



Mailing Address: PO Box 390, Gayndah Qld 4625
Street Address: 34-36 Capper Street, Gayndah Qld 4625
Telephone: 1300 696 272
Facsimile: (07) 4161 1425
Email: admin@northburnett.qld.gov.au
Web: www.northburnett.qld.gov.au
ABN: 23 439 388 197

26 July 2021

Your Reference:
Our Reference: DA210030

Keith Rudd
PO Box 300
GAYNDAH QLD 4625

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE
23 WILLIAM STREET, WETHERON
(Given under section 56(4) of the *Planning Act 2016*)

Thank you for your concurrence agency referral for the following premises which was properly referred on 9 July 2021. The North Burnett Regional Council has assessed the referral against the relevant matters of its jurisdiction and has made a decision as follows:

Applicant details

Applicant name: Keith Edward Rudd
Applicant contact details: PO Box 300
GAYNDAH QLD 4625
Email: keith.rudd@hotmail.com
Phone: 0409 294 402
Mobile:

Location details

Street address: 23 WILLIAM STREET, WETHERON
Real property description: L203 W5541:PAR GINOONDAN
Local government area: North Burnett Regional Council

Application details

Application number: DA210030
Proposed development: Development Permit for Building Works

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Description of Proposal
Concurrency Agency	Development Permit	Building work for class 1 building on premises with on-site wastewater management system

Attachment 1 – Conditions to be imposed by Concurrency Agency

No.	Conditions
General	
1.	Unless otherwise stated in a particular condition, all conditions must be completed prior issuing of a building permit.
2.	The proposed dwelling addition requires a plumbing and drainage permit.

Attachment 1B – Advice Notes

A.	This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> or plumbing and drainage works under the <i>Plumbing and Drainage Act 2018</i>
B.	This approval does not include approval for design and siting variation for boundary setback. The North Burnett Regional Council Planning Scheme identifies this property as being within the rural zone. As the allotment is 2027m ² the dwelling house code acceptable outcome AO3.1 (a) is applicable for boundary setbacks.



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Attachment 2 – Reasons for decision to impose conditions

The reason for this decision are:

- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Plumbing and Wastewater Code.
- To ensure that the development is carried out in accordance with the Plumbing and Drainage Act 2018.



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Attachment 3 – Planning Act 2016 Extract Appeal Rights

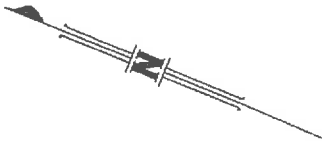
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Please refer to attachment for appeal rights



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Attachment 4 – Approved Plans

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Please refer to the next page for approved plans



RP DESCRIPTION:
 LOT 203 ON W. 5541
 PARISH OF GINODDAN
 COUNTY OF MACKENZIE
 AREA OF 2023m2

AREAS:	
EXISTING LIVING	52.75sqm
EXISTING PATIO	9.05sqm
EXISTING DECK	27.25sqm
EXISTING CARPORT	24.55sqm
EXISTING SHED	15.15sqm
PROPOSED ADDITIONS:	28.35sqm
TOTAL:	156.85sqm

SITE COVER: 7.8%

NOTES:

- ALL CUT / FILL (UNRETAINED EARTHWORK) TO COMPLY WITH NCC 3.11 & LOCAL AUTHORITY REQUIREMENTS.
- RETAINING WALLS BETWEEN 800mm TO 15m TO COMPLY WITH AS 4678 AS PER NCC 3.12.
- Ø90mm DOWNPIPES, STORMWATER TO CONNECT TO EXISTING SYSTEM (RAINWATER TANKS) IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
- ALL GUTTERS & DOWNPIPES TO BE INSTALLED IN ACCORDANCE WITH PART 3.5.3 OF NCC.
- BUILDER TO CONFIRM ALL LEVELS ON SITE PRIOR TO COMMENCEMENT.
- SITE IS NOMINALLY FLAT AS PER INFORMATION SUPPLIED BY BUILDER.

