

17 November 2021

Your Reference:
 Our Reference: DA210049

Noel Faulkner
 18 Ferny Avenue
 AVOCA QLD 4670
 Via email: jamesfaulkner2017@gmail.com
 Cc: monto@burnettcc.com.au

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE
 7 MAIN STREET, COALSTOUN LAKES
 (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 4 November 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: Noel Faulkner
 Applicant contact details: 18 Ferny Avenue
 AVOCA QLD 4670
 Email:
 Phone: 0427 611 410
 Mobile:

Site details

Street address: 7 MAIN STREET, COALSTOUN LAKES
 Real property description: Lot 1 on RP179447

Application details

Application No: DA210049
 Date of Decision: 17 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
Concurrency Agency	Development Permit	Shed - Design and Siting

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 3 Design and Siting – QDC non-compliance and/or QDC alternate provision assessment

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 No./ Reference	Title (prepared by)	Date
<u>SP5199/21</u>	Site Plan	4/11/2021
Page 1 of 1	Arch_elevation by Mecano Sheds Pty Ltd	2021

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



Lyn McLeod
Development Officer

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

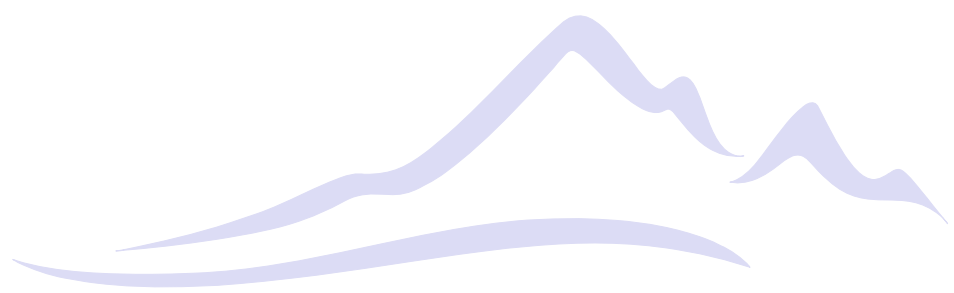


Attachment 1 – Conditions to be imposed by Concurrency Agency

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.
3.	The floor area of the approved shed must not exceed 110m ²
4.	The overall height of the approved shed must not exceed 4 metres measured from natural ground level.
5.	The shed wall to the southern boundary must be constructed of maintenance free material, such as unpainted or untreated masonry or prefinished steel sheeting.
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.
Use	
7.	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 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
8.	The approved shed must not be used for habitable purposes.

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 Queensland Development Code MP1.2.
- 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.



Attachment 3 – Approved Plans

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Please refer to the following pages for approved plans.



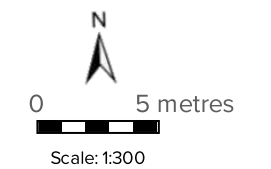


Legend located on next page

DRAWING TITLE_ SITE PLAN
DRAWING NO._ SP5199/21
DATE_ 4/11/2021
OWNER_ N Faulkner
ADDRESS_ 7 Main Street, COALSTOUN LAKES
LOT 1 On RP179447
CONTRACTOR_ N Faulkner
QBCC Lic._ 60126



APPROVED PLANS
 These plans are associated to the
 Decision Notice for application number
DA210049



