



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

19 August 2021

Your Reference:
Our Reference: DA210033

Glenn Miller
C/- Rohan Greyling
PO Box 132
Surfers Paradise Q 4217
Via email – rohan@nomaddev.com.au

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE
6 QUEEN STREET, DALLARNIL
(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 11 August 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:	Glenn Miller
Applicant contact details:	C/- Rohan Greyling PO Box 132 Surfers Paradise QLD 4217
Email:	rohan@nomaddev.com.au
Phone:	
Mobile:	0401 963 771

Location details

Street address:	QUEEN STREET, DALLARNIL
Real property description:	Lot 6 on RP15872
Local government area:	North Burnett Regional Council

Application details

Application number:	DA210033
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
Amenity and Aesthetics	Development Permit	Dwelling (Portable)

Referral triggers

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

Referral trigger Schedule 9 – Building work assessable against the *Building Act* Part 3 Division 2 Table 1 Particular class 1 and 10 building and structures involving possible amenity and aesthetic impact

Decision

Decision Details: The North Burnett Regional Council advises the assessment manager that;

The development approval must be subject to stated development conditions set out in Attachment 1.

Conditions

This approval is subject to the conditions in Attachment 1.

The North Burnett Regional Council advises the assessment manager that the conditions must be attached to any development approval for the application in accordance with section 56 of the *Planning Act 2016* and that under section 62(b) of the *Planning Act 2016*. The assessment manager must attach this response to any approval for the development.

Reasons for decision to impose conditions

Under section 56 (7)(c) of the *Planning Act 2016*, the North Burnett Regional Council is required to set out reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved Plans and Specifications

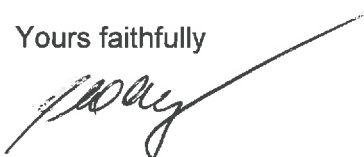
Document Number Reference	Title (prepared by)	Date
83949 Sheet 1	Site Plan by Elite Portables	17.05.2021
	Floor Plan	

Giving of the Notice

Under section 56(4) of the *Planning Act 2016*, this notice of referral agency response has been issued (where applicable) to the applicant and the assessment manager of the application.

Should you require any further assistance in process, please contact Council's Development Services Department on 1300 696 272.

Yours faithfully



Jeff Miles
Planning and Environment Manager

- Enc:
- Attachment 1-conditions to be imposed
 - Attachment 2-reasons for decision to impose conditions
 - Attachment 3-appeal rights
 - Attachment 4-plans

Attachment 1 – Conditions to be imposed by Concurrence Agency

No.	Conditions
General	
1.	Unless otherwise stated in a particular condition, all conditions must be completed prior to the completion of building works, or issue of a final certificate, whichever is the sooner, unless otherwise agreed to in writing by the Concurrence Agency.
2.	All conditions of the Amenity and Aesthetics approval are to be completed prior to issue of Form 21.
Design and Siting	
3.	The approved dwelling must be sited a minimum twelve (12) metres from the Queen Street property boundary, with all setbacks measured from the outermost projection of the structure.
4.	The approved dwelling must be sited generally in accordance with Site Plan by Elite Portables Rev 2 dated 17 May 2021.
5.	The overall height of the approved dwelling must not exceed 8.5 metres measured from natural ground level.
6.	Utilise colours in the development that are sympathetic to the surrounding environment and avoid excessive brightness, contrast, colour intensity, and reflectivity. In this regard, materials/colours on the roof and wall of the structures must not reflect glare into the habitable rooms of any dwelling on surrounding allotments.
7.	A roofed verandah is to be built on the northern side of the dwelling as per Site Plan by Elite Portables Rev 2 dated 17 May 2021 and is to be the same length as the transportable dwelling structure.
Landscaping	
8.	Establish landscaping for screening purposes along the boundary adjoining Queen street. Landscaping must consist of a minimum of one (1) tree and/or shrub per three (3) lineal metres, growing to a minimum height of four (4) metres.
9.	Maintain the new landscaping on the site to the satisfaction of the Concurrence Agency.
Transportable Dwelling or Other Structure	
10.	Complete all external works associated with the relocated dwelling within 12 months from the date of the development approval, or as otherwise approved in writing by the Concurrence Agency.
11.	The ground surface must be returned to a level state and must not contain trip hazards or excavations likely to be a safety risk.
12.	Replace or make good all exterior wall cladding material so as to be free of any visible or performance related defects.
13.	Replace or make good all roof cladding materials so as to be free of any visible or performance related defects including rust, flaking paint or broken tiles.
14.	Provide a copy of Form 21 Final Certificate/s covering all building works carried out under this approval to ensure that the dwelling is fully compliant with the <i>Building Act 1975</i> including, but not limited to the following works: <ol style="list-style-type: none"> a. Relocation and restumping of dwelling including all foundations; and b. Frame, bracing and tie down whether new, or required for upgrade; and c. Any new works whether renovations, additions, or other to bring the structure up to required NCC Classification compliance.

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> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.