SITE PLAN

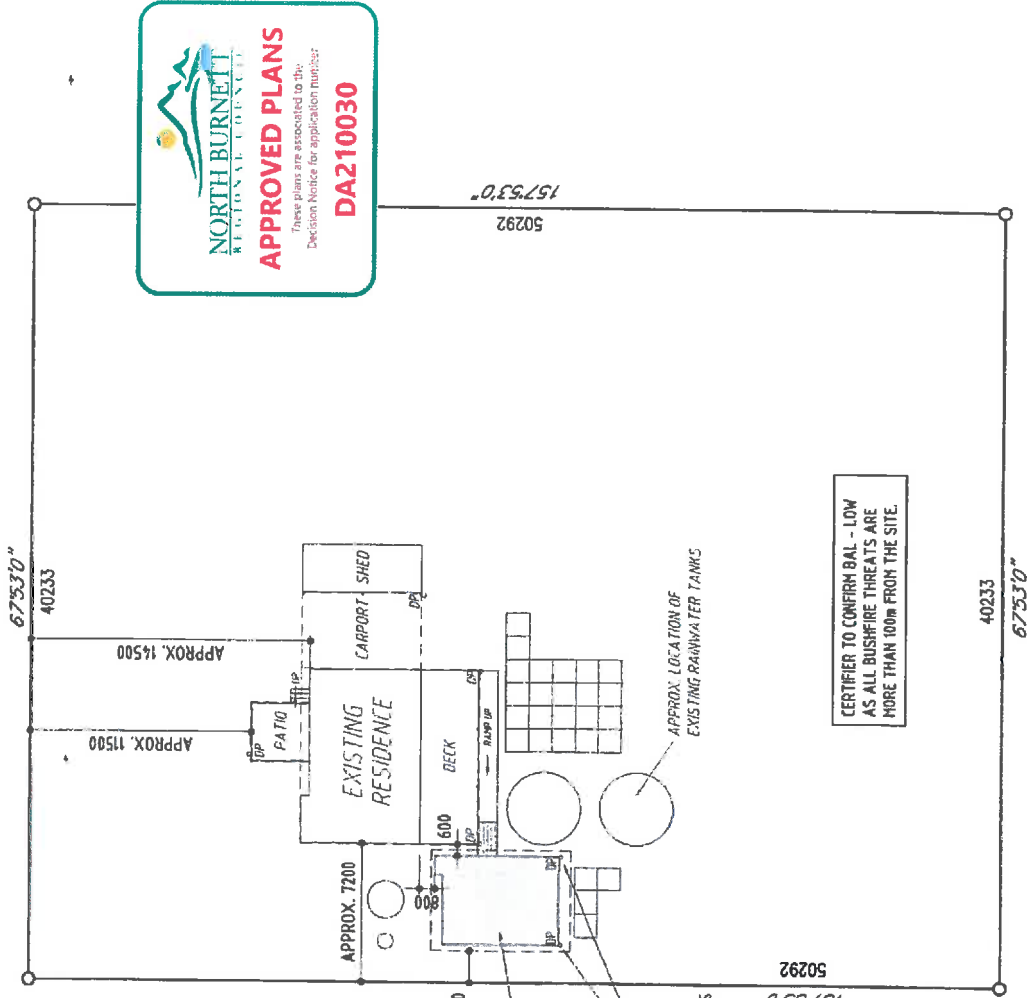
1 SCALE 1:250

LOCATION OF EXISTING BUILDING IS APPROXIMATE ONLY AND HAS BEEN DERIVED FROM EXISTING PLANS. BUILDER TO CONFIRM LOCATION OF BUILDING ON SITE PRIOR TO COMMENCEMENT.

