

30 March 2022

Your Reference:
 Our Reference: DA220016

Dean Walters
 PO Box 255
 GAYNDAH QLD 4625

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE
 106 MESON STREET, 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 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: Dean R Walters
 Applicant contact details: PO Box 255
 GAYNDAH QLD 4625
 Email:
 Phone: 07 4161 1016
 Mobile: 0429 416 110

Site details

Street address: 106 MESON STREET, GAYNDAH
 Real property description: 2RP104710

Application details

Application No: DA220016
 Date of Decision: 30 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 over 110m2 GFA and length over 12m |

Giving of the Notice

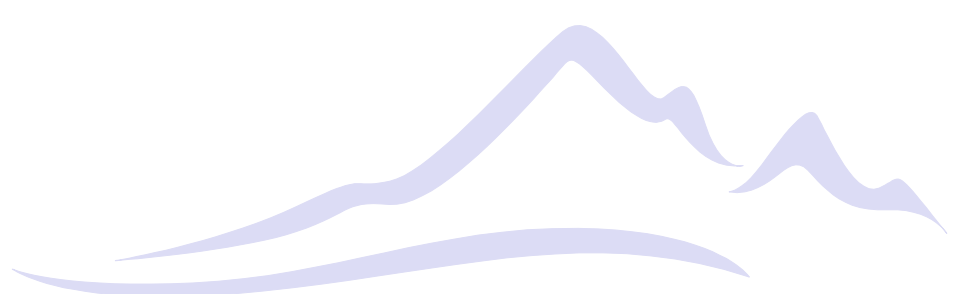
Under section 56(4) of the *Planning Act 2016*, this notice of referral agency response has been issued (where applicable) to the applicant and the assessment manager of the application.

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

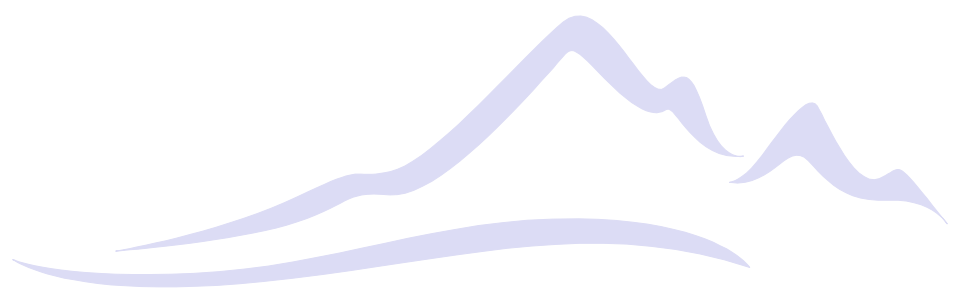


Attachment 1 – Conditions to be imposed by Concurrence Agency

| 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 1.5 metres from all side and rear property boundaries, with all setbacks measured from the outermost projection of the structure. |
| 4. | The floor area of the approved shed must not exceed 145m ² |
| 5. | The shed dimensions must be generally in accordance with the endorsed plans. |
| 6. | The overall height of the approved shed must not exceed 4.5 metres measured from natural ground level. |
| 7. | 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 | |
| 8. | 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 |
| 9. | The approved shed must not be used for habitable purposes. |

Attachment 1B – Advice Notes

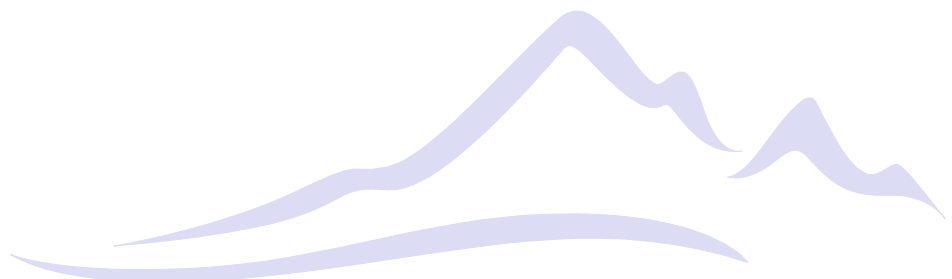
| | |
|----|---|
| A. | This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> . |
| B. | All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.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

