.0 DIGITAL SCREEN DISPLAY FEATURES

- 3.1 The digital display screen of the Advertising Device must incorporate an automatic error detection system which will turn off the screen display or display a blank screen should the Advertising Device malfunction.
- 3.2 The Advertising Device display screen must incorporate a minimum of two (2) automated ambient light sensors capable of supporting a minimum of five (5) levels of stepped dimming to ensure display screen luminance can adjust automatically in response to surrounding ambient light conditions from dark of night to fully sunlit conditions.

- 3.3 The Advertising Device display screen must provide for onsite control, operation, configuration and diagnosis of the screen display.
- 3.4 Messages must remain static for a minimum dwell time of ten (10) seconds, and are not to scroll across the screen or incorporate flashing, blinking, revolving, pulsating, high contrast or rotating effects animation.
- 3.5 Each change of advertisement is to be completed instantaneously (i.e. within 0.1 of a second).

#### 4.0 DIGITAL SCREEN ADVERTISEMENTS AND MOVEMENT

- 4.1 The Advertising Device display screen must not be split to display multiple advertisements on the one display screen.
- 4.2 Advertisements must not display text, photographs or symbols depicting, mimicking or that could be reasonably interpreted as a traffic control device.
- 4.3 Advertisements must not invite traffic to move contrary to any traffic control device, or turn where there is fast moving traffic.
- 4.4 Advertisements must not use colours in combinations or shapes that could be reasonably interpreted as a traffic control device.
- 4.5 Advertisements must only promote a single, self-contained advertising message that is clear, succinct, legible and easily understood at a glance. The use of text components in a sequential manner, whereby text refers to or is reliant on previous or successive screen displays in order to convey an advertising message is not permitted.

Note: An advertising message refers to the main point the advertisement is attempting to convey to its target audience. This condition seeks to ensure that drivers in particular are not required to spend an excessive amount of time reading and interpreting advertisements.

- 4.6 Changeover animation effects such as 'fade', 'zoom', or 'fly-in' between advertisements must not be used.
- 4.7 A blank black, white, or any coloured screen must not be displayed between advertisements.
- 4.8 Advertisement that comprise of, or incorporate moving visual images, such as videos or animations must not be displayed.

Note: Video refers to a recording or the streaming of moving visual images captured by or using a video camera. Animation refers to a simulation of movement created by displaying a series of pictures or frames either digitally or otherwise.

- 4.9 The Advertising Device must not be capable of playing audio nor synchronised with any outdoor sound system utilised for advertising purposes.

#### 5.0 ILLUMINANCE AND LUMINANCE

- 5.1 Any lighting devices associated with the signage, such as sensory lighting, must be positioned on the site and shielded so as not to cause glare or other nuisance to nearby residents or motorists. Night lighting must be designed, constructed and operated in accordance with '*Australian Standard AS4282 – Control of the obtrusive effects of outdoor lighting*'.
- 5.2 Luminance levels of the Advertising Device must not exceed the applicable levels listed in *Table 1* below.

**Table 1: Luminance levels Advertising Device**

|                               |               |                                                        | All Colours                               |                                           | Bailey's Sign Nit Setting | Nit       |
|-------------------------------|---------------|--------------------------------------------------------|-------------------------------------------|-------------------------------------------|---------------------------|-----------|
| Ambient Condition Description | Dimming Level | Advertising Device Illuminance Vertical Component (lx) | Screen Luminance (Cd/m <sup>2</sup> ) Max | Screen Luminance (Cd/m <sup>2</sup> ) Min | Max (nit)                 | Min (nit) |
| Sunny Day                     | 5             | 40,000                                                 | 6,300                                     | 2,800                                     | 6,000                     | 2,800     |
| Cloudy Day                    | 4             | 4,000                                                  | 1,100                                     | 500                                       | 1,100                     | 500       |
| Twilight                      | 3             | 400                                                    | 480                                       | 260                                       | 480                       | 260       |
| Dusk                          | 2             | 40                                                     | 380                                       | 120                                       | 380                       | 120       |
| Night                         | 1             | < 4                                                    | 340                                       | 80                                        | 270                       | 80        |

