Our Ref: MagiQ F/ID: 177823 **File:** S12-12 & 00487-00000-000 **SC:TS**
Your Ref: *125565*

REFERRAL AGENCY RESPONSE

3 November 2026

Mr Ralph Worth
c/- M. H. Lodewyk Pty Ltd
PO Box 5774
Maroochydore BC QLD 4558

Attention: Ms Wilton

Dear Mrs Wilton

I refer to the application received by Council requesting approval for the below proposal. This is a response from Mount Isa City Council as an Early Referral Agency pursuant to s57 of the *Planning Act 2016.*

APPLICANT DETAILS

Applicant name:	Mr Ralph Worth c/- M. H. Lodewyk Pty Ltd
Applicant contact details:	cadcon@cadcon.com.au

LOCATION DETAILS

Street address:	12 East Street, Mount Isa
Real property description:	Lot 3 on Plan SP187242
Local government area:	Mount Isa City Council

APPLICATION DETAILS

Application number:	S12-12
Approval sought:	Early Referral Response - Local Government as a referral agency (Design and Siting)
Description structure proposed:	Constructing 6.1m x 4.0 m carport (number 1) and two 12.1 m x 6.0 m carports (number 2 and 3)
Nature of development proposed:	1700 mm setback from the front boundary (for number 1), and 1100 mm setback from the eastern boundary and 200mm setback from the northern boundary (for number 2), and 840mm setback from the southern boundary (for number 3)

REFERRAL TRIGGER

The development application was referred to Mount Isa City Council under the following provisions of the *Planning Regulation 2017*:

- Schedule 9, Part 3, Division 2, Table 3, Column 2 (a) - Local Government as Referral Agency (Design and Siting)

REFERRAL AGENCY ASSESSMENT

Mount Isa City Council, as a referral agency for the application, has assessed the development against matters outlined in Schedule 9, Part 3, Division 2, Table 3, Item 4 of the *Planning Regulation 2017-*

For building work stated in item 1, column 2, paragraph (a) – whether the proposed building or structure complies with the performance criteria stated in the paragraph.

EARLY-REFERRAL RESPONSE

In accordance with section 57 of the *Planning Act 2016* the response is taken to be a response under section 56 if the application –

(a) is the same or is not substantially different from the proposed development; and

(b) is made within twelve (12) months from the date of this letter.

REFERRAL AGENCY DECISION

Decision detail: Approved subject to conditions

Pursuant to section 63 of the *Planning Act 2016*, Mount Isa City Council must be given a copy of the Decision Notice about the assessment manager's decision, within five (5) business days after the decision is made.

CONDITIONS

Refer Attachment 1.

Should you have any further queries, please contact Council's Development and Land Use section on (07) 4747 3200.

Yours faithfully

Tim Rose
Chief Executive Officer

Attachment 1 - Referral agency development conditions
Attachment 2 - Approved plans
Attachment 3 - Representation on referral agency response

ATTACHMENT 1 - REFERRAL AGENCY DEVELOPMENT CONDITIONS

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 response. Any variation to the details provided in the plans/documentation to which this approval relates may require further assessment by Mount Isa City Council.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material Change of Use				
Site Plan	Osborn Consulting Engineering	18/09/2026	Dwg No. MT20-0087-01	C
Back Carport Layout	Osborn Consulting Engineering	13/01/2021	Dwg No. MT20-0087- 02	A
Back Carport Elevations & Details	Osborn Consulting Engineering	13/01/2021	Dwg No. MT20-0087- 03	A
Front Carport Layout	Osborn Consulting Engineering	13/01/2021	Dwg No. MT20-0087- 04	A
Front Carport Elevations & Details	Osborn Consulting Engineering	13/01/2021	Dwg No. MT20-0087- 05	A
Proposal Plan	CadCon Surveying & Town Planning	08/10/2026	Dwg No. 125565-02 04	A

2. All roof drainage from the structure must be discharged such that it does not restrict, impair or change adversely the natural flow of runoff water or cause nuisance to adjoining properties.

ADVISORY NOTES:

NOTE 1	Where the building project will involve other works, for example: planning approval, plumbing and the related works, should be obtained prior to commencement of the building works authorised by this permit.
NOTE 2	Prior to the commencement of building works undertake Dial Before You Dig searches to ensure the location of all services are identified .
NOTE 3	Any alterations to, or the creation of additional driveway crossover will require a "Works on Council Property" Application to be submitted to, and approved by Council **prior to** the commencement of **any works** on Council property

ATTACHMENT 2 - PLANS APPROVED IN REFERRAL RESPONSE

Development Assessment Rules, Part 2 – Referral, section 9.2
Planning Act 2016, section 56

Attached under separate cover. This page has been intentionally left blank.