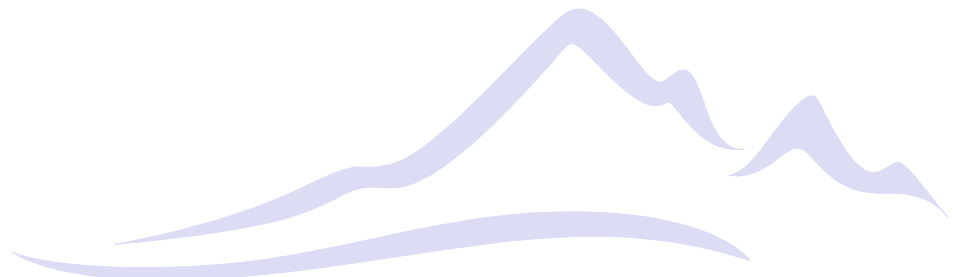
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the Queensland Development Code MP1.2.
- To ensure that the development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



Site Plan For Proposed Shed at 106 Meson Street Gayndah

25°37'15"S 151°35'5"E

25°37'15"S 151°35'53"E



25°37'17"S 151°35'51"E

25°37'17"S 151°35'53"E

A product of



Legend located on next page

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DA220016



0 10 metres

Scale: 1:400

Printed at: A4

Print date: 7/3/2022

Projection: Web Mercator EPSG 102100 (3857)

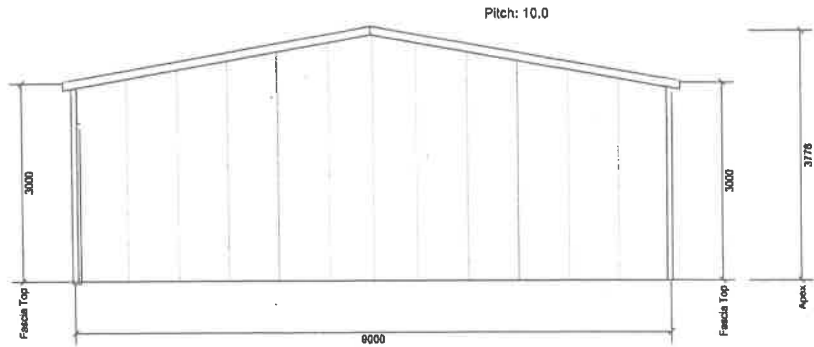
For more information, visit
<https://qdglobe.information.qld.gov.au/help-info/Contact-us.html>



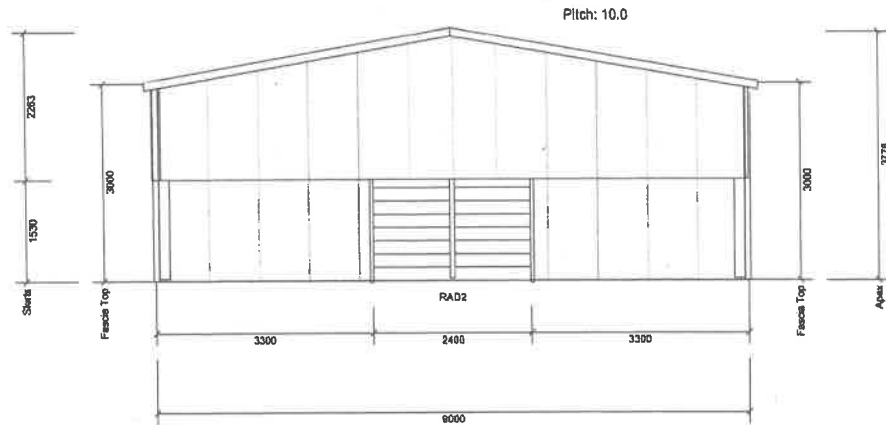
**Queensland
Government**
Department of Resources

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FRONT ELEVATION



BACK ELEVATION

George Zuev
RPEQ 7551


 National Engineering Register
 08 MAR 2022
 Date
 Signature
 Mr George Zuev
 MIEAust CP Eng NER
 Registered on the NER in the area(s)
 of practice of Civil Engineering