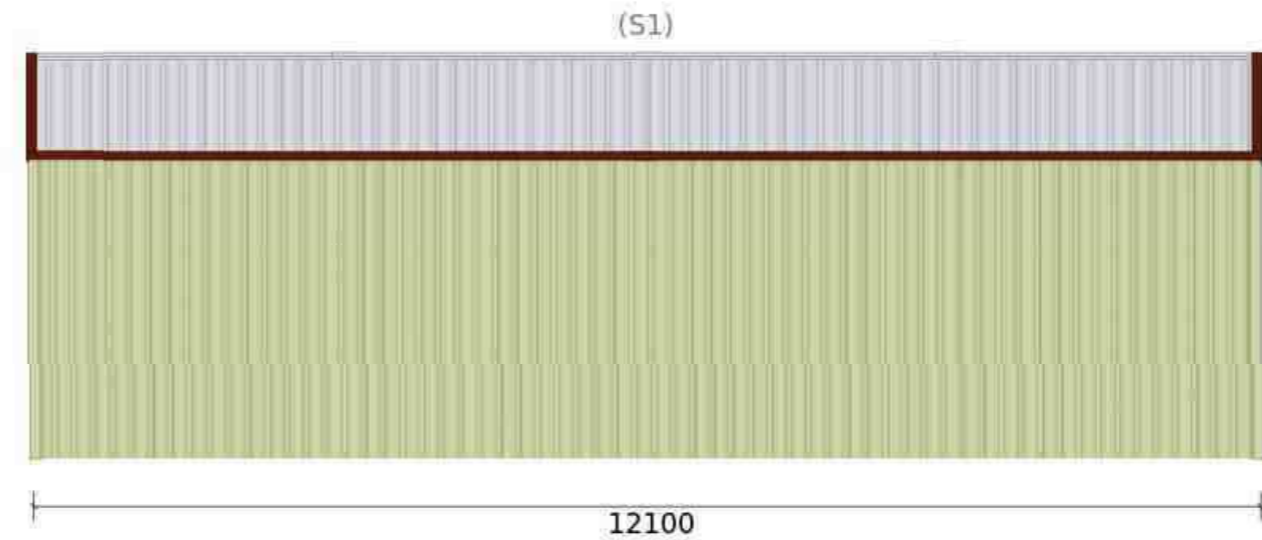
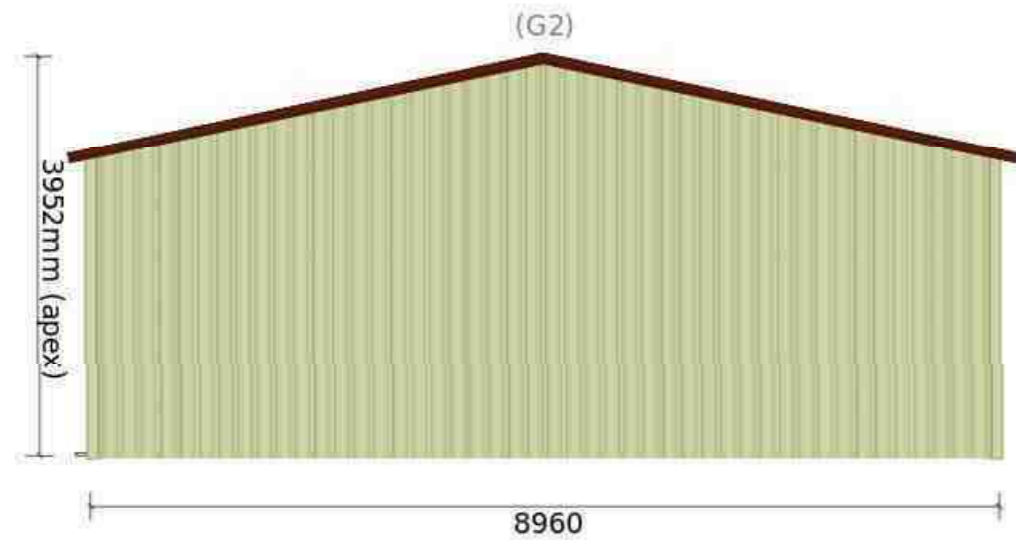
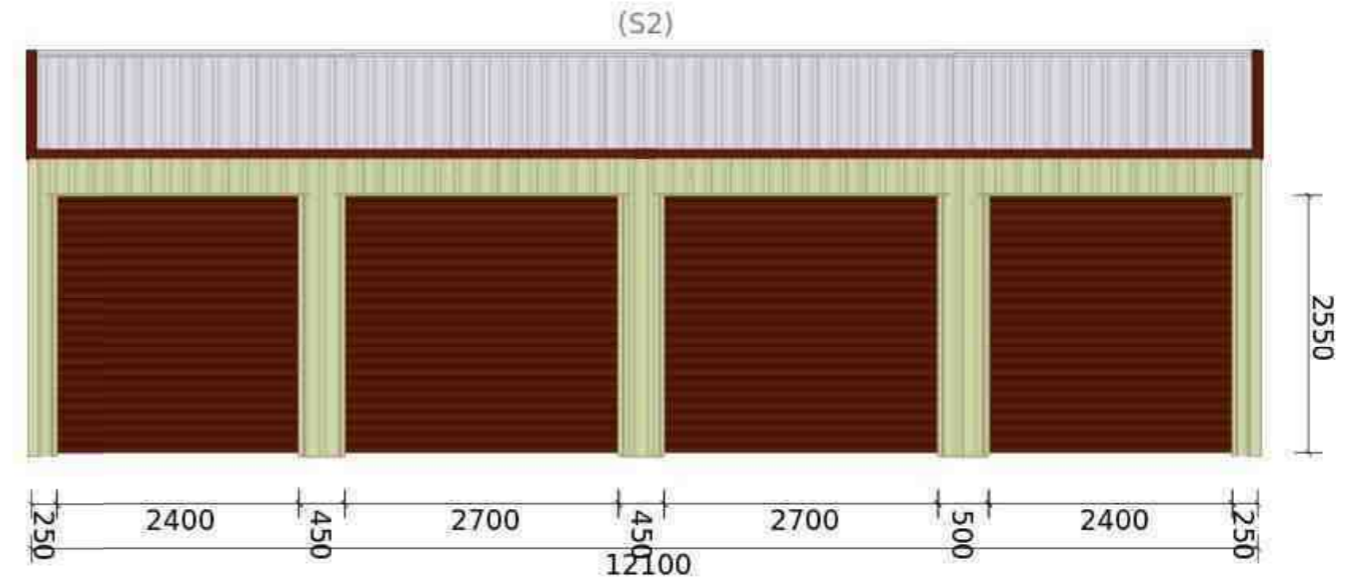
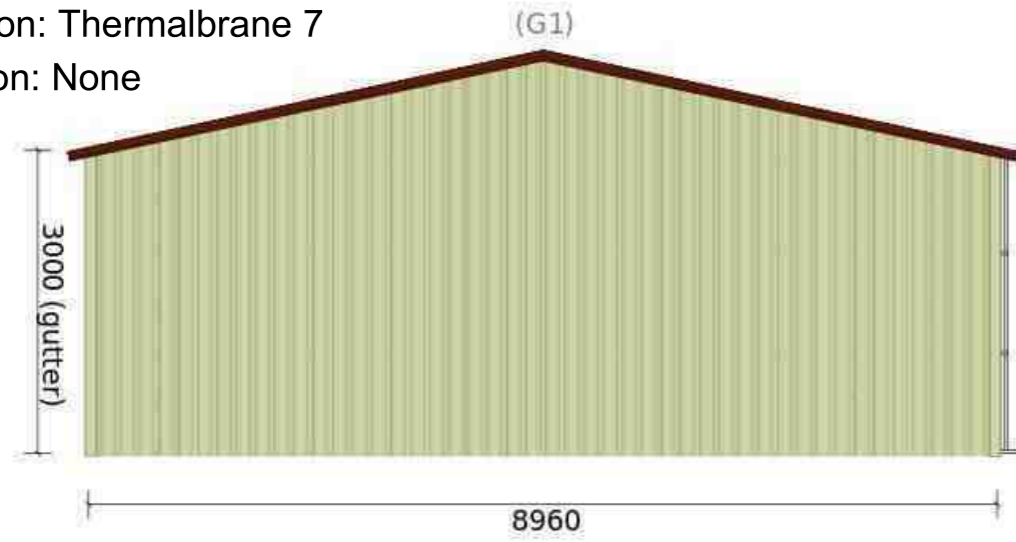
Printed at: A3
 Print date: 21/10/2021
 Datum: Geocentric Datum of Australia 1994
 Projection: Web Mercator EPSG 102100

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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Roof: Zinc Trimclad
 Trim: Heritage Red
 Gutter Type: Quad
 Walls: Birch Vertical Trimclad
 Roller Doors: Heritage Red / Heritage Red
 Roof Insulation: Thermalbrane 7
 Wall Insulation: None



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>