A3 SHEET

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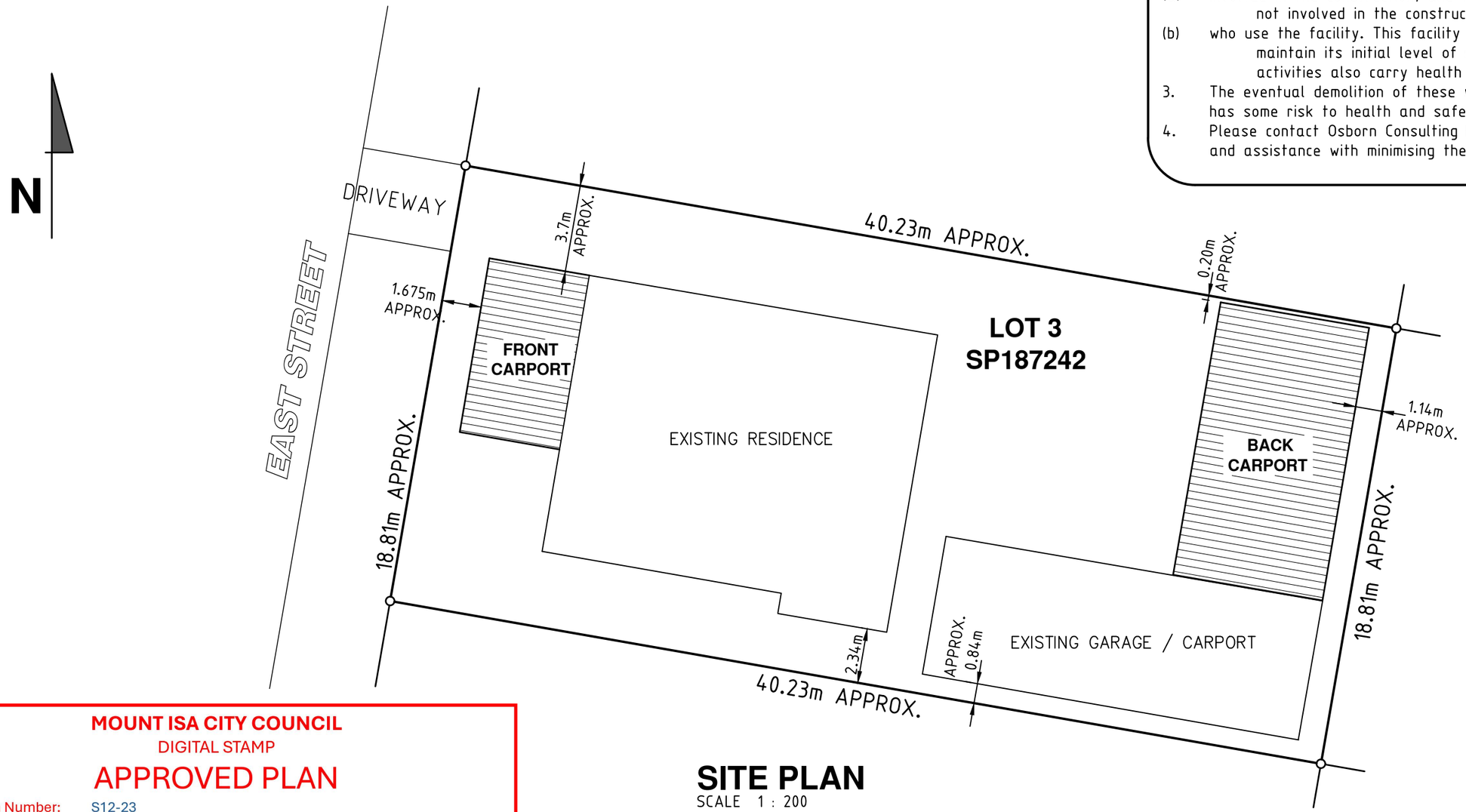
SAFETY IN DESIGN

1. Notice to all persons who commissioned the design work depicted in these documents. This notice is also relevant to all those involved in the construction of the works, its operation and demolition.
2. The construction of these works involves activities which has some risk to the health and safety of those :-

(a) involved in the construction, and those who are not involved in the construction but enter the construction site.

(b) who use the facility. This facility requires maintenance to maintain its initial level of safety. Note that maintenance activities also carry health and safety risks.

3. The eventual demolition of these works will involve activities which has some risk to health and safety.
4. Please contact Osborn Consulting Engineers for information and assistance with minimising these risks.



SITE PLAN
SCALE 1 : 200

MOUNT ISA CITY COUNCIL
DIGITAL STAMP
APPROVED PLAN

Application Number: S12-23
Development Approval: Minor Change to Development Permit for an Accommodation Building
Applied Use: Accommodation Building
Lot Details: Lot 3 on Plan SP187242
Street Address: 12 East Street
Approval Date: 3 November 2026

NOTES :-

1. Builder to verify all information & dimensions on site prior to commencement of construction
2. DO NOT SCALE DRAWINGS
3. This drawing and the copyright thereof remains the property of :- Osborn Consulting Engineers Pty. Ltd. A.B.N. 83 602 572 967 A.C.N. 602 572 967

description:	issued:	by:	rev:
REVISE SITE PLAN - DELETE COVERED CLOTHESLINE	18/09/26	J.W.	C
COVERED CLOTHESLINE	10/02/21	R.D.	B
FOR APPROVAL	13/01/21	R.D.	A

