

STAMPED APPROVED PLANS REGISTRATION SHEET



ATTENTION: RECORD SERVICES

Please register/re-register the attached documentation to:

File No: _____ PN 307SSS/03/DAS

DA 20110184S

OPW 20110180S

OTHER _____

STAMPED APPROVED PLANS and SIGNED DECISION NOTICE (TO BE
SCANNED and MADE INTERNET VIEWABLE) YES ☒ NO ☐

Comments:

please scan plans in colour

Please mark & move to: NFA
"Contributed Assets Officer or No Further Action"

Thank you,

A stylized handwritten signature.

20-1-12

Implementation & Assessment Branch

____/____/____



2601925

Barcode number

PART LOT 334 ON SP 193431

SITE AREA	23032m ²
WAREHOUSE	4000m ²
OFFICE	500m ²
AWNINGS	3554m ²
PARKING	1668m ²
LANDSCAPING	1528m ²
CONCRETE HARDSTAND	11149m ²
TRUCK PARKING	3356m ²
CAR PARKING	67 SPACES

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PROJECT NOTE(S):

LEGEND:

- PLANTING AREA
- TURF AREA
- BIORETENTION AREA
- TRUCK PARKING AREA
- WAREHOUSE / OFFICE
- AWNINGS

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

AMENDMENTS

REV.	DATE	DESCRIPTION	BY
A	13.12.11	ISSUED FOR APPROVAL	GR
B	13.01.12	RESPONSE TO RF1	GR

CLIENT:
YATALA EIGHT for BURNSIDE
DEVELOPMENT PTY LTD & YELLOW
STONE INVESTMENT PTY LTD

MULTI SPAN
AUSTRALIA
DESIGN CONSTRUCT

Architectural & Engineering Design Consultants
Commercial / Industrial / Residential Developments
Construction Management
Structural Steel Fabrication & Erection
A.B.N. 31 147 474 628
32 Precision Street
Salisbury, QLD 4107
Australia

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www.multispan.com.au
T 07 3274 4209
F 07 3875 1012

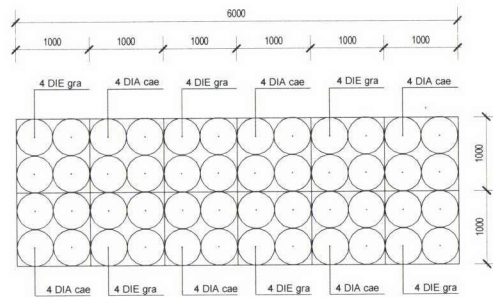
PROJECT:
WAREHOUSE AND OFFICE

SITE ADDRESS:
**84 CHRISTENSEN ROAD, YATALA,
QLD 4207**

DRAWING TITLE(S):
SITE PLAN

SCALE:	As indicated	① A1	DRAWN:	GR	CHECKED:	SK
PROJECT NUMBER:	4050		PROJECT START DATE:	NOV 2011		
PROJECT STAGE:	SK		DRAWING NUMBER:	LS-1501	REVISION:	B

13/01/2012 10:35:27 AM



BIORETENTION DETAIL

PLANTING TO BE REPEATED AS PER DETAIL
FOR THE LENGTH OF THE BIORETENTION ZONE.
WITH A DENSITY OF 4m² AS PER LANDSCAPE
DEVELOPMENT GUIDELINES SECTION 13. VSUD
13.6 BIORETENTION BASINS

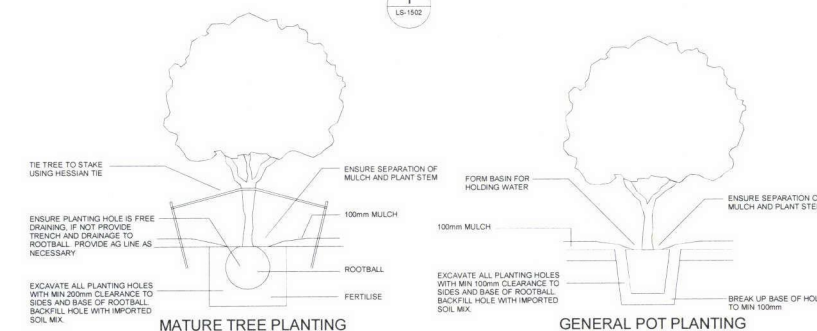
Landscape Plans Approved

- To be constructed in accordance with the approved plan.
- Approval is subject to the observance of any amendments noted in red thereon.
- Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.
- No canopy trees to be planted within 3 metres of building foundations or rooflines (including neighbouring properties)
- All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan must be an acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer.

