

8 November 2021

Your Reference:
 Our Reference: DA210041

Darr Constructions
 PO Box 217
 MUNDUBBERA QLD 4626

Dear Sir

CONCURRENCE AGENCY RESPONSE
 COONAMBULA ROAD, MUNDUBBERA
 (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 26 October 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: Bryson Darr
 Applicant contact details: PO Box 217
 MUNDUBBERA QLD 4626
 Email: darrconstructions@hotmail.com
 Phone:
 Mobile: 0427 654 944

Location details

Street address: COONAMBULA ROAD, MUNDUBBERA
 Real property description: Lot 1 on SP285189
 Local government area: North Burnett Regional Council

Application details

Application number: DA210041
 Proposed development: Development Permit for Building Works

Aspects of development and type of approval being sought

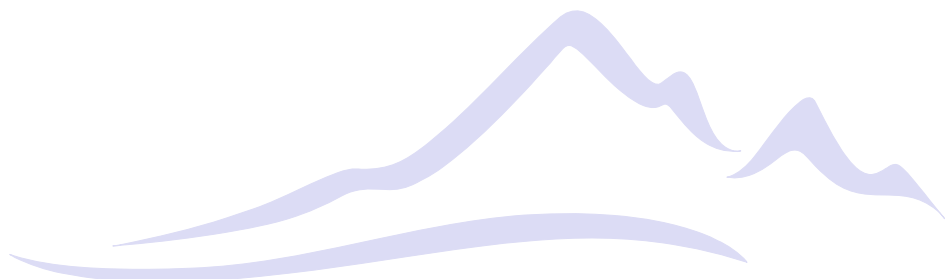
Nature of Development	Approval Type	Brief Description of Proposal
Building Work - assessable against planning scheme	Development Permit	Shed over 150m2 GFA

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.
Design and Siting	
2.	The approved shed must be sited a minimum 18 metres from the western property boundary and 20m from the northern property boundary, with all setbacks measured from the outermost projection of the structure.
3.	The floor area of the approved shed must not exceed 180 m ²
4.	The overall height of the approved shed must not exceed 6 metres measured from natural ground level.
5.	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.
Use	
6.	The approved shed is to be used for private/domestic purposes only. The approved structure must not be used as a separate domicile/dwelling or used for any industrial/business (such as “low impact industry”, “transport depot” or “warehouse” use unless valid development approvals are granted for such uses. To this end, the use of any of the approved building/s associated with this approval must be ancillary and incidental to the predominant use of the site for a “Dwelling Unit”.

Attachment 1B – Advice Notes

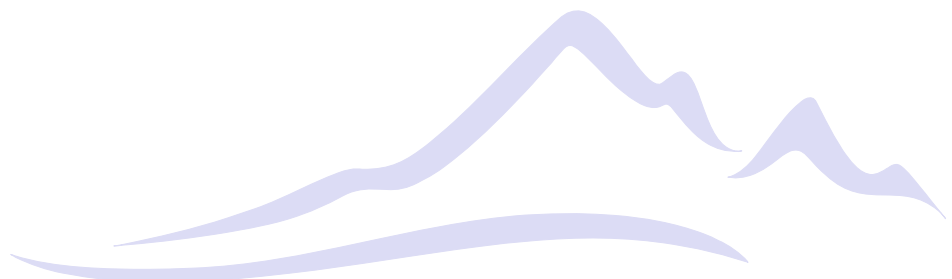
A.	This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.
C.	Please note this amenity 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 compliance with the North Burnett Regional Council Planning Scheme V1.4.
- To ensure compliance with alternative provision to the Queensland Development Code MP1.2 as stated in the North Burnett Regional Council Planning Scheme V1.4.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.

