

29 November 2021

Your Reference:
 Our Reference: DA210038

Brad's New & Improved Homes
 PO Box 219
 GAYNDAH QLD 4625

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE
 91 OLD NANANGO ROAD, GAYNDAH
 (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 21 December 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: Brad's New & Improved Homes
 Applicant contact details: PO Box 219
 GAYNDAH QLD 4625
 Email: thebuilder2@bigpond.com.au
 Phone: 07 4161 2398
 Mobile: 0429 173 340

Site details

Street address: 91 OLD NANANGO ROAD, GAYNDAH
 Real property description: 334MZ1159

Application details

Application No: DA210038
 Date of Decision: 29 November 2021
 Proposed development: Development Permit for Building Works

Aspects of development and type of approval being sought

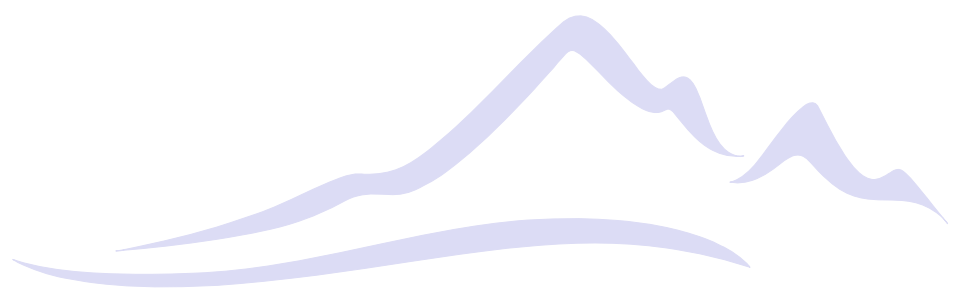
| Nature of Development | Approval Type | Brief Description of Proposal |
|----------------------------------------------------|--------------------|--------------------------------------|
| Building Work - assessable against planning scheme | Development Permit | Shed within the Flood Hazard overlay |

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 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. |
| Design and Siting | |
| 2. | The approved shed must be sited generally in accordance with the endorsed plans, with all setbacks measured from the outermost projection of the structure. |
| Use | |
| 3. | The approved shed must not be used for habitable purposes. |
| 4. | Storage of hazardous materials of 50 litres or more of chemicals of class C1 or C2 combustible liquids under Australian Standard AS1940 is not to occur. |
| 5. | Electric charge connection points are to be above the defined flood level identified on Overlay Map Flood hazard – Gayndah Sheet 15 of 15 plan reference OM-FH-015. |
| 6. | The design and construction of service infrastructure for the approved shed shall— (a) prevent floodwater intrusion and infiltration; and (b) resist hydrostatic and hydrodynamic forces resulting from a 1 per cent AEP flood event. |

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. |
| C. | Please note this amenity and aesthetics assessment pertains to the approval of a class 10 building only (defined as Domestic Carport, Shed and Garage (10a)). It is recommended that clarification from a Building Certifier be sought to ensure that an appropriate building classification is applied to align with the building size, purpose, use and intent of operations within the building. |



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.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the North Burnett Regional Council Planning Scheme V1.4 – Flood Hazard Overlay Code.



Attachment 3 – Approved Plans

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Please refer to the following pages for approved plans.



Attachment 4 – 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>