Date: 20-1-12 Initials: [Signature]

LANDSCAPE NOTES

- FALLS & DRAINAGE**
- PROVIDE FALLS TO ALL LANDSCAPE AREAS. FALL TO DRAINS AS INDICATED AND AWAY FROM BUILDING AND NEIGHBOURING PROPERTIES. PONDING IS NOT ACCEPTABLE AND NOTIFY IF ADDITIONAL DRAINAGE MAY BE REQUIRED.
 - MIN CROSSFALL TO PLANTING AREAS IS 1:40
 - MIN CROSSFALL TO PAVED AREAS TO BE 1:100
- GARDEN EDGING**
- PROVIDE EDGING AS DETAILED BETWEEN PLANTING AND PEBBLE AREAS AND PLANTING AND LAWN AREAS.
- PLANTING BEDS**
- REFER TO LANDSCAPE PLANS AND SCHEDULE FOR PLANTING AREAS AND SPECIES
 - CULTIVATE ALL PLANTING BEDS TO MIN 150mm DEEP
 - APPLY GYPHUM TO THE SUB GRADE AT A RATE OF 100 GRAMS/m²
 - APPLY BLOOD AND BONE TO THE SUB GRADE AT A RATE OF 100 GRAMS/m²
 - SPREAD A MIN DEPTH OF 200mm OF IMPORTED ORGANIC WEED FREE SOIL MIX TO GARDEN BEDS DIRECTLY AFTER CULTIVATION WORKS.
 - CROWN BEDS IN THE CENTRE
 - POSITION PLANTS GENERALLY IN ACCORDANCE WITH THE LANDSCAPE PLAN
 - MULCH GARDEN BEDS TO 100mm USING QUALITY TEA TREE MULCH
 - WATER PLANTING BEDS
 - FERTILISE WITH A LONG TERM SLOW RELEASE FERTILISER
- LEVELS**
- ALL SURFACES ABUTTING BUILDINGS TO BE A MIN 75mm BELOW WEAPHOLES
- TURF**
- CULTIVATE ALL TURF AREAS TO MIN 150mm DEEP
 - SPREAD A MIN DEPTH OF 100mm OF IMPORTED ORGANIC WEED FREE SOIL MIX TO TURF AREAS DIRECTLY AFTER CULTIVATION WORKS
 - LAY TURF IN AREAS INDICATED ON PLAN
 - WATER TURF AREAS
- ROCKS/PEBBLES**
- ALL GARDEN BEDS AGAINST A BUILDING SHALL BE SEPARATED BY A MIN 150mm STRIP OF PEBBLES
 - SUPPLY AND INSTALL MIN 75mm DEPTH OF PEBBLES TO AREAS AS NOMINATED. ALL PEBBLES AREAS TO HAVE WEED MATTING INSTALLED UNDER
 - SUPPLY AND INSTALL 150-300mm AVERAGE BUSH ROCKS TO EDGE OF MOUND AREAS AS NOMINATED ON PLANS
- SERVICES**
- LANDSCAPE CONTRACTOR TO LIAISE WITH SITE PROJECT MANAGER/SUPERVISOR TO DETERMINE LOCATION OF ALL AS CONSTRUCTED SERVICES PRIOR TO COMMENCING WORKS
- ESTABLISHMENT & MAINTENANCE**
- 12 WEEK ESTABLISHMENT PERIOD TO ALL TURF AND PLANTING AREAS
 - REFER TO LOCAL AUTHORITY REQUIREMENTS IN RELATION TO WATER USAGE RESTRICTIONS TO ENSURE WATER REGIME IS NOT IN BREACH
 - WATER TWICE WEEKLY FOR FIRST 3 WEEKS AND ONCE WEEKLY THEREAFTER
 - INSTALL AUTOMATIC WATERING SYSTEM IN ACCORDANCE WITH LOCAL AUTHORITY WATER RESTRICTIONS/REGULATIONS