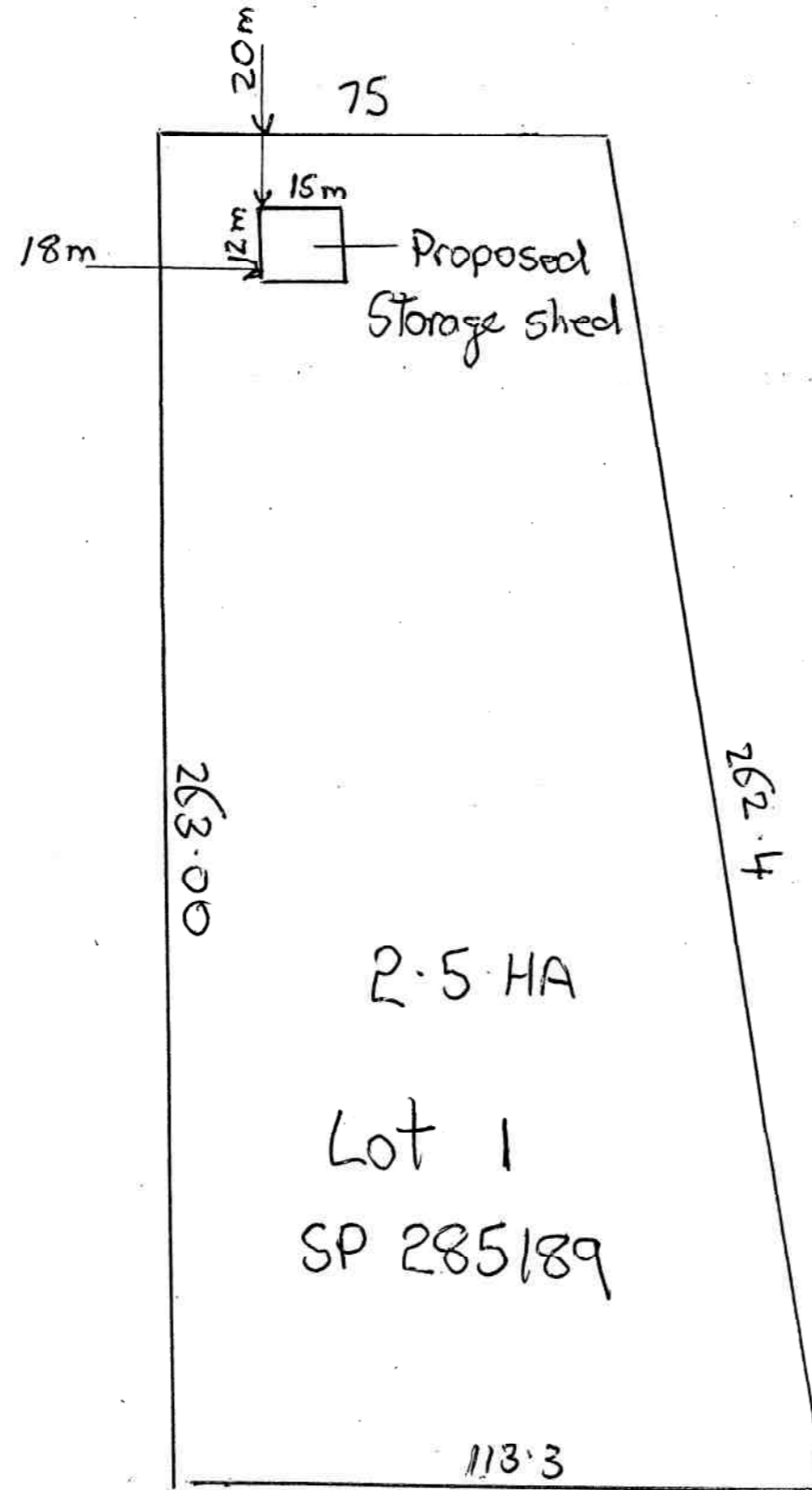


Attachment 3 – Approved Plans

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