PROPOSED ADDITIONS

NEW STORMWATER TO CONNECT TO EXISTING SYSTEM IN ACCORDANCE WITH LOCAL AUTHORITY REQ'S

WILLIAM STREET




APPROVED PLANS
These plans are associated to the Decision Notice for application number:
DA210030

SITE PLAN

1 : 250

PROPOSED ADDITIONS
 K. RUDD
 LOT 203 WILLIAM STREET, WETHERON

DRAWN B.Y.
 DATE JUL '21
 CHECKED K.R.

JOB No. KR/02/21
 SHEET 6
 Arndt.

*AUSDECK ROOFING ENGINEERS TO CONFIRM SIZE & SPAN OF MATERIAL PRIOR TO MANUFACTURE.

NOTES:
 FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING. REPORT ANY DISCREPANCIES TO THE DESIGNER FOR CLARIFICATION.
 ALL MEASUREMENTS ARE NOMINAL & ARE TO BE CONFIRMED ON SITE BEFORE THE MANUFACTURE OF ANY ITEM.
 BUILDER TO CONFIRM ALL LEVELS ON SITE PRIOR TO BUILDATION.

INDICATES SMOKE ALARMS IN ACCORD. WITH NCC REQ'S. SMOKE ALARMS MUST BE PHOTOELECTRIC, NOT TO ALSO CONTAIN AN IONISATION SENSOR. BE HARDWIRED WITH A SECONDARY POWER SOURCE AND BE INTERCONNECTED WITH EVERY OTHER ALARM IN THE DWELLING.

FLOOR PLAN & SECTION TO BE READ IN CONJUNCTION WITH ENERGY EFFICIENCY REPORT FOR BUILDERS REQUIREMENTS.

CERTIFIER TO CONFIRM BAL - LDW AS ALL BUSHFIRE THREATS ARE MORE THAN 100m FROM THE SITE.

MECHANICAL VENTILATION TO COMPLY WITH NCC 3.8.5.2. FLOW RATES TO COMPLY WITH NCC 3.8.7.3.
 EXHAUST SYSTEMS INSTALLED IN BATHROOMS, TOILETS & KITCHENS TO BE DISCHARGED TO THE OUTSIDE AIR VIA SHAFTS OR DUCTS & NOT INTO THE CEILING SPACE.
 MECHANICAL EXHAUST SYSTEMS TO COMPLY WITH THE FOLLOWING FLOW RATES: 25L/s FOR BATHROOM OR SANITARY COMPARTMENT, 40L/s FOR KITCHENS.

OVERFLOW EXEMPTION
 THE GUTTER ASSOCIATED WITH THE PROPOSED NEW ROOF IS EXEMPT FROM REHOVING THE OVERFLOW VOLUME AS IT IS FIXED TO A RAKED EAVE THAT IS GREATER THAN 450mm SLOPING AWAY FROM THE BUILDING

NON-SLIP TILES TO WET AREA FLOORING.
 HATCH INDICATES BULK INSULATION & AIR-CELL INSULATION 65' TO PROVIDE THERMAL BREAK (WATERIAL THERMAL RESISTANCE = 0.20) & PLIABLE BUILDING MEMBRANE IN ACCORDANCE WITH AS/NZS 4200.1 AS PER NCC 2.4.7 TO ALL EXTERNAL WALLS AS PER ENERGY EFFICIENCY REPORT.

FLOOR PLAN

(SCALE 1:100)