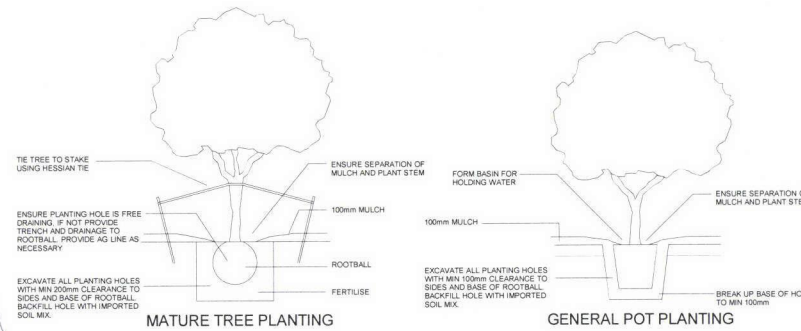
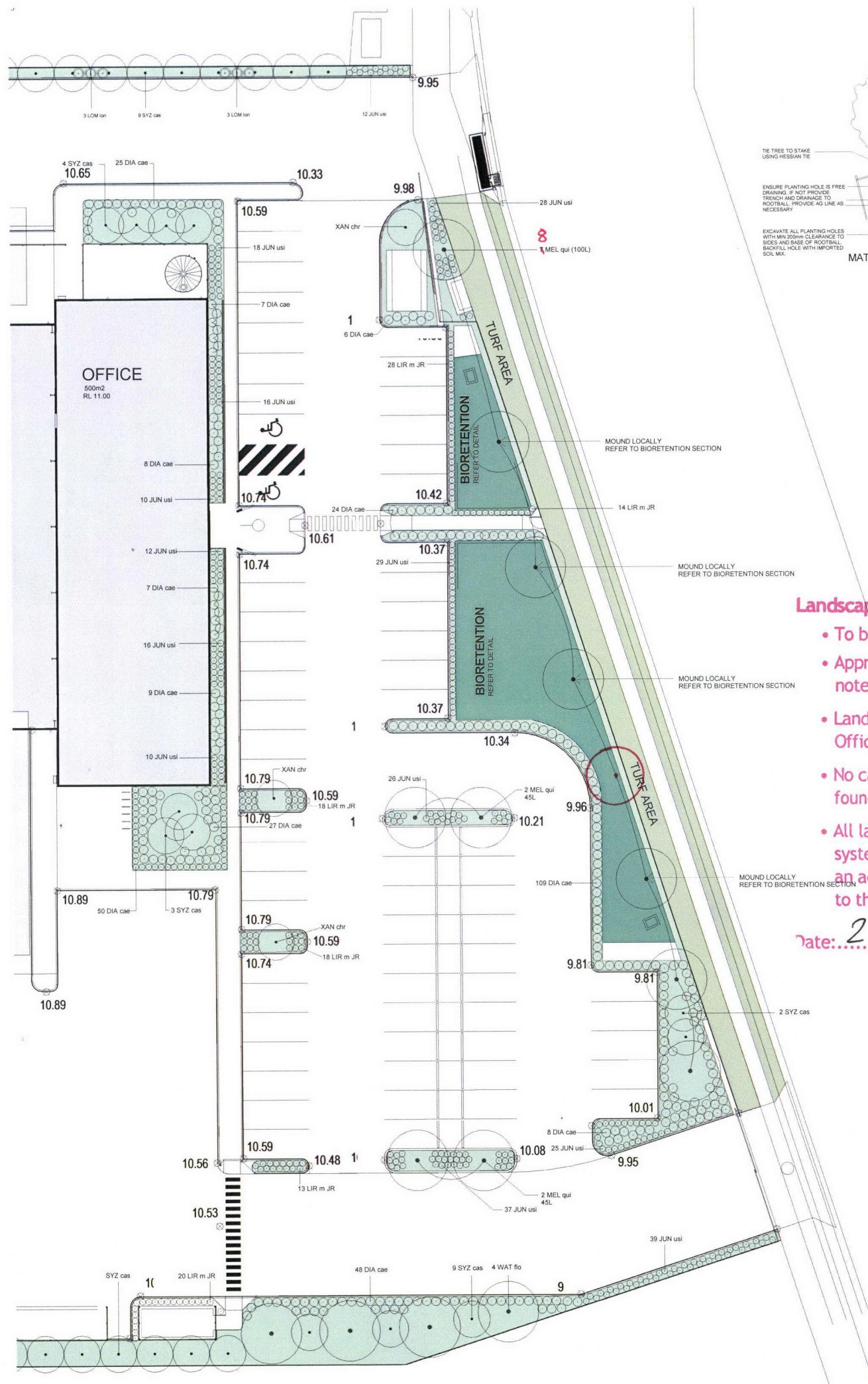


MATURE TREE PLANTING

GENERAL POT PLANTING

0 10 20 30 40 50m 1:500





PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	QUANTITY	POT SIZE
TREES						
MEL qui	MELALEUCA quinqueveneria	BROAD LEAFED PAPER BARK	10000	6000	4	45L/150L
WAT flo	WATERHUSIA floribunda	WEeping LILLY PILLY	8000	5000	4	45L
XAN chr	XANTHOSTEMON chrysanthus	GOLDEN PENDA	5000	2000	14	45L
SHRUBS						
SYZ cas	SYZYGIUM cascaeda	CASCADE LILLY PILLY	3000	2000	154	200mm
GRASSES - STRAPPY LEAF PLANTS						
DIA cas	DANIELLA caerulea	BLUE FLAX LILY	700	600	268	140mm
JUN usi	JUNCUS ustulatus	JUSTITATUS	500	400	273	140mm
LIR m JR	LIRIOPE MUSCARI just right	JUST RIGHT	500	500	111	140mm
LOM ton	LOMANDRA longifolia	SPINY-HEADED MAT RUSH	500	500	122	140mm
BIORETENTION						
DIA cas	DANIELLA caerulea	BLUE FLAX LILY	400	500	533	140mm
DIE gra	DIETES grandiflora	WILD FIRE	700	400	533	140mm
TURF						
PALMETTO ST AUGUSTINE - SOFT LEAF BUFFALO						

NOTE: BIORETENTION WILL BE PLANTED WITH A DENSITY OF 4m2 AS PER DETAIL.