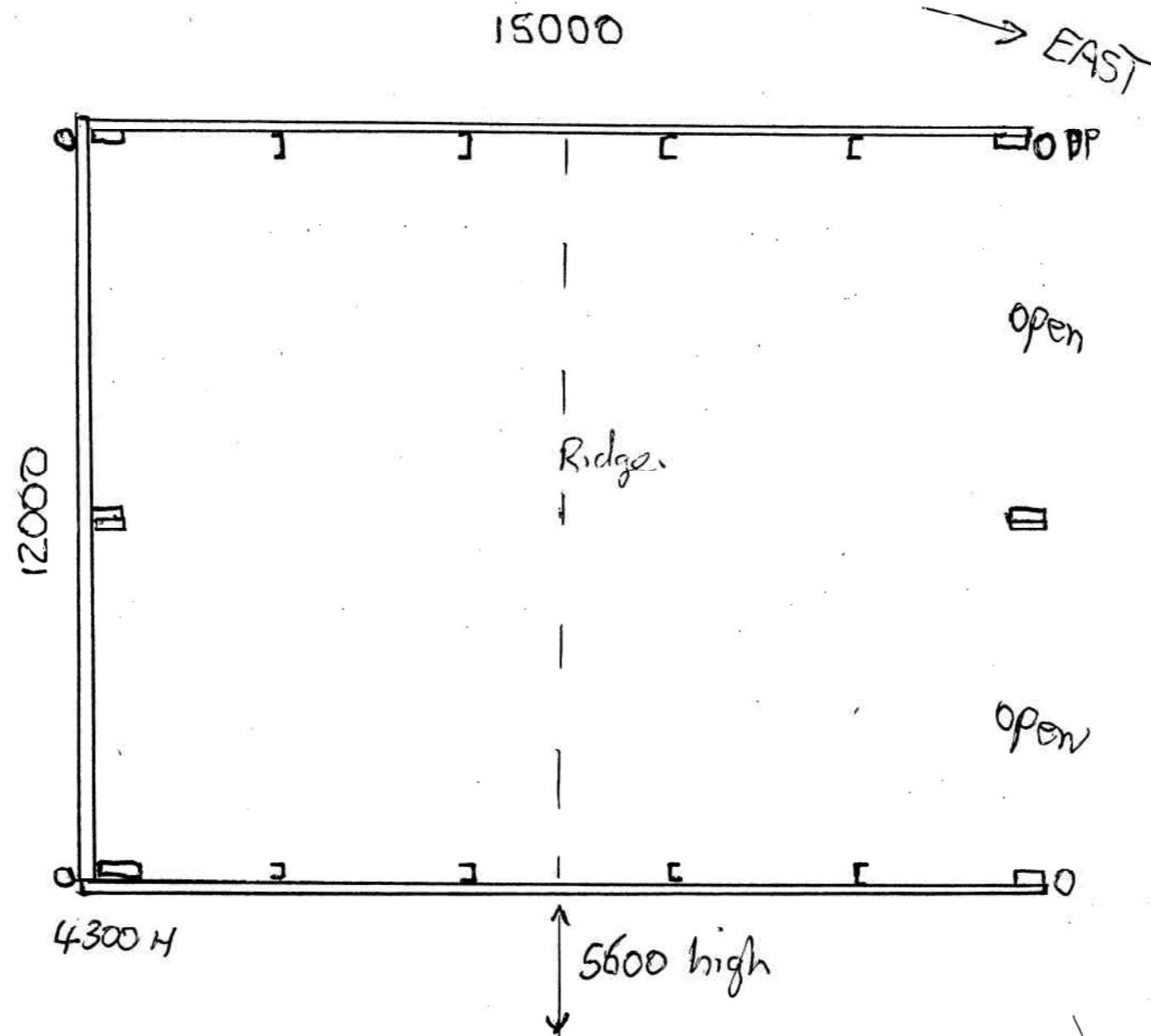
Please refer to the following pages for approved plans.