*Note: Illuminance refers to the intensity of light falling at a given place on a lighted surface when measured by a lux meter and expressed as luminous flux per unit area (otherwise known as lux (lx)). Luminance refers to the intensity of light per unit area of its source when measured by a luminance meter and expressed as candela per square meter (cd/m<sup>2</sup>). It is often used to describe the perceived brightness of a light source.*

## 6.0 ASSET MANAGEMENT

6.1 Any alteration necessary to electricity, telephone, water mains, sewerage mains, and/or public utility installations resulting from the development or in connection with the development, must be at full cost to the Developer.

## 7.0 OPERATING PROCEDURES

7.1 When requested by Council, a lighting investigation must be undertaken by a qualified person to investigate any complaint of light nuisance, and the results notified within twenty-eight (28) days to Council.

7.2 The lighting investigation must be carried out generally in accordance with the relevant test methods contained in section 5 of 'Australian Standard AS4282 – Control of the obtrusive effects of outdoor lighting' and Appendix A of 'Australian Standard AS4852.2:2009: Variable Message Signs - Portable Signs' as applicable to determine whether or not the illuminance and luminance levels listed within this Permit have been exceeded.

## 8.0 ADVERTISING DEVICE CONSTRUCTION AND MAINTENANCE

8.1 Council reserves the right for uninterrupted access to the site at all times during construction.

8.2 All Construction work and other associated activities are permitted only between 0630 hours and 1800 hours Monday to Saturday. No work is permitted on Sundays or public holidays. All requirements of the *Environmental Protection Act 1994* and *Environmental Protection Regulations 2008* must be observed at all times.

8.3 All construction materials, waste, waste skips, machinery and contractors' vehicles must be located and stored or parked within the site.

8.4 Any proposed works within the vicinity (or zone of influence) of existing Council infrastructure will not adversely affect the integrity of the infrastructure.

- Any restoration works required on existing Council infrastructure as a result of proposed works will be at the developer's expense.
- 8.5 The Advertising Device (Digital Roof Sign) must be designed and certified by a Registered Professional Engineer of Queensland and constructed in accordance with the requirements of the Queensland Development Code and the Building Code of Australia.
  - 8.6 All conduits, wiring, switches or other control apparatus installed on an Advertising Device must be concealed from general view, with control apparatus secured in a manner to prevent unauthorised entry and display setting tampering.
  - 8.7 All electrical services and systems must comply with '*Australian and New Zealand Standard AS/NZS 3000:2007 - Electrical Installations*'.
  - 8.8 The Advertising Device, including its display screen and supporting structure, must meet applicable wind loading requirements as specified in '*Australian Standard AS 1170.2: 2011 - Structural Design Actions Part 2 - Wind Actions*'.
  - 8.9 Upon removal of the Advertising Device, the wall surface must be restored to its original condition.
  - 8.10 All signage must be maintained at all times on the premises by the owner of the premises to the same standard as it was when it was installed.
  - 8.11 The Advertising Device (Digital Roof Sign) must be maintained in a safe, clean, tidy and sightly condition at all times.

#### ADVISORY NOTES

##### NOTE 1. 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 Multicultural Affairs website [www.datsima.qld.gov.au](http://www.datsima.qld.gov.au).

##### NOTE 2. 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 3. 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 works, and to ensure safe traffic control and safe public access in respect of works being constructed on a road.

The following is an extract from the *Planning Act 2016*  
(Chapter 6)

## 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) 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.

### 231 Other appeals

- (1) Subject to this chapter, 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, a tribunal or another entity; and
- (c) is not subject to any declaratory, injunctive or other order of the Supreme Court, another court, a 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.