- LEGEND:
- PLANTING AREA
 - TURF AREA
 - BIORETENTION AREA
 - TRUCK PARKING AREA
 - WAREHOUSE / OFFICE
 - AWNINGS

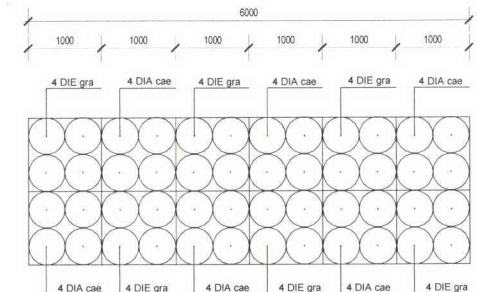
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AMENDMENTS		
REV.	DATE	DESCRIPTION
A	13.12.11	ISSUED FOR APPROVAL
B	13.01.12	RESPONSE TO RF1

Landscape Plans Approved

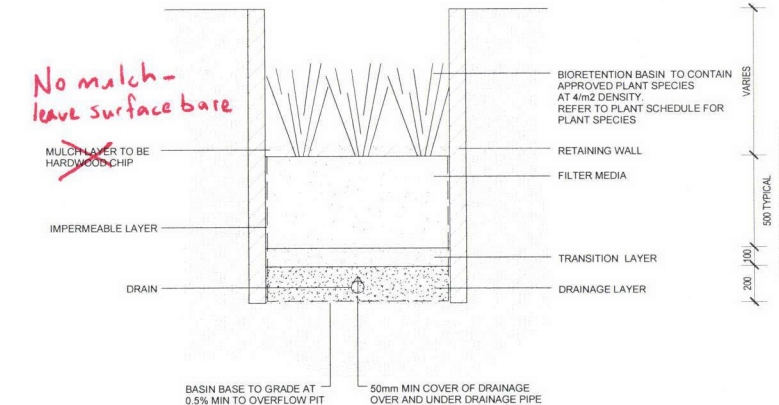
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Date: 20-1-12 Initials: [Signature]



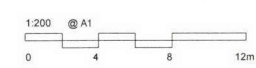
BIORETENTION DETAIL

PLANTING TO BE REPEATED AS PER DETAIL FOR THE LENGTH OF THE BIORETENTION ZONE, WITH A DENSITY OF 4m2 AS PER LANDSCAPE DEVELOPMENT GUIDELINES SECTION 13.13.13.6 BIORETENTION BASINS



BIORETENTION SECTION

N.B. REFER TO I CUBED CONSULTING DRAWING NO. C08-B FOR BIORETENTION SECTIONS. (ATTACHED)