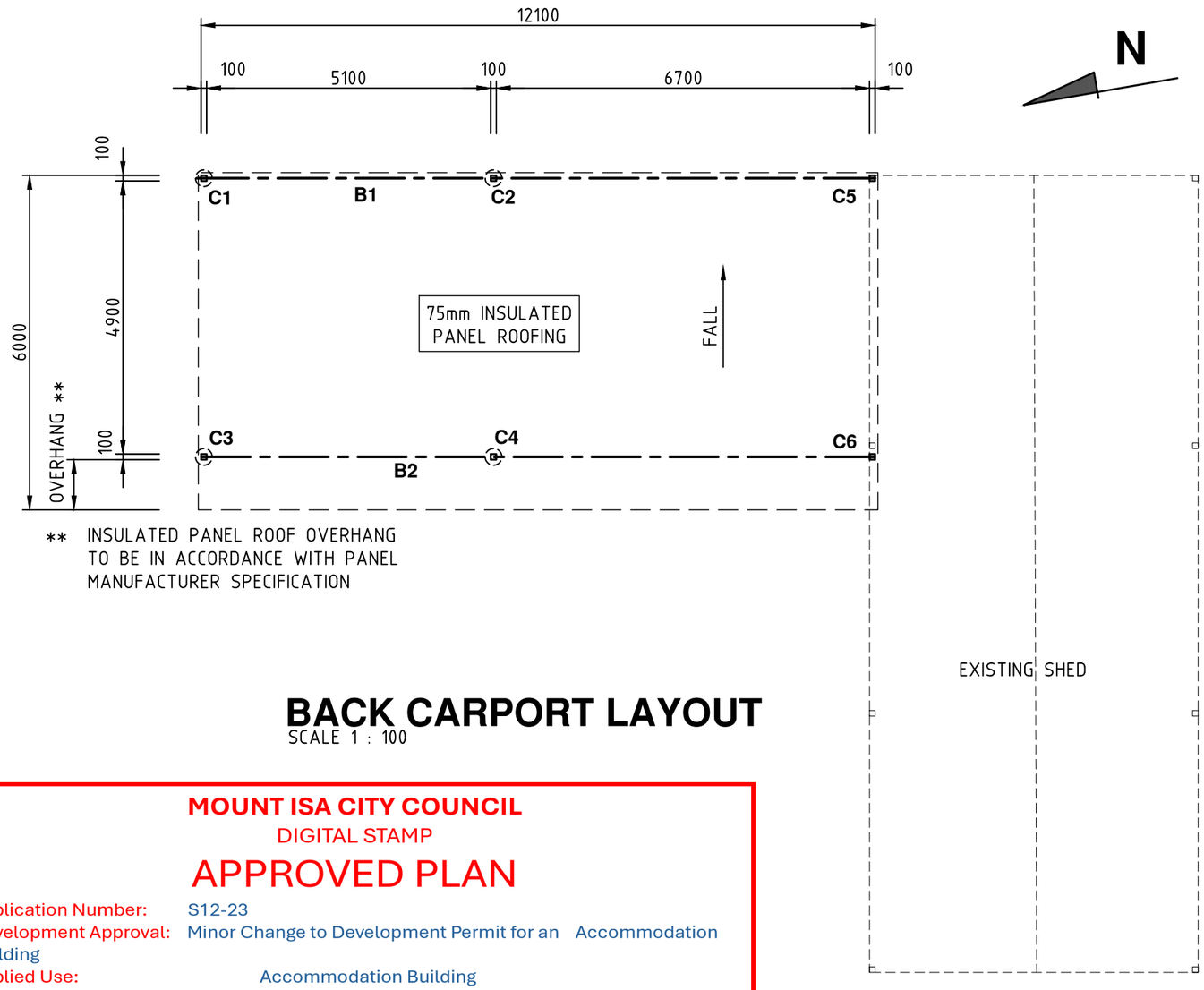
Osborn CONSULTING ENGINEERS
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(PO Box 1314) Mount Isa Qld. 4825
148A Palmerin Street, (PO Box 495) Warwick Qld. 4370 Ph 07 4660 3300
25 Warwick Road, Ipswich Qld. 4305 Ph 07 3282 7770

RALPH WORTH
EXISTING STRUCTURE CERTIFICATION
12 EAST STREET, MOUNT ISA

SITE PLAN

drawn: L.T. (Sept. '20) | designed/checked: R.D. | rev: C
certified: P.O. RPEQ 1637
scale: As Shown | Sheet 1 of 6 | job no.: MT20-0087 - 01 | dwg no.

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** INSULATED PANEL ROOF OVERHANG TO BE IN ACCORDANCE WITH PANEL MANUFACTURER SPECIFICATION

BACK CARPORT LAYOUT
SCALE 1 : 100

STEELWORK NOTES :-

1. Fabricate and erect all structural steelwork in accordance with AS 4100, AS 1554 & AS 1252.
2. Unless noted otherwise :
   (i) All gussets and end plate to be **8mm**.
   (ii) All bolts to be **M16 8.8/S**.
   (iii) Welds to be 6mm cont. fillet welds to mild steel sections, & 3mm cont. fillet welds to cold rolled steel.
3. All welds to be free of slag. Supervisor may call for testing of welds as deemed necessary.
4. Submit 2 copies of shop drawings to engineer for approval before commencing fabrication.
5. Maintain stability of structure throughout construction.
6. All steel work to be sandblasted to class 2.5 and hot dipped galvanized or paint finished to clients specifications.
7. Cold formed sections shall comply with AS/NZS 4600.

CONCRETE NOTES

1. Footings to bear on stable soil with minimum bearing capacity = 100 kPa
2. Concrete strength **Footings - F'c = 20 MPa**
   Slump = 80 ± 15mm.
3. Cure for min. of 7 days

ROOF FRAMING MEMBER SCHEDULE :-	
MARK	**DESCRIPTION**
C1 - C4	100x100x4.0 SHS COLUMNS - Ø300 x 1200 DEEP, MASS CONCRETE FOUNDATION
C5 - C6	100x100x4.0 SHS STUB COLUMN - FULLY WELDED TO EXISTING SHED STEEL FRAMING
B1 - B2	150x100x5.0 RHS BEAM - FULLY WELDED TO COLUMNS

MOUNT ISA CITY COUNCIL
DIGITAL STAMP
APPROVED PLAN

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Applied Use: Accommodation Building
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NOTES :-

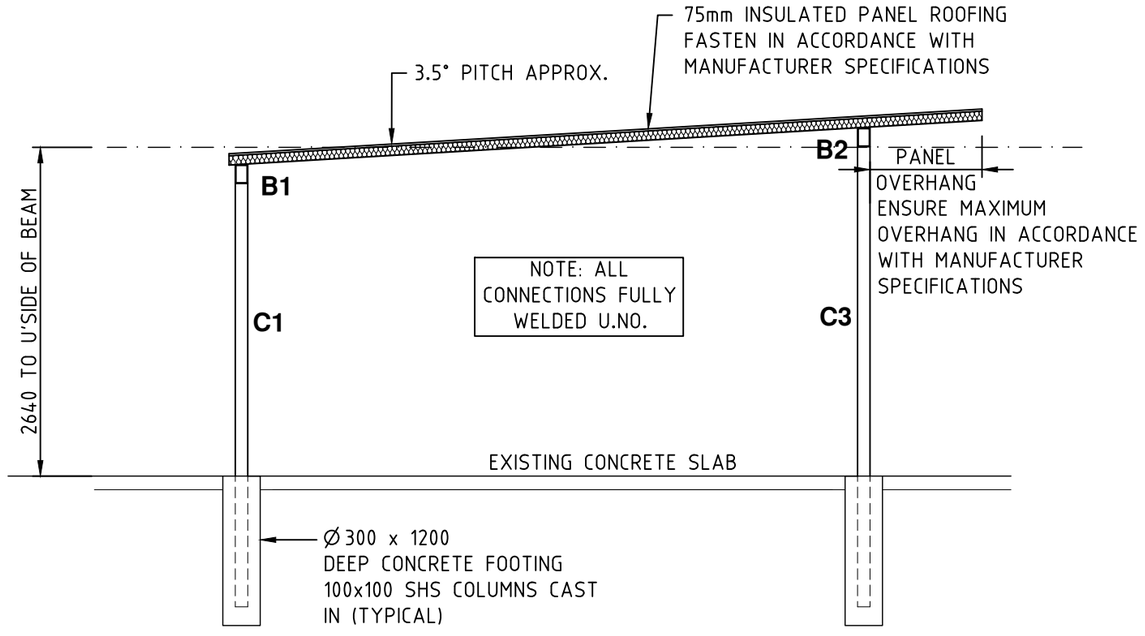
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RALPH WORTH
EXISTING STRUCTURE CERTIFICATION
12 EAST STREET, MOUNT ISA