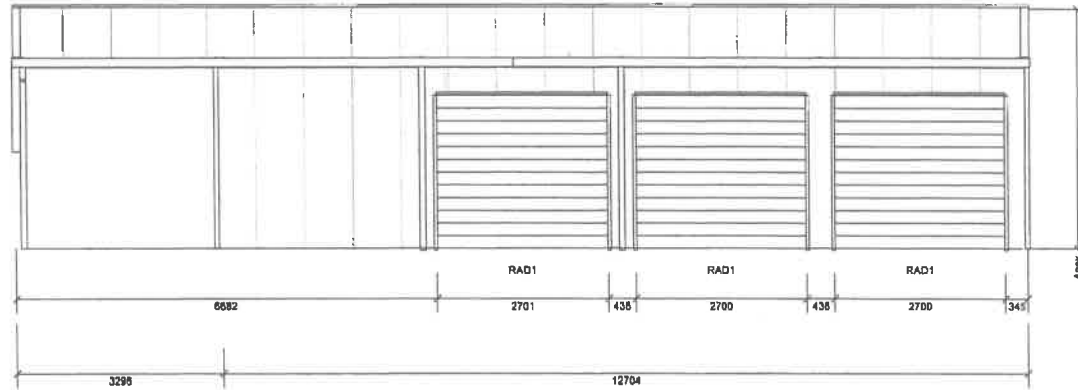
| | | | | | |
|---|---|--|---|---|--|
|  R&F Steel Buildings Gayndah ABN: 27 495 986 096 | R&F Steel Buildings Gayndah QBCC Lic. 1009385 100 Boyd Road, Gayndah QLD 4825 | PROJECT NO: P9502Q1 PROJECT NAME: Peter Spencer | CUSTOMER: Peter Spencer | SITE: 106 Mason Street Gayndah, QLD 4625 | DATE: 07/03/2022 |
| | T 07 4161 1016 E gayndah@rfsteelbuildings.com.au | JOB NAME: Peter Spencer | LOT: Lot 2 | RP/SP: RP 104710 | ULT WIND SPEED: 39.15 m/s SERVICEABILITY: 32.19 m/s |
| | | | DRAWING No: J2305-Spencer:Elevations | | |



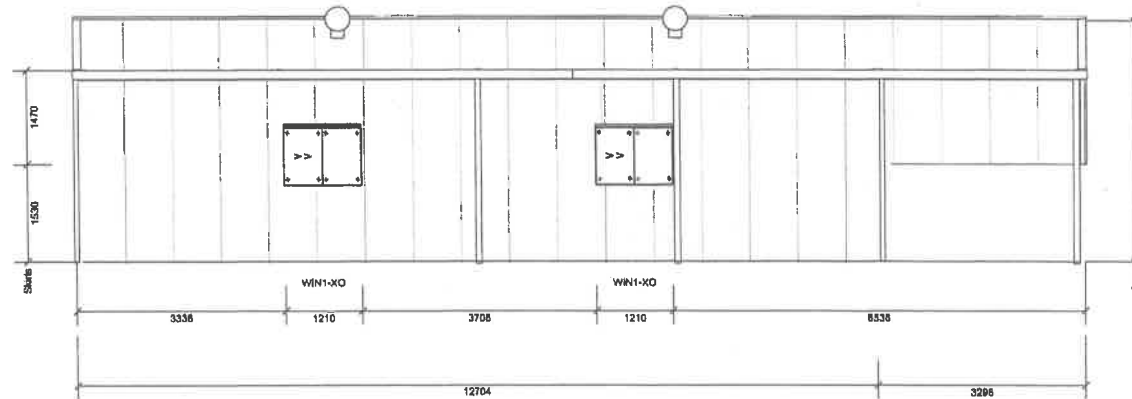
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LEFT ELEVATION