CLIENT: YATALA EIGHT for BURNSIDE DEVELOPMENT PTY LTD & YELLOW STONE INVESTMENT PTY LTD



Architectural & Engineering Design Consultants
Commercial / Industrial / Residential Developments
Construction Management
Structural Steel Fabrication & Erection
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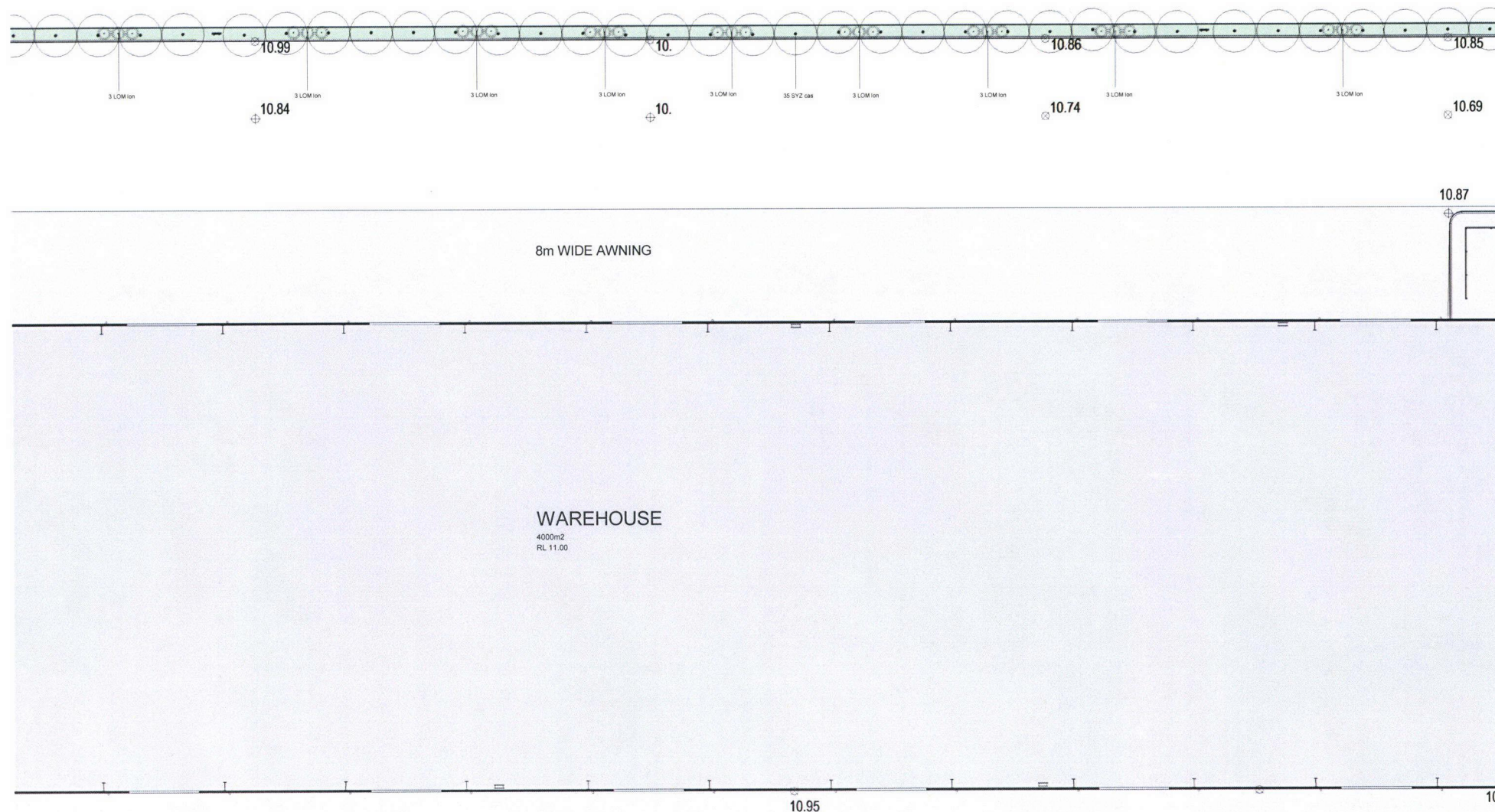
info@multispan.com.au T 07 3274 4209
www.multispan.com.au F 07 3875 1012

PROJECT: WAREHOUSE AND OFFICE

SITE ADDRESS: 84 CHRISTENSEN ROAD, YATALA, QLD 4207

DRAWING TITLE(S): PLANTING PLAN

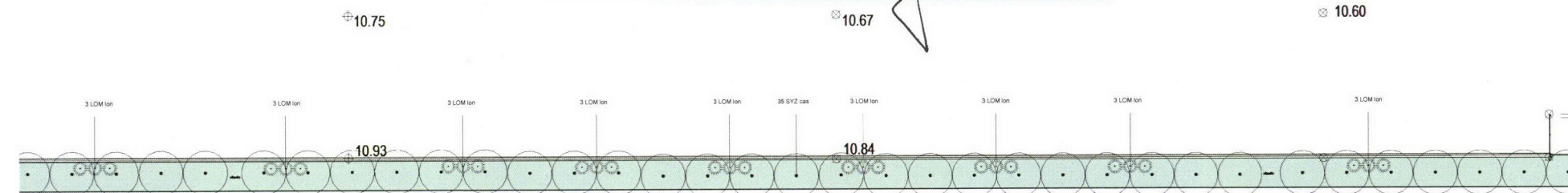
SCALE: As indicated	PROJECT NUMBER: 4050	DRAWN: GR	CHECKED: SK
PROJECT STAGE: SK	DRAWING NUMBER: LS-1502	PROJECT START DATE: NOV 2011	REVISION: B



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Date: 20-1-12 Initials:



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	QUANTITY	POT SIZE
TREES						
MEL qui	MELALEUCA quinquenaria	BROAD LEAFED PAPER BARK	10000	6000	22	45L/100L
WAT flo	WATERHOUSIA floribunda	WEeping LILLY PILLY	8000	5000	4	45L
XAN dry	XANTHOSTEMON dryantherus	GOLDEN PENDA	5000	2000	14	45L
SHRUBS						
SYZ cas	SYZYGIUM cascade	CASCADE LILLY PILLY	3000	2000	154	200mm
GRASSES - STRAPPY LEAF PLANTS						
DIA cas	DIANELLA caerulea	BLUE FLAX LILY	700	600	298	140mm
JUN uni	JUNCUS unistatus	UNISTATUS	500	400	273	140mm
LIR m jk	LIRIOPE MUSCARI just right	JUST RIGHT	500	500	111	140mm
LOM ton	LOMANOCHIA longifolia	SPINY-HEADED MAT RUSH	500	500	102	140mm
BIO-RETENTION						
DIA cas	DIANELLA caerulea	BLUE FLAX LILY	400	600	533	140mm
DIE gra	DIETES grandiflora	WILD FIRE	700	400	533	140mm
TURF						
PALMETTO ST AUGUSTINE - SOFT LEAF BUFFALO						

NOTE:
BIORETENTION WILL BE PLANTED WITH A DENSITY OF 4/m2 AS PER DETAIL.