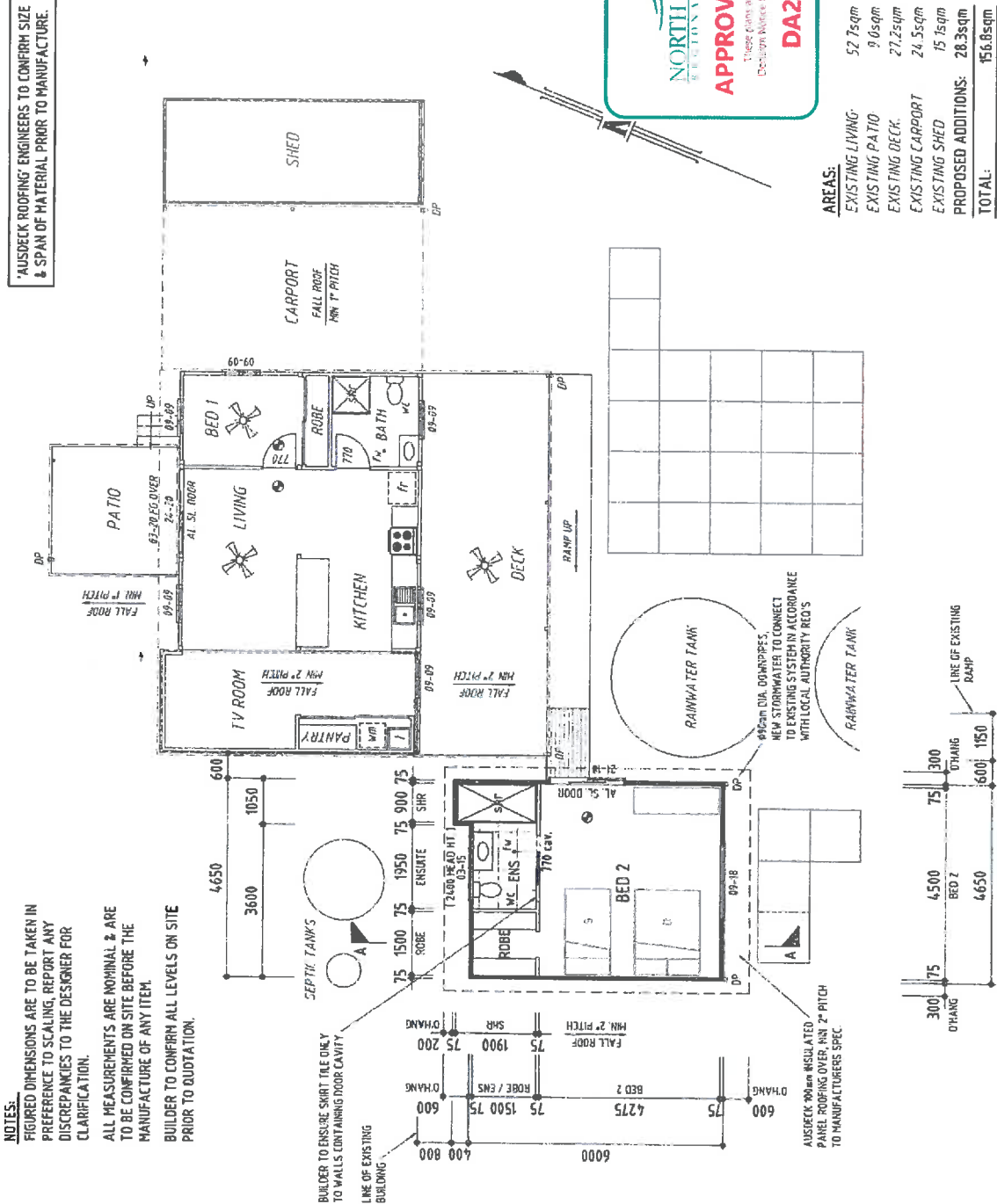
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FLOOR PLAN
 1 : 100

PROPOSED ADDITIONS
 K. RUDD
 LOT 203 WILLIAM STREET, WETHERON

DRAWN B.Y.
 DATE JUL '21
 CHECKED K.R.