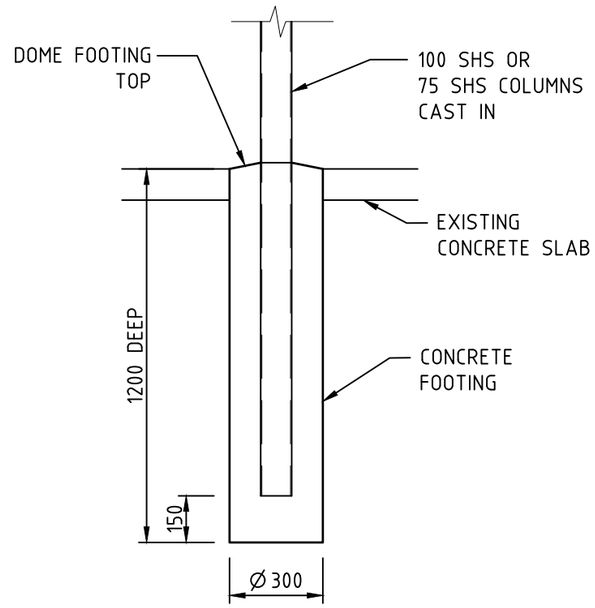
BACK CARPORT LAYOUT
drawn: L.T. (Sept. '20) | designed/checked: R.D. | rev: A
certified: P.O. RPEQ 1637
scale: As Shown | job no.: MT20-0087 - 02 | dwg no. 02
Sheet 2 of 6



BACK CARPORT - NORTH ELEVATION

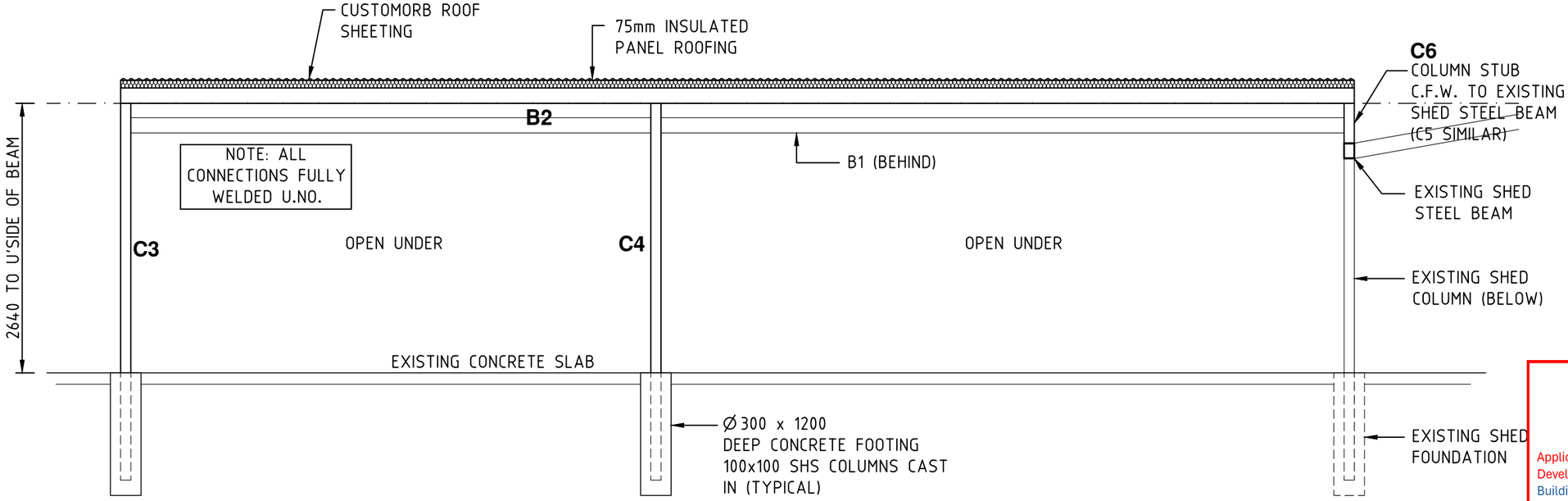
SCALE 1 : 50

NOTE: EXISTING SHED BEHIND OMITTED FOR CLARITY



FOOTING DETAIL (TYPICAL)

SCALE 1 : 20



BACK CARPORT - WEST ELEVATION

SCALE 1 : 50

MOUNT ISA CITY COUNCIL
DIGITAL STAMP
APPROVED PLAN

Application Number: S12-23
Development Approval: Minor Change to Development Permit for an Accommodation Building
Applied Use: Accommodation Building
Lot Details: Lot 3 on Plan SP187242
Street Address: 12 East Street
Approval Date: 3 November 2026

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FOR APPROVAL	13/01/21	R.D.	A