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PROJECT NOTE(S):

LEGEND:

- PLANTING AREA
- TURF AREA
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- TRUCK PARKING AREA
- WAREHOUSE / OFFICE
- AWNINGS

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A	13.12.11	ISSUED FOR APPROVAL	GR
B	13.01.12	RESPONSE TO RF1	GR

CLIENT:
YATALA EIGHT for BURNSIDE
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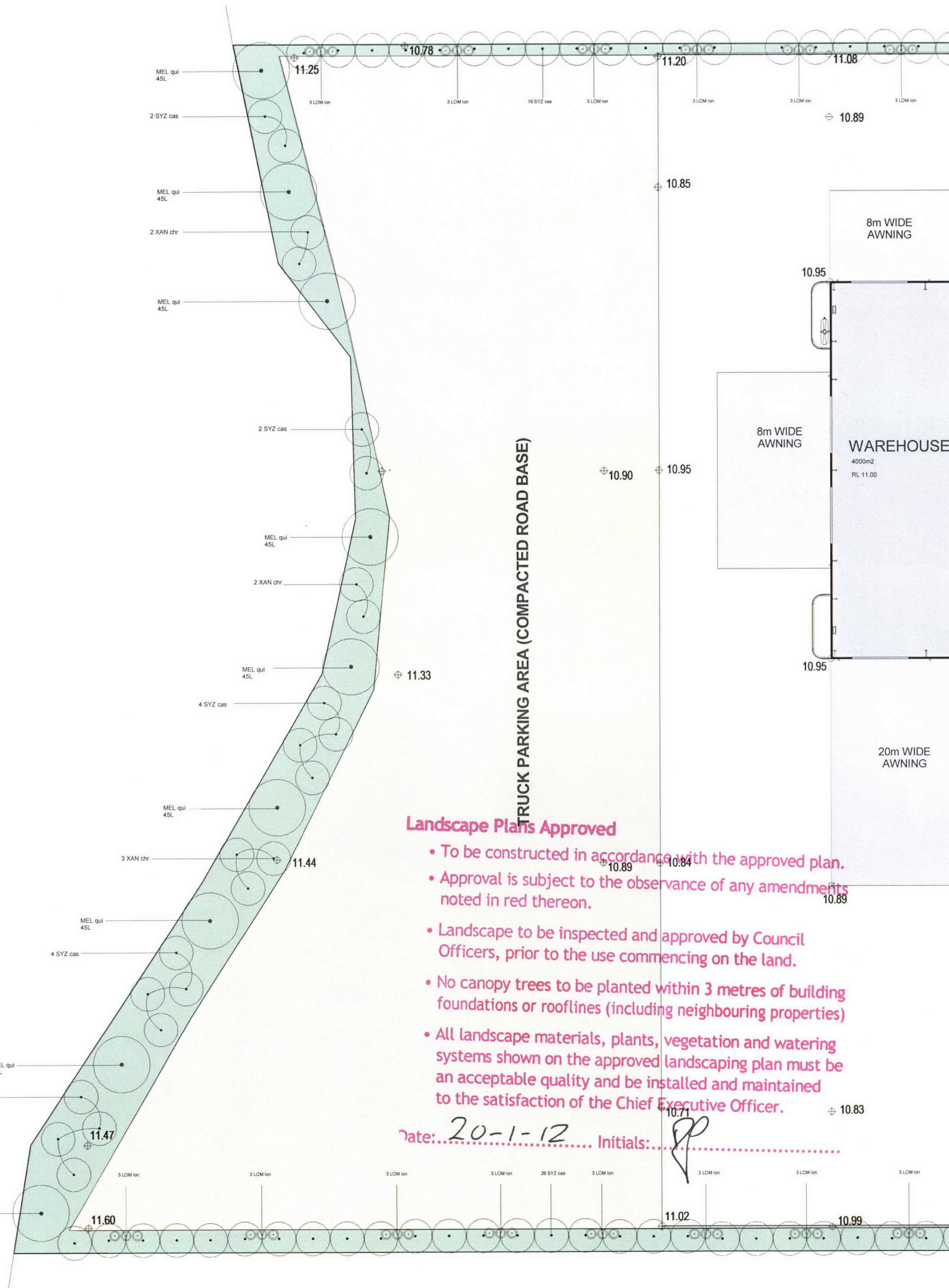
PROJECT:
WAREHOUSE AND OFFICE