## Schedule 1

### Appeals section 229

#### 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.

| <b>Table 1</b>                                                                                                                                                                                                                                                                                                                                 |                        |                                                                                        |                                                                                                                                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>                                                                                                                                                                                                                                                                    |                        |                                                                                        |                                                                                                                                    |
| 1. Development applications<br>An appeal may be made against—<br>(a) the refusal of all or part of the development application; or<br>(b) the deemed refusal of the development application; or<br>(c) a provision of the development approval; or<br>(d) if a development permit was applied for—the decision to give a preliminary approval. |                        |                                                                                        |                                                                                                                                    |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                                                          | Column 2<br>Respondent | Column 3<br>Co-respondent<br>(if any)                                                  | Column 4<br>Co-respondent by election<br>(if any)                                                                                  |
| The applicant                                                                                                                                                                                                                                                                                                                                  | The assessment manager | If the appeal is about a concurrence agency's referral response—the concurrence agency | 1 A concurrence agency that is not a co-respondent<br>2 If a chosen Assessment manager is the respondent—the prescribed assessment |

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

| <b>Table 1</b><br><b>Appeals to the P&amp;E Court and, for certain matters, to a tribunal</b>                                                                               |                                                                   |                                       |                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The person given the Infrastructure charges notice                                                                                                                          | The local government that gave the infrastructure charges notice  | -                                     | -                                                                                                                                                           |
| <b>5. Conversion applications</b><br>An appeal may be made against—<br>(a) the refusal of a conversion application; or<br>(b) a deemed refusal of a conversion application. |                                                                   |                                       |                                                                                                                                                             |
| Column 1<br>Appellant                                                                                                                                                       | Column 2<br>Respondent                                            | Column 3<br>Co-respondent<br>(if any) | Column 4<br>Co-respondent by election<br>(if any)                                                                                                           |
| The applicant                                                                                                                                                               | The local government to which the conversion application was made | -                                     | -                                                                                                                                                           |
| <b>6. Enforcement notices</b><br>An appeal may be made against the decision to give an enforcement notice.                                                                  |                                                                   |                                       |                                                                                                                                                             |
| Column 1<br>Appellant                                                                                                                                                       | Column 2<br>Respondent                                            | Column 3<br>Co-respondent<br>(if any) | Column 4<br>Co-respondent by election<br>(if any)                                                                                                           |
| The person given the enforcement notice                                                                                                                                     | The enforcement authority                                         | -                                     | If the enforcement authority is not the local government for the premises in relation to which the offence is alleged to have happened—the local government |

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

| <b>Table 2<br/>Appeals to the P&amp;E Court only</b>                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                        |                                                                                                                        |                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| the change application                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                        |                                                                                                                        |                                                                                  |
| <p><b>3. Eligible submitter and eligible advice agency appeals</b><br/>           An appeal may be made against a provision of a development approval, or failure to include a provision in the development approval, to the extent the matter relates to—</p> <p>(a) any part of the development application or the change application, for the development approval, that required impact assessment; or</p> <p>(b) a variation request.</p> |                                                                                                                        |                                                                                                                        |                                                                                  |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                                                                                                                                                          | Column 2<br>Respondent                                                                                                 | Column 3<br>Co-respondent<br>(if any)                                                                                  | Column 4<br>Co-respondent by election<br>(if any)                                |
| <p>1 For a development application—an eligible submitter for the development application</p> <p>2 For a change application—an eligible submitter for the change application</p> <p>3 An eligible advice agency for the development application or change application</p>                                                                                                                                                                       | <p>1 For a development application—the assessment manager</p> <p>2 For a change application—the responsible entity</p> | <p>1 The applicant</p> <p>2 If the appeal is about a concurrence agency's referral response—the concurrence agency</p> | <p>Another eligible submitter for the application</p>                            |
| <p><b>4. Compensation claims</b><br/>           An appeal may be made against—</p> <p>(a) a decision under section 32 about a compensation claim; or</p> <p>(b) a decision under section 265 about a claim for compensation; or</p> <p>(c) a deemed refusal of a claim under paragraph (a) or (b).</p>                                                                                                                                         |                                                                                                                        |                                                                                                                        |                                                                                  |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                                                                                                                                                          | Column 2<br>Respondent                                                                                                 | Column 3<br>Co-respondent<br>(if any)                                                                                  | Column 4<br>Co-respondent by election<br>(if any)                                |
| A person dissatisfied with the decision                                                                                                                                                                                                                                                                                                                                                                                                        | The local government to which the claim was made                                                                       | -                                                                                                                      | -                                                                                |
| <p><b>5. Registered premises</b><br/>           An appeal may be made against a decision of the Minister under chapter 7, part 4.</p>                                                                                                                                                                                                                                                                                                          |                                                                                                                        |                                                                                                                        |                                                                                  |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                                                                                                                                                          | Column 2<br>Respondent                                                                                                 | Column 3<br>Co-respondent<br>(if any)                                                                                  | Column 4<br>Co-respondent by election<br>(if any)                                |
| <p>1 A person given a decision notice about the decision</p> <p>2 If the decision is to register premises or renew the registration of premises—an owner or occupier of premises in the affected area for the registered premises who is dissatisfied with the decision</p>                                                                                                                                                                    | The Minister                                                                                                           | -                                                                                                                      | If an owner or occupier starts the appeal – the owner of the registered premises |