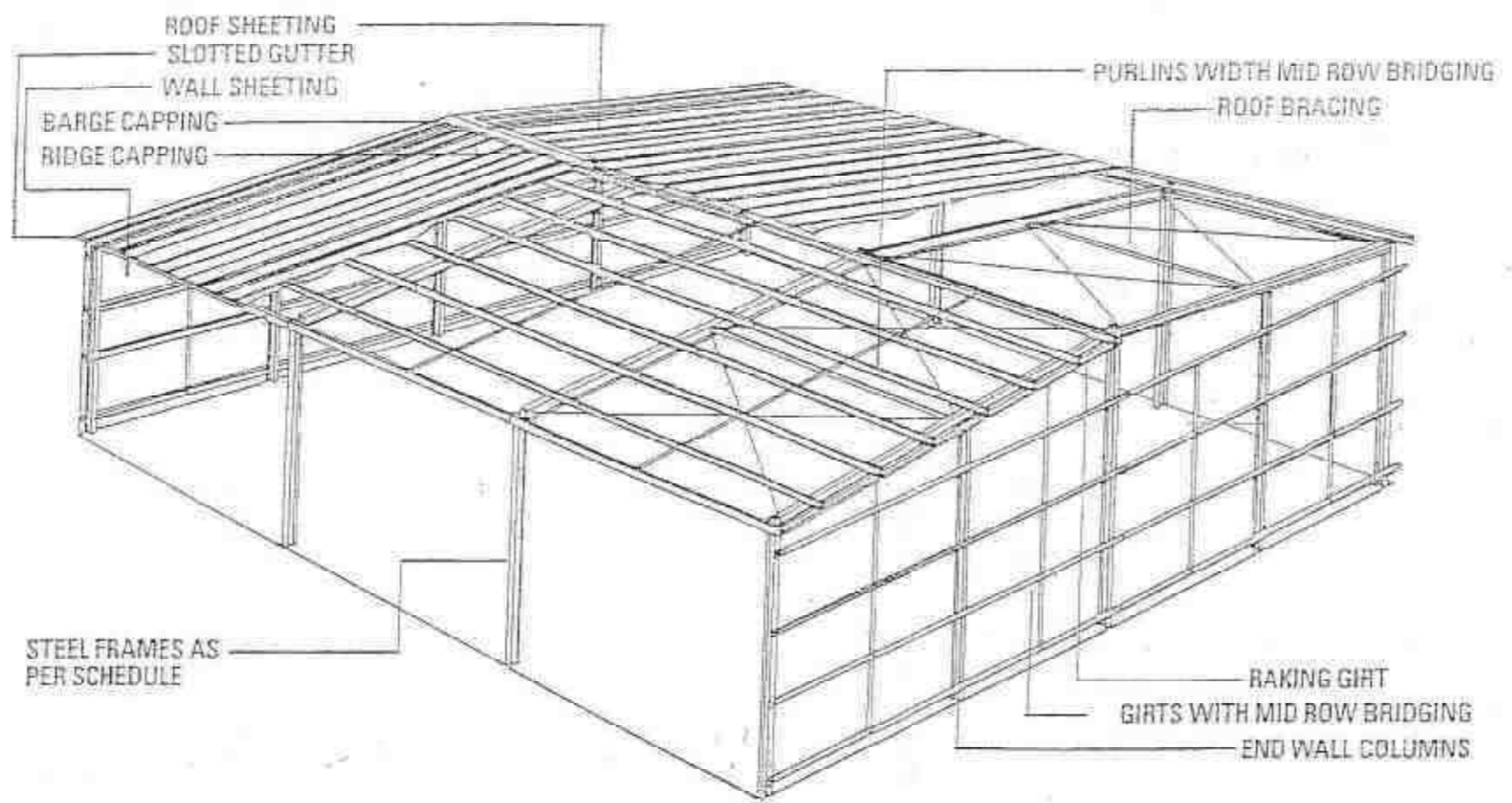
Eoonambula rd Mundubbera

DRAWING TITLE SITE PLAN
 DRAWING NO. SP5171/21
 DATE 25/10/2021
 OWNER B & L DARR
 ADDRESS 142 Coonambula Road, MUNDUBBERA
 LOT 1 ON SP285189
 CONTRACTOR DARR CONSTRUCTIONS
 QBCC LIC. 1053493



Floor Plans

DRAWING TITLE_FLOOR PLAN
 DRAWING NO._FP5171/21
 DATE_25/10/2021




NORTH BURNETT
 REGIONAL COUNCIL
APPROVED PLANS
 These plans are associated to the
 Decision Notice for application number
DA210041

THE SENATOR SERIES IS DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF COMMERCIAL, INDUSTRIAL AND RURAL INDUSTRIES. THE SERIES HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING AUSTRALIAN STANDARDS:

- . AS 1538 . 1988 COLD FORM STEEL STRUCTURES CODES
- . AS 4100 . STEEL STRUCTURES CODE
- . AS/NZ 4600 . 1996 COLD FORM STEEL STRUCTURES CODE
- . THE BUILDING CODE OF AUSTRALIA

*** STRENGTH & DURABILITY**

THE BUILDINGS ARE DESIGNED TO MEET WIND CATEGORY REQUIREMENTS FOR DESIGNATED REGIONS AND ARE CLASSIFIED AS A MAJOR STRUCTURE WITH A LONG LIFE EXPECTANCY UNDER EXTREME CONDITIONS. THE MATERIALS USED IN CONSTRUCTION ARE OF A QUALIFIED GRADE. BOTH THE DESIGN FACTORS AND MATERIALS USED INSURE STRENGTH AND DURABILITY WELL BEYOND NORMAL REQUIREMENTS.

*** CONSTRUCTION**

THE SENATOR HAS BEEN DESIGNED AND FABRICATED AS A "KIT FORM" STRUCTURE AND IS AVAILABLE WITH BOTH WELDED PLATE OR BOLTED PLATE CONNECTIONS.

EXPANDING UPON THE TRADITION OF
HIGH QUALITY AND SERVICE —
INTRODUCING

THE **"SENATOR"** SERIES

BY TITAN

STEEL FRAMED BUILDINGS
FOR
RURAL — INDUSTRIAL & COMMERCIAL USE

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>