SITE ADDRESS:
**84 CHRISTENSEN ROAD, YATALA,
QLD 4207**

DRAWING TITLE(S):
PLANTING PLAN 2

SCALE: As indicated	@ A1	DRAWN: GR	CHECKED: SK
PROJECT NUMBER: 4050	PROJECT START DATE: NOV 2011	DRAWING NUMBER: LS-1503	REVISION: B

13/01/2012 10:36:35 AM



Landscape Plans Approved

- To be constructed in accordance with the approved plan.
- Approval is subject to the observance of any amendments noted in red thereon.
- Landscape to be inspected and approved by Council Officers, prior to the use commencing on the land.
- No canopy trees to be planted within 3 metres of building foundations or rooflines (including neighbouring properties)
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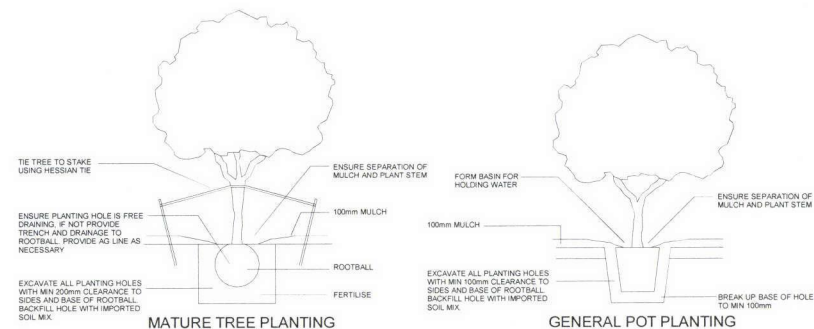
Date: 20-1-12 Initials: [Signature]



PLANT SCHEDULE

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TREES						
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XAN chr	XANTHOSTEMON chrysanthus	GOLDEN PENDA	5000	2000	14	45L
SHRUBS						
SYZ cas	SYZYGIUM cascade	CASCADE LILLY PILLY	3000	2000	154	200mm
GRASSES - STRAPPY LEAF PLANTS						
DA cas	DANIELLA caerulea	BLUE FLAX LILY	700	600	298	140mm
JUN vir	JUNCEUS verticillatus	LOBSTAIL	300	400	273	140mm
LIR m jr	LIRIOPE MUSCARI just right	JUST RIGHT	500	500	111	140mm
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BIO-RETENTION						
DA cas	DANIELLA caerulea	BLUE FLAX LILY	400	600	533	140mm
DE gra	DIETES grandiflora	WILD FIRE	700	400	533	140mm
TURF						
PALMETTO ST AUGUSTINE - SOFT LEAF BUFFALO						

NOTE: BIORETENTION WILL BE PLANTED WITH A DENSITY OF 4/m2 AS PER DETAIL.



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PROJECT NOTE(S):

THE 3 MEL qui TO BE PLANTED AT THE REAR OF THE SITE ARE TO ONLY BE 45L SIZE TREES

LEGEND:

- PLANTING AREA
- TURF AREA
- BIORETENTION AREA
- TRUCK PARKING AREA
- WAREHOUSE / OFFICE
- AWNINGS

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AMENDMENTS

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A	13.12.11	ISSUED FOR APPROVAL	GR
B	13.01.12	RESPONSE TO RF1	GR

CLIENT:
YATALA EIGHT for BURNSIDE
DEVELOPMENT PTY LTD & YELLOW
STONE INVESTMENT PTY LTD

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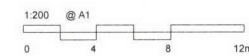
32 Precision Street
Salisbury, QLD 4107,
Australia
T 07 3274 4209
F 07 3875 1012

PROJECT:
WAREHOUSE AND OFFICE

SITE ADDRESS:
**84 CHRISTENSEN ROAD, YATALA,
QLD 4207**

DRAWING TITLE(S):
PLANTING PLAN 3

SCALE: As indicated	DRAWN: A1	CHECKED: SK
PROJECT NUMBER: 4050	PROJECT START DATE: NOV 2011	
PROJECT STAGE: SK	DRAWING NUMBER: LS-1504	REVISION: B



13/01/2012 10:37:11 AM

20 January 2012
David Price
Implementation & Assessment Branch, Nerang
(07) 5582 8866

PN307555/03/DA5
Application No: OPW201101805

Multispan Australia Pty Ltd
C/- Gregg Rosman
PO Box 294
SALISBURY QLD 4107



Dear Sir

DECISION NOTICE TO APPLICANT

Application Type: OPERATIONAL WORKS - LANDSCAPING
Property Description: LOT 334 ON SP193431
Property Location: 84 - 160 CHRISTENSEN ROAD SOUTH, STAPYLTON

I wish to advise that on 20 January 2012 the issue of a Development Permit for Operational Works for Landscaping at the site described above, was approved subject to the conditions outlined in the attached document.

An extract from the *Sustainable Planning Act 2009*, which details your appeal rights, is attached for your information.

If you do not appeal the decision, this Decision Notice is taken to be the Development Approval and has effect immediately.