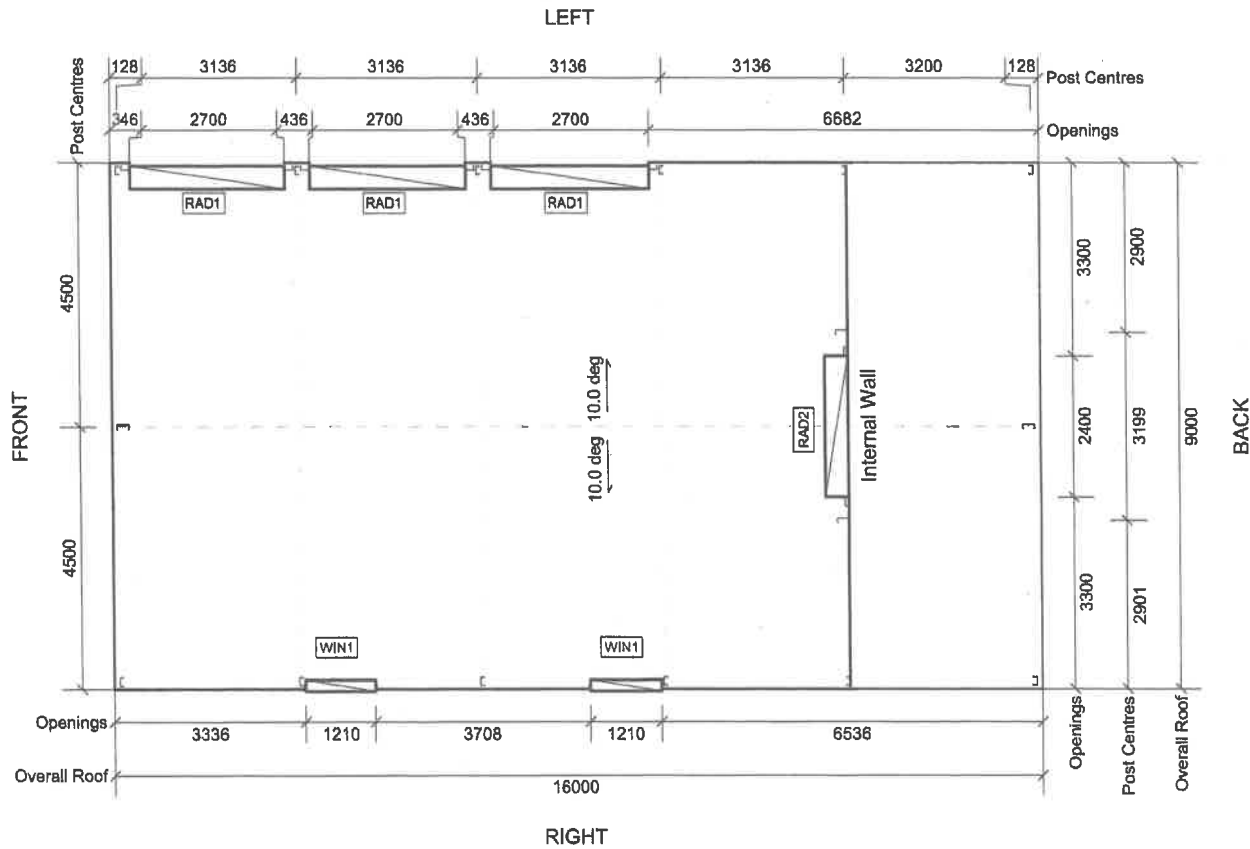


RIGHT ELEVATION

George Zuev
08 MAR 2022
RPEQ 7551

| | | | | | |
|--|--|--|---------------------------------------|---|--|
| <p>R&F Steel Buildings 100 Boyd Road, Gayndah QLD 4625 T 07 4161 1016 E gayndah@rsteelbuildings.com.au</p> | <p>R&F Steel Buildings Gayndah QBCC Lic. 1009385</p> | <p>PROJECT NO: P9502Q1</p> | <p>CUSTOMER: Peter Spencer</p> | <p>SITE: 106 Meson Street Gayndah, QLD 4625</p> | <p>DATE: 07/03/2022</p> |
| | <p>200 Boyd Road, Gayndah QLD 4625</p> | <p>PROJECT NAME: Peter Spencer</p> | <p>LOT: Lot 2</p> | <p>RP/SP: RP 104710</p> | <p>ULT WIND SPEED: 39.15 m/s SERVICEABILITY: 32.19 m/s</p> |
| | <p>R&F Steel Buildings Gayndah ABN: 27 495 888 096</p> | <p>T 07 4161 1016 E gayndah@rsteelbuildings.com.au</p> | <p>JOB NAME: Peter Spencer</p> | <p>DRAWING No. J2305-Spencer:Elevations</p> | |

| Opening Legend | |
|----------------|---------------|
| RAD1 | 2400h x 2700w |
| RAD2 | 2400h x 2400w |
| WIN1 | 900h x 1210w |