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Attachment 2 – Reasons for decision to impose conditions

The reason for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- The Amenity and Aesthetics policy adopted by North Burnett Regional Council on the 4 November 2016 states that matters for consideration are to be the architectural style, building form, construction materials and physical condition of the proposed dwelling complements existing houses in the locality and surrounding pattern of development.

Attachment 3 – Planning Act 2016 Extract Appeal Rights

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Please refer to attached document or

<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#ch.6>

<https://www.legislation.qld.gov.au/view/html/inforce/current/act-2016-025#sch.1>



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Attachment 4 – Approved Plans

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Please refer to the next page for approved plans**

Site Calculations

SITE AREA	2,024.58m ²
EXISTING FLOOR AREA	0.00m ²
PROPOSED FLOOR AREA	300.6 (internal floor area) plus 27 sqm external verandah.
PROPOSED FLOOR SPACE RATIO	0.02:1
PROPOSED SITE COVERAGE	1.51%

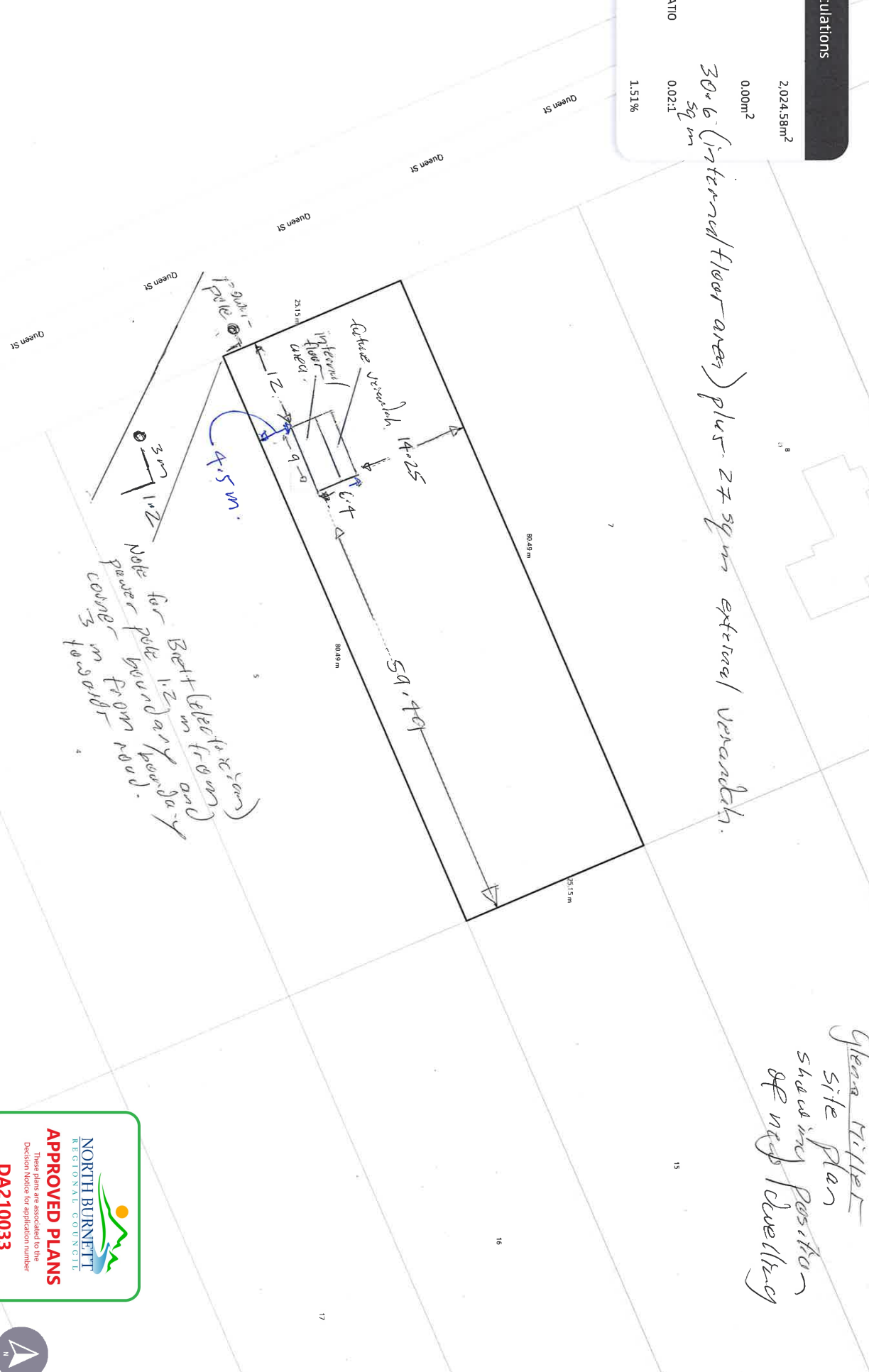
Disrupted by Canbuild.