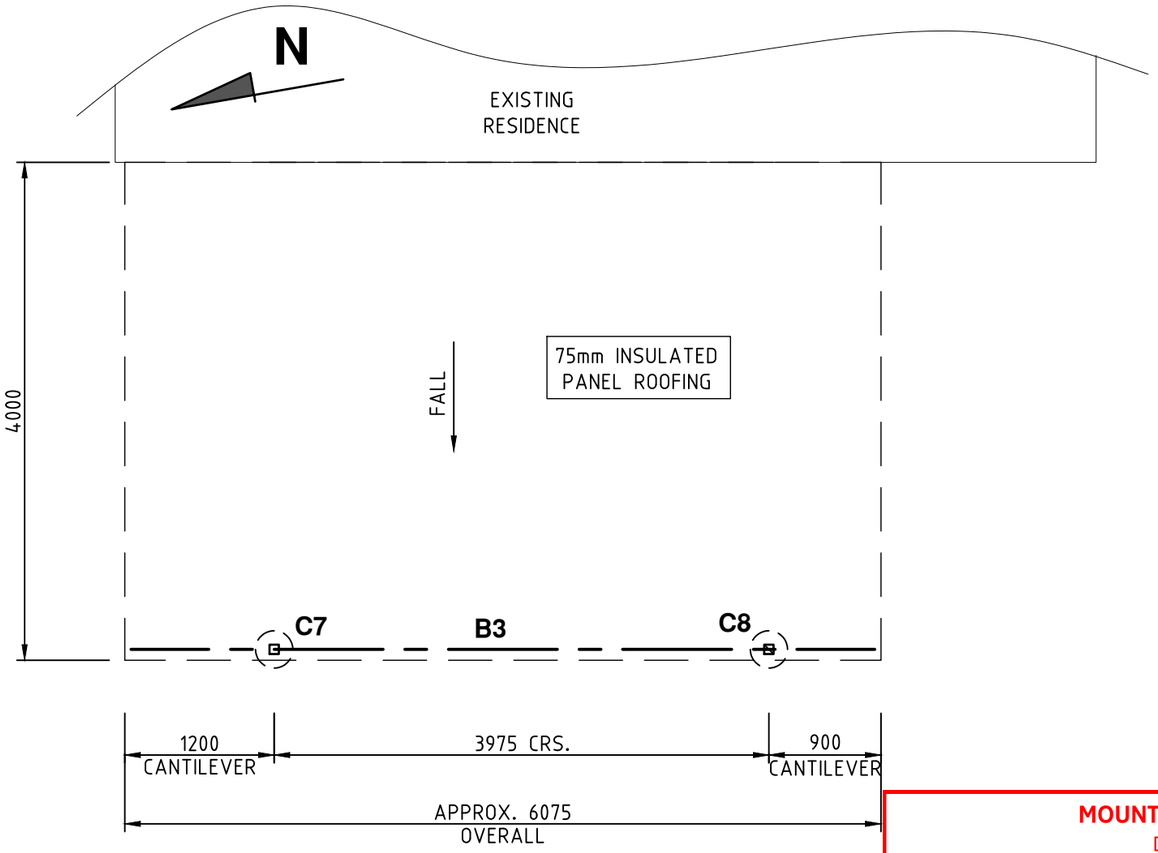
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RALPH WORTH
EXISTING STRUCTURE CERTIFICATION
12 EAST STREET, MOUNT ISA

BACK CARPORT ELEVATIONS & DETAILS

drawn: *L.T.* (Sept. '20) | designed/checked: *R.D.* | rev: *A*
certified: *P.O.* RPEQ 1637
scale: *As Shown* | job no.: **MT20-0087 - 03** | dwg no.
Sheet 3 of 6

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FRONT CARPORT LAYOUT
SCALE 1 : 50

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7. Cold formed sections shall comply with AS/NZS 4600.

CONCRETE NOTES

1. Footings to bear on stable soil with minimum bearing capacity = 100 kPa
2. Concrete strength **Footings - F'c = 20 MPa**
   Slump = 80 ± 15mm.
3. Cure for min. of 7 days

ROOF FRAMING MEMBER SCHEDULE :-

MARK	DESCRIPTION
C7 - C8	75x75x3.0 SHS COLUMNS - Ø300 x 1200 DEEP, MASS CONCRETE FOUNDATION
B3	150x50x3.0 BEAM - FULLY WELDED TO COLUMNS