George Zuev 08 MAR 2022
RPEQ 7551




NORTH BURNETT
REGIONAL COUNCIL

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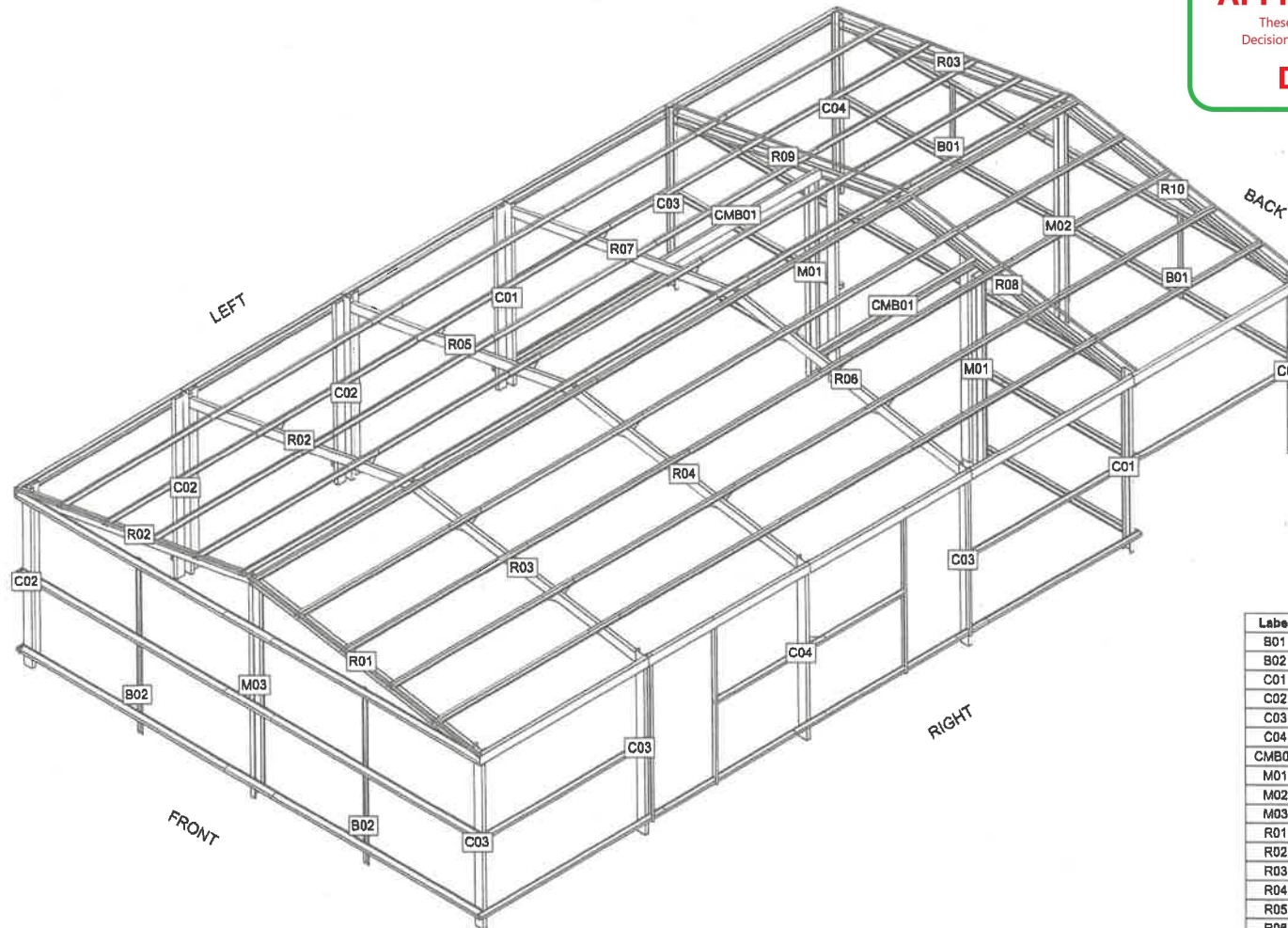
Floor Plan