| <b>Table 2<br/>Appeals to the P&amp;E Court only</b>                                                                                                                                                                                                                                                                           |                        |                                       |                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------|---------------------------------------------------|
| <p>6. Local laws<br/>An appeal may be made against a decision of a local government, or conditions applied, under a local law about—</p> <p>(a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or</p> <p>(b) the erection of a building or other structure.</p> |                        |                                       |                                                   |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                                          | Column 2<br>Respondent | Column 3<br>Co-respondent<br>(if any) | Column 4<br>Co-respondent by election<br>(if any) |
| A person who—<br>(a) applied for the decision; and<br>(b) is dissatisfied with the decision or conditions.                                                                                                                                                                                                                     | The local government   | -                                     | -                                                 |

| <b>Table 3<br/>Appeals to the tribunal only</b>                                                                                                                                                                                                                                                                    |                                                        |                                       |                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. Building advisory agency appeals<br/>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.</p>                                                                                  |                                                        |                                       |                                                                                                                                                                            |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                              | Column 2<br>Respondent                                 | Column 3<br>Co-respondent<br>(if any) | Column 4<br>Co-respondent by election<br>(if any)                                                                                                                          |
| A building advisory agency for the development application related to the approval                                                                                                                                                                                                                                 | The assessment manager                                 | The applicant                         | <p>1 A concurrence agency for the development application related to the approval</p> <p>2 A private certifier for the development application related to the approval</p> |
| <p>3. Certain decisions under the Building Act and the Plumbing and Drainage Act<br/>An appeal may be made against a decision under—</p> <p>(a) the Building Act, other than a decision made by the Queensland Building and Construction Commission; or</p> <p>(b) the Plumbing and Drainage Act, part 4 or 5.</p> |                                                        |                                       |                                                                                                                                                                            |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                              | Column 2<br>Respondent                                 | Column 3<br>Co-respondent<br>(if any) | Column 4<br>Co-respondent by election<br>(if any)                                                                                                                          |
| A person who received, or was entitled to receive, notice of the decision                                                                                                                                                                                                                                          | The person who made the decision                       | -                                     | -                                                                                                                                                                          |
| <p>4. Local government failure to decide application under the Building Act<br/>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.</p>                                                                          |                                                        |                                       |                                                                                                                                                                            |
| Column 1<br>Appellant                                                                                                                                                                                                                                                                                              | Column 2<br>Respondent                                 | Column 3<br>Co-respondent<br>(if any) | Column 4<br>Co-respondent by election<br>(if any)                                                                                                                          |
| A person who was entitled to receive, notice of the decision                                                                                                                                                                                                                                                       | The local government to which the application was made | -                                     | -                                                                                                                                                                          |