JOB No. KR/02/21
 SHEET 2
 Amtd. -

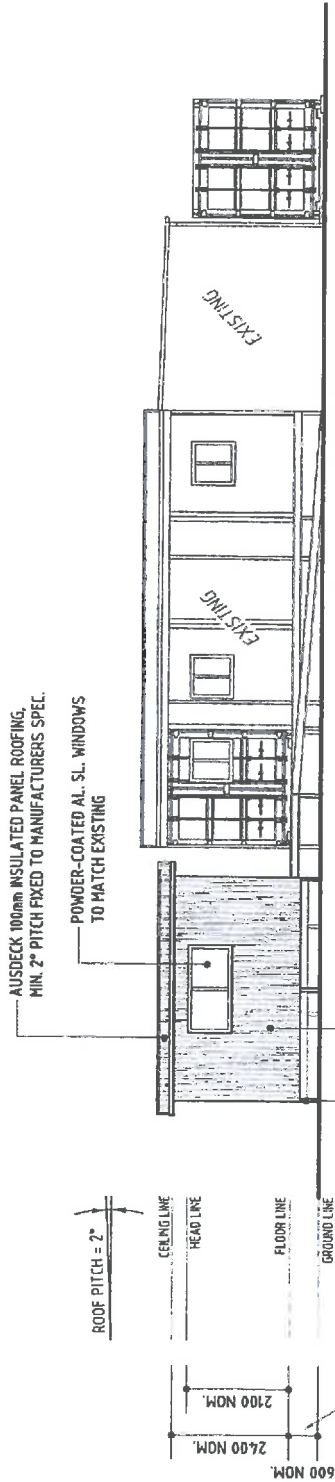


NORTH BURNETT REGIONAL COUNCIL
APPROVED PLANS
 These plans are associated to the Design Merge for application number
DA210030

AREAS:

EXISTING LIVING	52.7sqm
EXISTING PATIO	9.0sqm
EXISTING DECK	27.2sqm
EXISTING CARPORT	24.5sqm
EXISTING SHED	15.1sqm
PROPOSED ADDITIONS:	28.3sqm
TOTAL:	156.8sqm

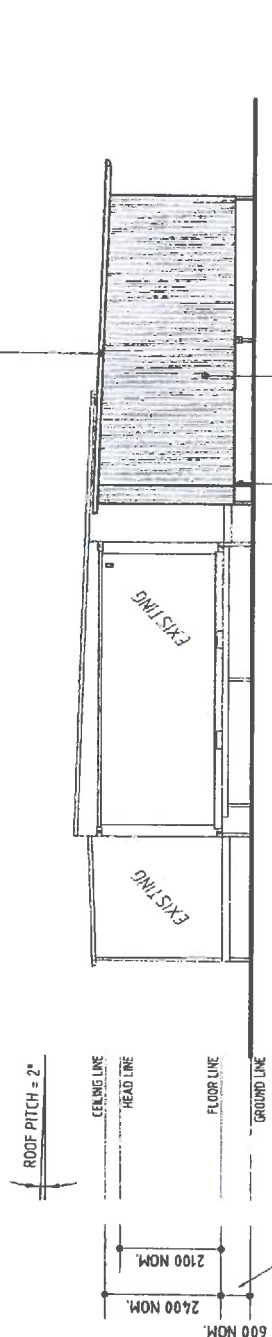
3
2 4
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ELEVATION 1

(SCALE 1:100)

'AUSDECK ROOFING' ENGINEERS TO CONFIRM SIZE & SPAN OF MATERIAL PRIOR TO MANUFACTURE.



ELEVATION 2

(SCALE 1:100)



NOTES:
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 ALL MEASUREMENTS ARE NOMINAL & ARE TO BE CONFIRMED ON SITE BEFORE THE MANUFACTURE OF ANY ITEM.
 BUILDER TO CONFIRM ALL LEVELS ON SITE PRIOR TO QUOTATION.

ELEVATIONS 1 & 2

1 : 100

PROPOSED ADDITIONS
 K. RUDD
 LOT 203 WILLIAM STREET, WETHERON

DRAWN DATE CHECKED
 B.Y. JUL '21
 K.R.

JOB No. KR/02/21
 SHEET 3
 Annot. -