As identified with the attached conditions of approval this development approval will lapse if the approved aspect of development is not completed before 20 January 2014.

Contacting us

Should you wish to clarify any issues contained in this letter, please do not hesitate to contact the Planning Assessment area on telephone (07) 5582 8866.

Yours faithfully

Dr Shahadat Hossain
EXECUTIVE COORDINATOR ENGINEERING & ENVIRONMENTAL ASSESSMENT
For the Chief Executive Officer

DP

VIEWABLE Y/N

UPDATED
20/1/12

LANDSCAPE WORKS ON PRIVATE LAND

1 Approved landscape works

The landscape works must be constructed in accordance with the approved plan/s listed below, as amended in red, stamped and returned to the applicant with this decision notice.

Plan No.	Rev.	Title	Date	Prepared by
LS – 1501	B	SITE PLAN	13.01.12	MULTI SPAN AUSTRALIA
LS – 1502	B	PLANTING PLAN	13.01.12	MULTI SPAN AUSTRALIA
LS – 1503	B	PLANTING PLAN 2	13.01.12	MULTI SPAN AUSTRALIA
LS – 1504	B	PLANTING PLAN 3	13.01.12	MULTI SPAN AUSTRALIA

2 Final Inspection

- a Completed Landscape works must pass a final inspection by Council Officers prior to the approved use commencing on site. Contact Council's Planning/Assessment Team to arrange this inspection.
- b A copy of the stamped approved Detailed Landscape Plan (to be supplied by the applicant) is required on site and will be used to assess the constructed landscape.
- c Inspections will only be undertaken upon practical completion of the landscape works including hardscape and structures.
- d A Final Landscape Approval will be issued upon completion of all Landscape works to the satisfaction of Council requirements.

3 Maintenance & Quality

All landscape materials, plants, vegetation and watering systems shown on the approved landscaping plan must be of acceptable quality and be installed and maintained to the satisfaction of the Chief Executive Officer.

4 Compliance with GCCC Planning Scheme Policy 11, 12 and 13

Where any perceived conflict exists between the stamped approved plans and Council's *Planning Scheme Policy 11, 12 and 13*, the requirements of the Policy take precedence.

5 Landscape works on public land require separate approval

- a This development approval provides for hard and soft landscape works to be undertaken only on private land not transferred to Council as public open space or public road reserve and does not cover landscape works undertaken on proposed/requested/existing public land.
- b All landscape works to be undertaken on land that is not designated as to remain in private ownership requires a separate landscape operational works approval.

6 Tree Pruning

Trees must not be topiarised or pruned in a manner contrary to *Australian Standard AS4373 – Pruning of Amenity Trees*. Where pruning of trees is required, it must be undertaken in accordance with *Australian Standard AS4373 – Pruning of Amenity Trees*.

NOTES TO APPLICANT

All persons and/or companies engaging in landscaping works must adhere to current water restrictions. These restrictions detail specific times and methods for the watering of newly established gardens and turf for both residential and non-residential developments. Any person or company found contravening current water restrictions may incur fines of up to 200 penalty units. [Water Act 2000 Section 388 (2)] (1 Penalty Unit = \$75.00).

Development (as defined) may commence only where an approval is given by Council by way of a Development Permit issued to allow specific development nominated in the permit to be carried out.

Where an appeal (within the prescribed 20 business days) has been or is being lodged, development (as defined), shall not commence until such appeal has either been withdrawn or has been determined by the Court. The Applicant must then comply with the conditions on the Development Permit whether or not such conditions have resulted from a Court Order.

The Applicant is advised that nothing in this Decision Notice alleviates the need to observe all relevant legislation including standard requirements of the Building Code of Australia, Council's Planning Scheme and Local Laws.

Sustainable Planning Act 2009

APPEAL RIGHTS FOR APPROVAL OR REFUSAL OF DEVELOPMENT APPLICATIONS FOR MATERIAL CHANGE OF USE, RECONFIGURATION OF A LOT OR OPERATIONAL WORKS APPLICATIONS.

461 Appeals by applicants

- (1) An applicant for a development application may appeal to the court against any of the following:
 - (a) the refusal, or the refusal in part, of the development application;
 - (b) any condition of a development approval, another matter stated in a development approval and the identification or inclusion of a code under section 242;
 - (c) the decision to give a preliminary approval when a development permit was applied for;
 - (d) the length of a period mentioned in section 341;
 - (e) a deemed refusal of the development application;
- (2) An appeal under subsection (1)(a), (b), (c) or (d) must be started within 20 business days (the applicant's appeal period) after:
 - (a) if a decision notice or negotiated decision notice is given - the day the decision notice or negotiated decision notice is given to the applicant;
 - (b) otherwise, the day a decision notice was required to be given to the applicant.
- (3) An appeal under subsection (1)(e) may be started at any time after the last day of a decision on the matter should have been made.