

1 April 2022

Your Reference:
 Our Reference: DA220012

Add A Shed Biloela
 PO Box 20
 WOWAN QLD 4702

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE

47 ARCHER STREET, MONTO
 (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 18 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: Add A Shed Biloela
 Applicant contact details: PO Box 20
 WOWAN
 Email: ranbuildbiloela@gmail.com
 Phone: 4992 4444
 Mobile:

Site details

Street address: 47 ARCHER STREET, MONTO
 Real property description: 7SP324118

Application details

Application No: DA220012
 Date of Decision: 1 April 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
Concurrence Agency	Development Permit	Building over or near relevant infrastructure

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
Schedule 9 – Building work assessable against the *Building Act* Part 3 Division 3 Table 7 Building work over or near infrastructure relating to QDC Part 1.4

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

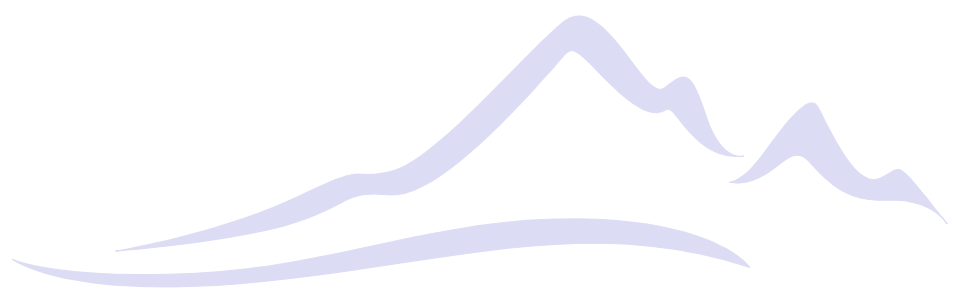
Under section 56 (7)(c) of the *Planning Act 2016*, the North Burnett Regional Council is required to set out reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved Plans and Specifications

Document No./ Reference	Title (prepared by)	Date
Plan 47	Site Plan by FH	
414543-GA Rev A page 1/2	General Arrangement by Ranbuild	
414543-GA Rev A page 2/2	General Arrangement by Ranbuild	
ENG1/1-2074-007017	Steel Frame Diagrams by Ranbuild	1/3/2022
ENG2/1-2074-007017	Steel Frame Schedule and Notes by Ranbuild	1/3/2022
ENG3/1-2074-007017	Connection Details by Ranbuild	1/3/2022
ENG3/2-2074-007017	Connection Details by Ranbuild	1/3/2022
ENG4/1-2074-007017	RC Floor Plan & Bored Pier Details by Ranbuild	1/3/2022
ENG4/2-2074-007017	RC Floor Plan & Bored Pier Details by Ranbuild	1/3/2022
ENG5/1-2074-007017	Isolated Bored Pier Details by Ranbuild	1/3/2022
ENG5/2-2074-007017	Isolated Bored Pier Details by Ranbuild	1/3/2022
ENG6/1-2074-007017	RC Floor Plan & Integral Pad Footing Details by Ranbuild	1/3/2022

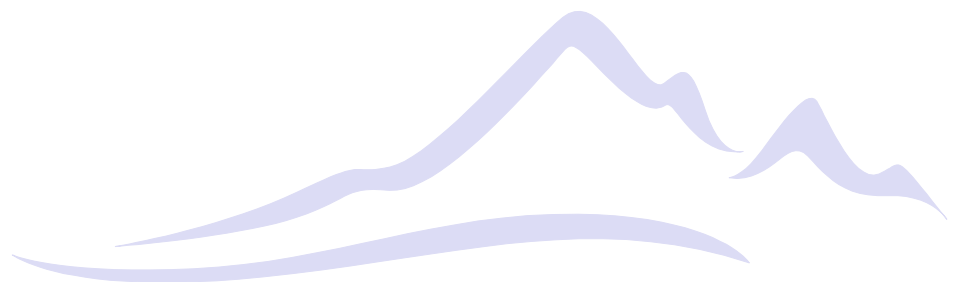
Attachment 1 – Conditions to be imposed by Concurrence Agency

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 2 metres from the north-western property boundary, with all setbacks measured from the outermost projection of the structure.
3.	The floor area of the approved shed must not exceed 200m ²
4.	The overall height of the approved shed must not exceed 7.5 metres 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.
Building near or over relevant infrastructure	
6.	The applicant is to supply CCTV recordings of the sewer main to Council before work commences. Approval from Council's Water and Wastewater Manager is required prior to commencement of construction. Council may choose to carry out repairs to the main, at its cost, before approval is given for construction to start. The cost of the CCTV inspection is at the owner's expense.
7.	Upon completion of the building works and before a building final certificate form 21 is issued, the applicant is to supply CCTV recordings of the sewer main to Council. This recording must be conducted after completion of the building work for the purpose of determining if any damage has occurred to the main during construction. Any rectification work required at this time will be at the applicant's cost. The cost of the CCTV inspection is at the owner's expense.
8.	Provide a site-specific design demonstrating compliance with the performance requirements of Queensland Development Code (QDC) MP1.4 Building Over or Near Relevant Infrastructure certified by a Registered Professional Engineer of Queensland (RPEQ) prior to commencement of building works.
Use	
9.	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
10.	The approved shed must not be used for habitable purposes.



Attachment 1B – Advice Notes

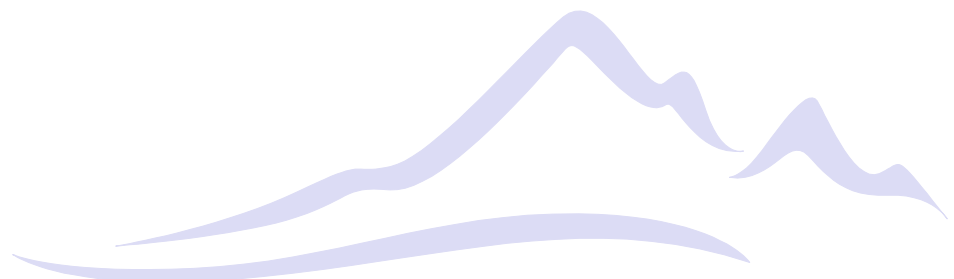
A.	This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.
C.	Please note this assessment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

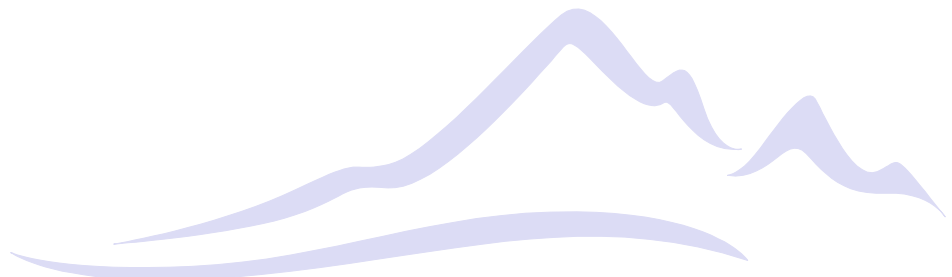
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.4
- To ensure that 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>