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ALL DIMENSIONS ARE IN METRES. DO NOT SCALE FROM PLANS.



*Gene Miller
Site Plan
Showing Position
of new dwelling*

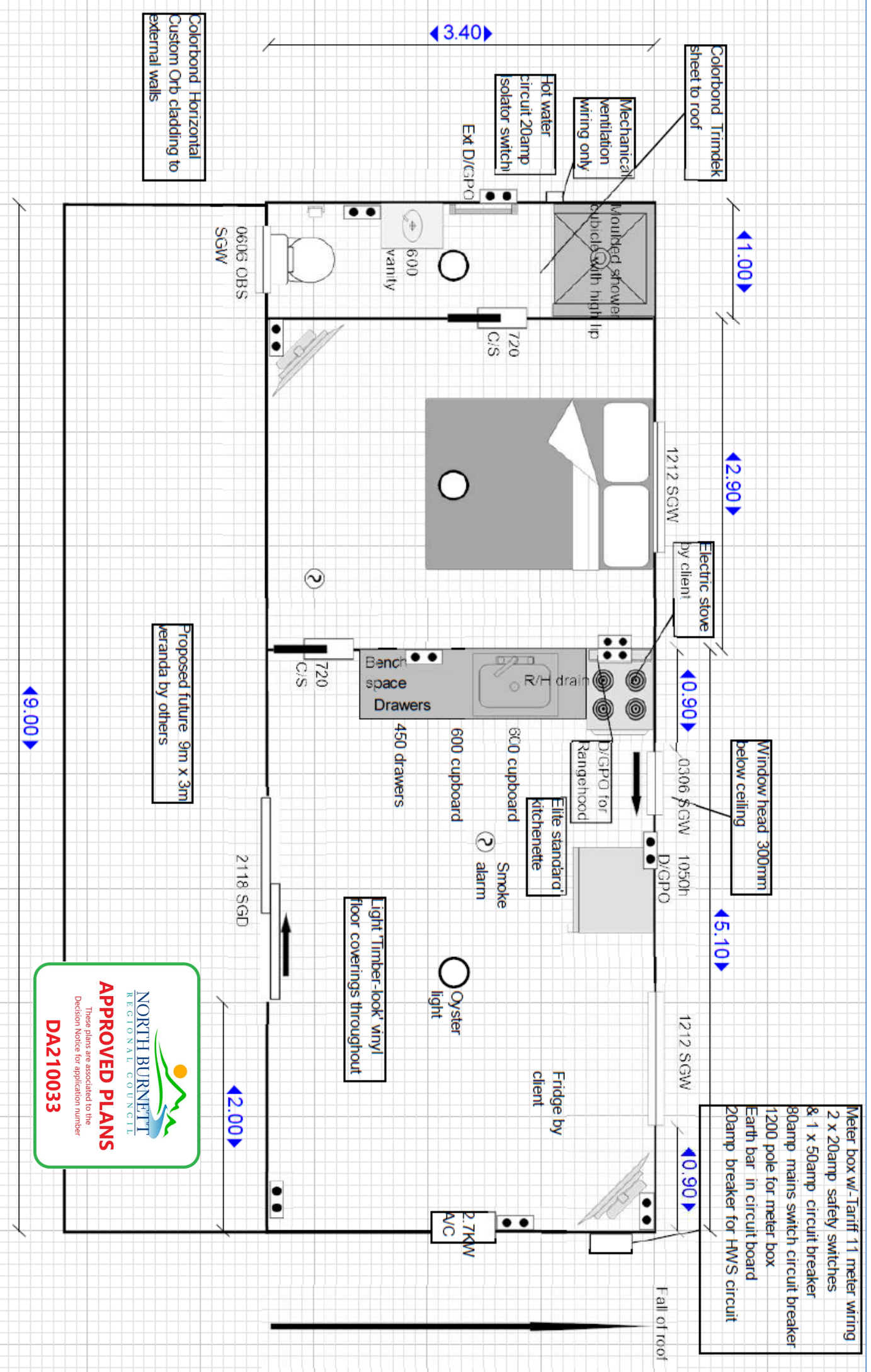
DATE	DESCRIPTION	REV	USER
17/5/21	Site Plan Generated	2	B.J

CLIENT NAME
PROPERTY DETAILS
Queen St, Dallarui, QLD
4621, Australia
Lot/DP: 6/RP15872

SHEET NAME Site Plan	JOB NO: 83949
DESIGN NAME: Barbara maddipati	SHEET NO: 1
SCALE: 1:500 @A3	REV NO: 2
DATE: 17/5/21	



Map Data 2021. Terms of Use: 2020010001



Meter box w/-Tariff 11 meter wiring
 2 x 20amp safety switches
 & 1 x 50amp circuit breaker
 80amp mains switch circuit breaker
 1200 pole for meter box
 Earth bar in circuit board
 20amp breaker for HWS circuit

APPROVED PLANS
 NORTH BURNETT REGIONAL COUNCIL
 These plans are associated to the Decision Notice for application number **DA210033**