

25 March 2022

Your Reference:
 Our Reference: DA220010

Shed Constructions (QLD) Pty Ltd
 1 Salloom Street
 GIN GIN QLD 4671

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE
 5 CORINGA HILLS ROAD, CORINGA
 (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 2 March 2022. 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: Shed Constructions (QLD) Pty Ltd
 Applicant contact details: 1 Salloom Street
 GIN GIN QLD 4671
 Email: accounts@shedconstructionsqld.com.au
 Phone: 07 4157 3144
 Mobile: 0428 865 103

Site details

Street address: 5 CORINGA HILLS ROAD, CORINGA
 Real property description: 6RP200204

Application details

Application No: DA220010
 Date of Decision: 25 March 2022
 Proposed development: Development Permit for Building Works

Aspects of development and type of approval being sought

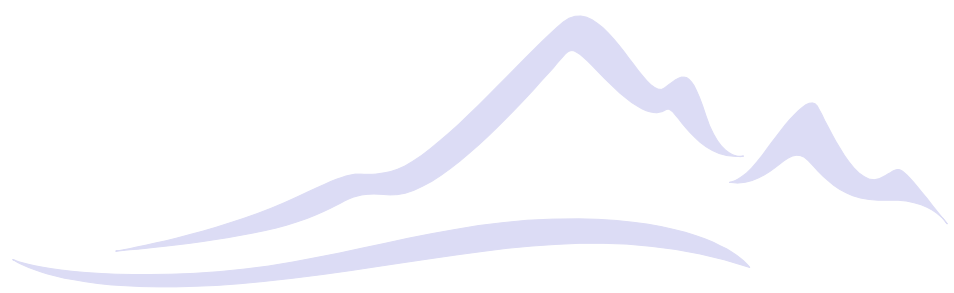
| Nature of Development | Approval Type | Brief Description of Proposal |
|--|--------------------|-------------------------------|
| Building Work - assessable against planning scheme | Development Permit | Shed - Design and Siting |

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 shed must be sited a minimum 4 metres from the southern property boundary, with all setbacks measured from the outermost projection of the structure. |
| 4. | The height of the approved shed must be generally in accordance with the endorsed plans. |
| 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 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 |
| 7. | The approved shed must not be used for habitable purposes. |

Attachment 1B – Advice Notes

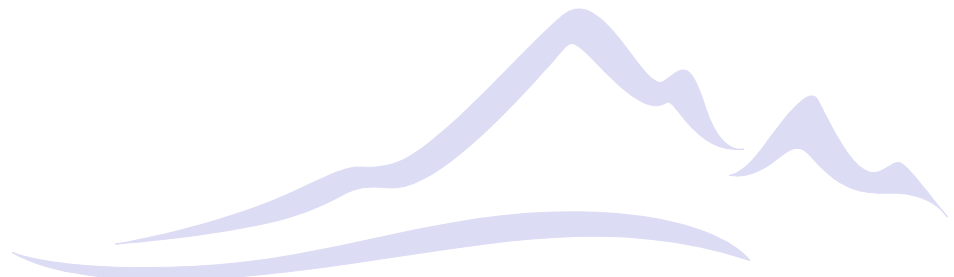
| | |
|----|---|
| A. | This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> . |
| B. | All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier. |
| 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:

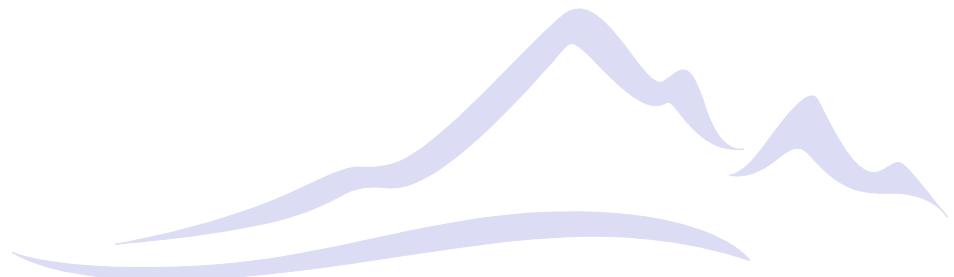
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.
- To ensure that the development 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.



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>