| | | | | | |
|--|--|-----------------------------|-------------------------|---|------------------|
|  <p>R&F Steel Buildings Gayndah QBCC Lic. 1009385 100 Boyd Road, Gayndah QLD 4825</p> | <p>R&F Steel Buildings Gayndah ABN: 27 495 988 096</p> <p>T 07 4161 1016 E gayndah@rfsteelbuildings.com.au</p> | PROJECT NO: P9502Q1 | CUSTOMER: Peter Spencer | SITE: 106 Mason Street Gayndah, QLD 4625 | DATE: 07/03/2022 |
| | | PROJECT NAME: Peter Spencer | | | LOT: Lot 2 |
| | | JOB NAME: Peter Spencer | | DRAWING No: J2305-Spencer:Elevations | |

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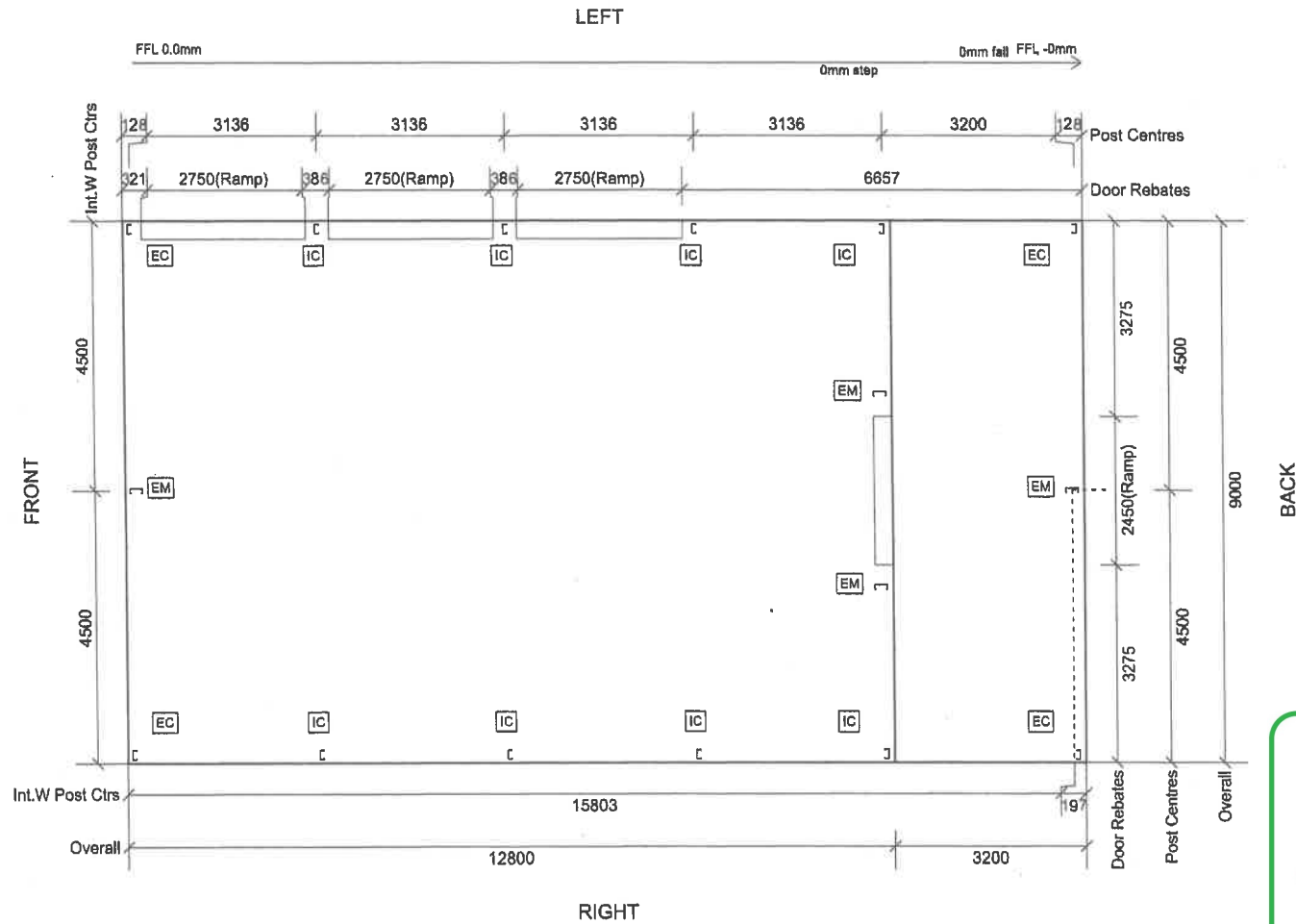