MOUNT ISA CITY COUNCIL
DIGITAL STAMP
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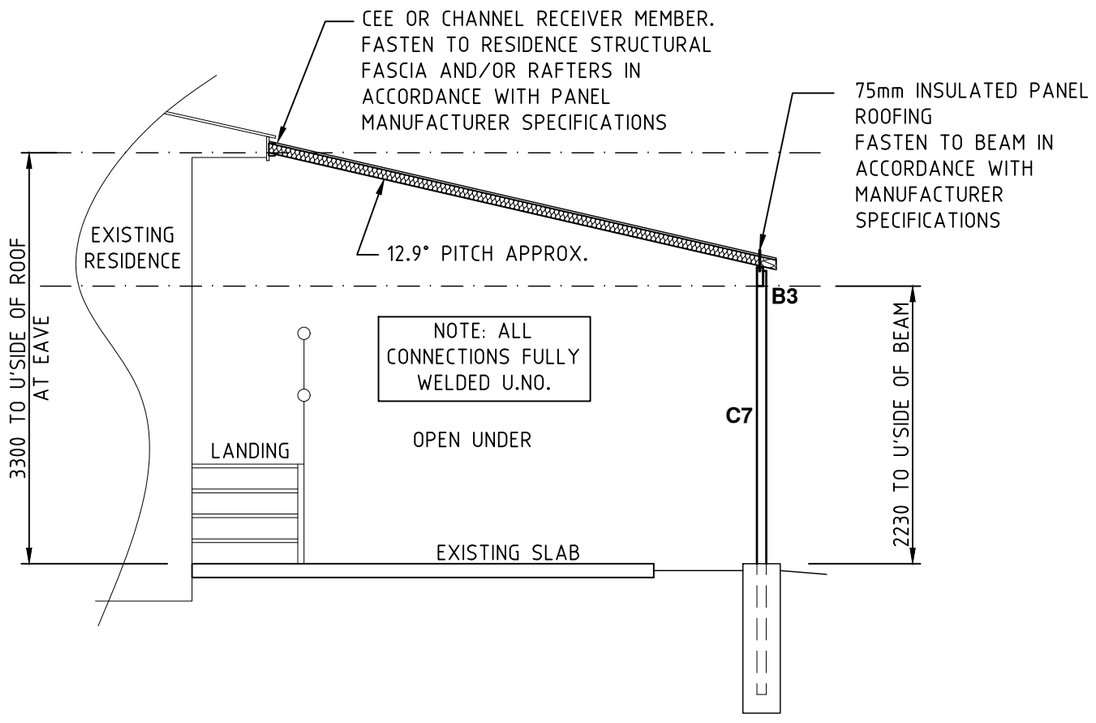
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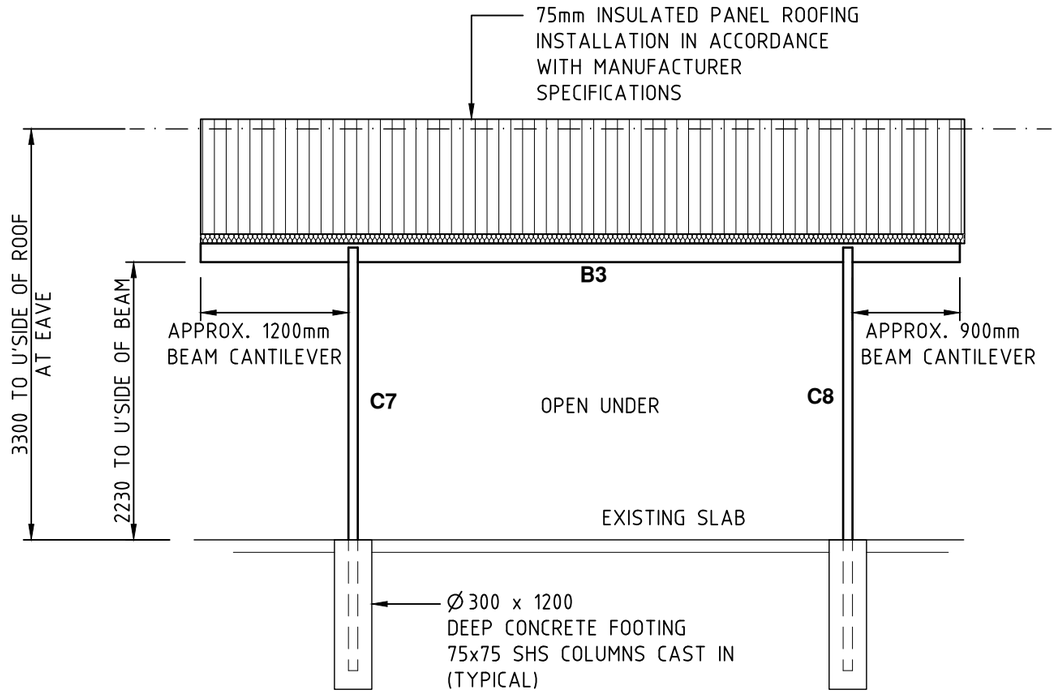
FRONT CARPORT LAYOUT

drawn: *L.T.* *(Sept. '20)* | designed/checked: *R.D.* | rev: *A*
certified: *P.O.* RPEQ 1637
scale: *As Shown* | *Sheet 4 of 6*
job no.: **MT20-0087** dwg no. **04**



FRONT CARPORT - NORTH ELEVATION

SCALE 1 : 50



FRONT CARPORT - WEST ELEVATION

SCALE 1 : 50

NOTE: EXISTING RESIDENCE BEHIND OMITTED FOR CLARITY

MOUNT ISA CITY COUNCIL

DIGITAL STAMP

APPROVED PLAN

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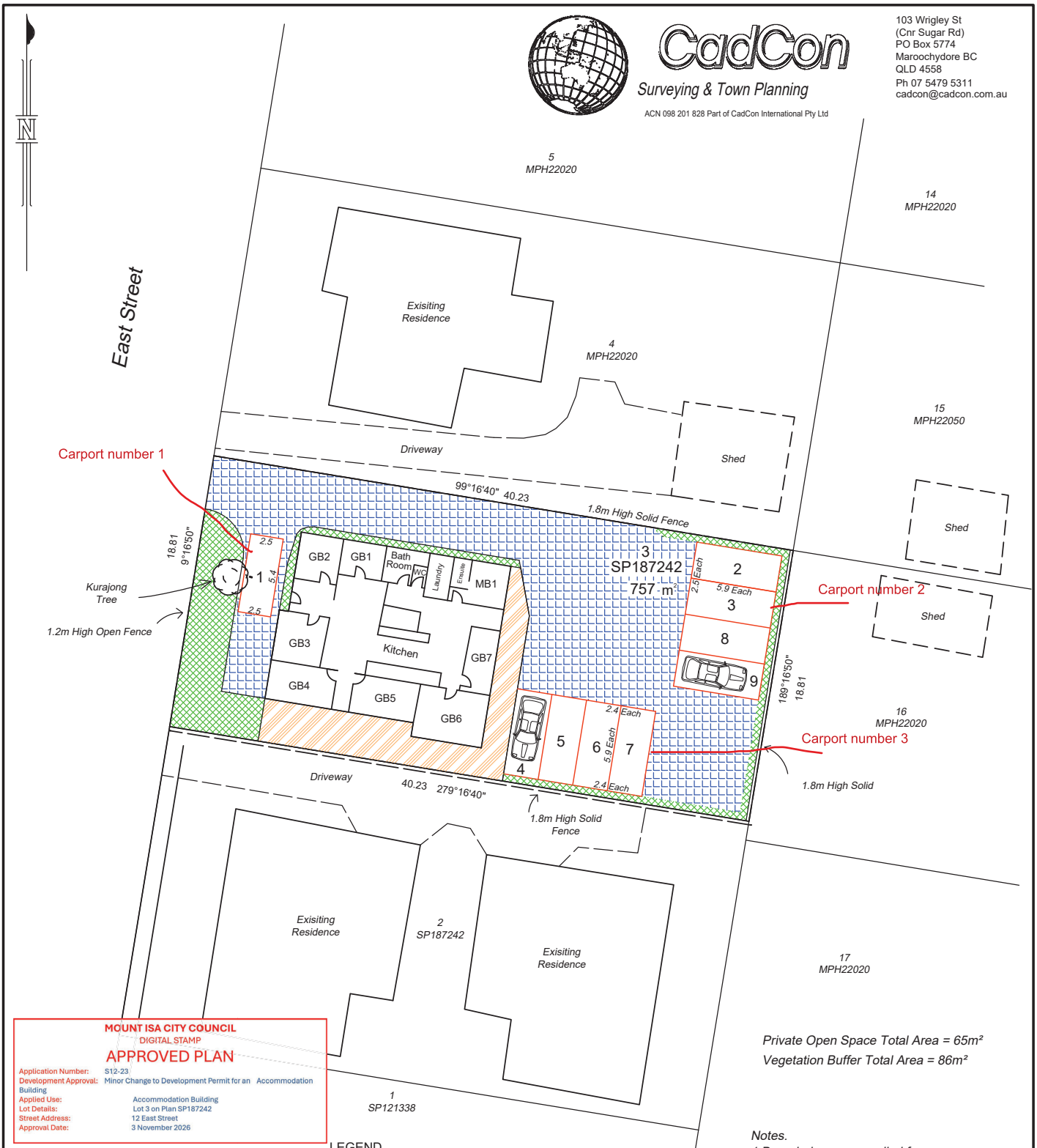
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RALPH WORTH
EXISTING STRUCTURE CERTIFICATION
12 EAST STREET, MOUNT ISA