George Zuev 08 MAR 2022 RPEQ 7551

| Label | Size | Qty | Length |
|-------|-----------|-----|--------|
| B01 | TS2242-PI | 2 | 1382 |
| B02 | TS2242-PI | 2 | 2822 |
| C01 | PC15019 | 2 | 3007 |
| C02 | PC15019 | 4 | 3007 |
| C03 | PC15019 | 4 | 3007 |
| C04 | PC15019 | 2 | 3007 |
| CMB01 | PC15012 | 2 | 3072 |
| M01 | PC20015 | 2 | 3240 |
| M02 | PC20015 | 1 | 3522 |
| M03 | PC20015 | 1 | 3522 |
| R01 | PC15019 | 1 | 4367 |
| R02 | PC15019 | 2 | 4367 |
| R03 | PC15019 | 2 | 4367 |
| R04 | PC15019 | 1 | 4367 |
| R05 | PC15019 | 1 | 4367 |
| R06 | PC15019 | 1 | 4367 |
| R07 | PC15019 | 1 | 4367 |
| R08 | PC15019 | 1 | 4367 |
| R09 | PC15019 | 1 | 4367 |
| R10 | PC15019 | 1 | 4367 |

ISO Front Right

| | | | | | | |
|---|---|------------------------------------|--------------------------------|---|-------------------------|----------------------------------|
|  <p>R&F STEEL BUILDINGS R&F Steel Buildings Gayndah ABN: 27 495 988 096</p> | <p>R&F Steel Buildings Gayndah QBCC Lic. 1009385 100 Boyd Road, Gayndah QLD 4625</p> <p>T 07 4161 1016 E gayndah@rfaelbuildings.com.au</p> | PROJECT NO: P9502Q1 | CUSTOMER: Peter Spencer | SITE: 106 Meson Street Gayndah, QLD 4625 | DATE: 07/03/2022 | |
| | | PROJECT NAME: Peter Spencer | | LOT: Lot 2 | RP/SP: RP 104710 | ULT WIND SPEED: 39.15 m/s |
| | | JOB NAME: Peter Spencer | | DRAWING No: J2305-Spencer:Elevations | | SERVICEABILITY: 32.19 m/s |



George Zuev 08 MAR 2022
RPEQ 7551

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Slab / Footing Plan

| | | | | | |
|--|--|---|---|---|---|
| <p>R&F STEEL BUILDINGS</p> <p>R&F Steel Buildings Gayndah ABN: 27 495 986 096</p> | <p>R&F Steel Buildings Gayndah QBCC Lic. 1009385</p> <p>100 Boyd Road, Gayndah QLD 4625</p> | <p>PROJECT NO: P9502Q1</p> <p>PROJECT NAME: Peter Spencer</p> | <p>CUSTOMER: Peter Spencer</p> <p>PROJECT NAME: Peter Spencer</p> | <p>SITE: 106 Mason Street Gayndah, QLD 4625</p> <p>LOT: Lot 2 RPSP: RP 104710</p> | <p>DATE: 07/03/2022</p> <p>ULT WIND SPEED: 39.15 m/s SERVICEABILITY: 32.19 m/s</p> |
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| | | | | | |

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>