FRONT CARPORT ELEVATIONS & DETAILS

drawn: L.T. (Sept. '20) | designed/checked: R.D. | rev: A
certified: P.O. RPEQ 1637
scale: As Shown | Sheet 5 of 6
job no.: MT20-0087 | dwg no.: 05



MOUNT ISA CITY COUNCIL
DIGITAL STAMP
APPROVED PLAN

Application Number: S12-23
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LEGEND

- SUBJECT BOUNDARY
- ADJOINING BOUNDARY
- BUILDING
- CAR PARK (PROPOSED)
- SHED
- DRIVEWAY
- FENCE
- RETAINING WALL
- EDGE OF CONCRETE

PRIVATE OPEN SPACE
VEGETATION BUFFER
DRIVEWAY

GUEST BEDROOM 1-7 - GB1
MANAGERS BEDROOM - MB1

Private Open Space Total Area = 65m²
Vegetation Buffer Total Area = 86m²

Notes.
1.Boundaries are compiled from SP187242 and have not been surveyed in the preparation of this plan. Areas and dimensions may therefore vary on survey.
2. Exisiting Buildings digitised from aerial photography.
3. This plan is for development application purposes and should only be used for such.

CadCon
Surveying & Town Planning
ACN 098 201 828 Part of CadCon International Pty Ltd
103 Wrigley St
(Cnr Sugar Rd)
PO Box 5774
Maroochydore BC
QLD 4558
Ph 07 5479 5311
cadcon@cadcon.com.au

Client: RALPH WORTH

Project: PROPOSAL PLAN
Lot 3 on SP187242
12 East St, Mount Isa

Horizontal Datum: Cadastral vide SP187242
Vertical Datum: AHD

Amendments:

NO.	DATE	AMENDMENTS
A	08/10/2026	Legend updates

Drawing Number: 125565-02 04

Sheet no.1 of 1 sheets.

Surveyed: N/A
Drawn/Checked: SPD/ENW
Date: 01/10/2026
Scale: 1:250 (At A3)

ATTACHMENT 3 - REPRESENTATION ON REFERRAL AGENCY RESPONSE

Development Assessment Rules, Part 2 – Referral, section 9.2
Planning Act 2016, section 56

Under section 30 of the Development Rules an applicant may make representations to a concurrence agency, at any time before the application is decided, about changing a matter in the referral agency response. An applicant may elect, under section 32, to stop the assessment manager's decision period in which to take this action.

If the applicant intends to make a representation to MICC regarding the attached concurrence agency response, the applicant needs to do this before the assessment manager decides the application. The assessment manager cannot decide the application before ten (10) business days after receiving the final concurrence agency response, pursuant to sections 22.5 and 23.1 of the Development Assessment Rules.

The applicant will need to give the assessment manager written notice pursuant to section 32 of the Development Rules to stop the decision-making period to make representation to MICC and subsequently contact MICC to make representations.

Appeal Rights

The timeframes for starting an appeal in the Planning and Environment Court are set out in section 229 of the Planning Act 2016.

An extract from the relevant appeal provisions from the Planning Act 2016 is attached.

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.

Note—

For limitations on appeal rights in relation to a development approval for development requiring social impact assessment, see section 106ZJ.

(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—

Authorised by the Parliamentary Counsel

(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 the Building Act, other than a matter under that Act that may or must be decided by the Queensland Building and Construction Commission; or

(h) a decision to give an enforcement notice—

(i) in relation to a matter under paragraphs (a) to (g); or

(ii) under the *Plumbing and Drainage Act 2018*; or

(i) an infrastructure charges notice; or

(j) the refusal, or deemed refusal, of a conversion application; 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

Authorised by the Parliamentary Counsel

(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.

(8) In this section—

storey see the Building Code, part A1.1.

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

1. Development applications
For a development application other than an excluded application, an appeal may be made against—
(a) the refusal of all or part of the development application; or
(b) the deemed refusal of the development application; or
(c) a provision of the development approval; or
(d) if a development permit was applied for—the decision to give a preliminary approval.

Authorised by the Parliamentary Counsel

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (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 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 Any eligible advice agency for the application 4 Any eligible submitter for the application
2. Change applications For a change application other than an excluded application, an appeal may be made against— (a) the responsible entity's decision on the change application; or (b) a deemed refusal of the change application.			

Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 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 2 If a chosen assessment manager is the respondent—the prescribed assessment manager 3 A private certifier for the development application 4 Any eligible advice agency for the change application 5 Any eligible submitter for the change application
3. Extension applications For an extension application other than an extension application called in by the Minister or made to the chief executive under section 87A, an appeal may be made against— (a) the assessment manager's decision on the extension application; or (b) a deemed refusal of the extension application.			

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Table 1
Appeals to the P&E Court and, for certain matters, to a tribunal

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 The applicant 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
4. Infrastructure charges notices An appeal may be made against an infrastructure charges notice on 1 or more of the following grounds— (a) the notice involved an error relating to— (i) the application of the relevant adopted charge; or *Examples of errors in applying an adopted charge—* • the incorrect application of gross floor area for a non-residential development • applying an incorrect 'use category', under a regulation, to the development (ii) the working out of extra demand, for section 120; or (iii) an offset or refund; or (b) there was no decision about an offset or refund; or (c) if the infrastructure charges notice states a refund will be given—the timing for giving the refund; or (d) for an appeal to the P&E Court—the amount of the charge is so unreasonable that no reasonable relevant local government could have imposed the amount.			

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Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the infrastructure charges notice	The local government that gave the infrastructure charges notice	—	—
5. Conversion applications An appeal may be made against— (a) the refusal of a conversion application; or (b) a deemed refusal of a conversion application.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant	The local government to which the conversion application was made	—	—
6. Enforcement notices An appeal may be made against the decision to give an enforcement notice.			

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Table 1 Appeals to the P&E Court and, for certain matters, to a tribunal			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (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
7. Enforcement notices under the *Plumbing and Drainage Act 2018* An appeal may be made against the decision to give an enforcement notice.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The person given the enforcement notice	The local government that gave the enforcement notice	—	—

Table 2 Appeals to the P&E Court only
1. Appeals from tribunal An appeal may be made against a decision of a tribunal, other than a decision under section 252, on the ground of— (a) an error or mistake in law on the part of the tribunal; or (b) jurisdictional error.

Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A party to the proceedings for the decision	The other party to the proceedings for the decision	—	—
2. Eligible submitter appeals For a development application or change application other than an excluded application, an appeal may be made against the decision to approve the application, to the extent the decision relates to— (a) any part of the development application or change application that required impact assessment; or (b) a variation request.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application

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Table 2
Appeals to the P&E Court only

3. Eligible submitter and eligible advice agency appeals

For a development application or change application other than an excluded application, an appeal may be made against a provision of the development approval, or a failure to include a provision in the development approval, to the extent the matter relates to—

(a) any part of the development application or change application that required impact assessment; or

(b) a variation request.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 For a development application—an eligible submitter for the development application 2 For a change application—an eligible submitter for the change application 3 An eligible advice agency for the development application or change application	1 For a development application—the assessment manager 2 For a change application—the responsible entity	1 The applicant 2 If the appeal is about a concurrence agency's referral response—the concurrence agency	Another eligible submitter for the application

4. Compensation claims

An appeal may be made against—

(a) a decision under section 32 about a compensation claim; or

(b) a decision under section 265 about a claim for compensation; or

(c) a deemed refusal of a claim under paragraph (a) or (b).

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Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person dissatisfied with the decision	The local government to which the claim was made	—	—
5. Registered premises An appeal may be made against a decision of the Minister under chapter 7, part 4.			

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Table 2 Appeals to the P&E Court only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
1 A person given a decision notice about the decision 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 3 If the decision is to amend the registration of premises to include additional land in the affected area for the premises—an owner or occupier of premises within the additional land who is dissatisfied with the decision	The Minister	—	If an owner or occupier starts the appeal—the owner of the registered premises

Table 2
Appeals to the P&E Court only

6. Local laws

An appeal may be made against a decision of a local government, or conditions applied, under a local law about—

(a) the use of premises, other than a use that is the natural and ordinary consequence of prohibited development; or

(b) the erection of a building or other structure.

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who— (a) applied for the decision; and (b) is dissatisfied with the decision or conditions.	The local government	—	—

Table 3
Appeals to a tribunal only

1. Building advisory agency appeals

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.

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Table 3
Appeals to a tribunal only

Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A building advisory agency for the development application related to the approval	The assessment manager	The applicant	1 A concurrence agency for the development application related to the approval 2 A private certifier for the development application related to the approval
2. Inspection of building work An appeal may be made against a decision of a building certifier or referral agency about the inspection of building work that is the subject of a building development approval under the Building Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
The applicant for the development approval	The person who made the decision	—	—
3. Certain decisions under the Building Act and the *Plumbing and Drainage Act 2018* An appeal may be made against— (a) a decision under the Building Act, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act; or (b) a decision under the *Plumbing and Drainage Act 2018*, other than a decision made by the Queensland Building and Construction Commission, if an information notice about the decision was given or required to be given under that Act.			

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Table 3 Appeals to a tribunal only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who received, or was entitled to receive, an information notice about the decision	The entity that made the decision	—	—
4. Failure to decide an application or other matter under the Building Act An appeal may be made against a failure to make a decision under the Building Act within the period required under that Act, other than a failure by the Queensland Building and Construction Commission to make a decision, if an information notice about the decision was required to be given under that Act.			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive notice of the decision	The entity that failed to make the decision	—	—
5. Failure to decide an application or other matter under the *Plumbing and Drainage Act 2018* An appeal may be made against a failure to make a decision under the *Plumbing and Drainage Act 2018* within the period required under that Act, other than a failure by the Queensland Building and Construction Commission to make a decision, if an information notice about the decision was required to be given under that Act.			

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Table 3 Appeals to a tribunal only			
Column 1 Appellant	Column 2 Respondent	Column 3 Co-respondent (if any)	Column 4 Co-respondent by election (if any)
A person who was entitled to receive an information notice about the decision	The entity that failed to make the decision	—	—