

26 May 2022

Your Reference:
 Our Reference: DA220025

Eidsvold Golf Club Inc
 PO Box 4
 EIDSVOLD QLD 4627

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE
 BURNETT HIGHWAY, EIDSVOLD
 (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. 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: Eidsvold Golf Club Inc
 Applicant contact details: PO Box 4
 EIDSVOLD QLD 4627
 Email: eidsvoldgolfclub@gmail.com
 Phone: 07 4165 1473
 Mobile:

Site details

Street address: BURNETT HIGHWAY, EIDSVOLD
 Real property description: 13SP103068

Application details

Application No: DA220025
 Date of Decision: 26 May 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	Additions to Clubhouse within the Flood Hazard Overlay

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 12 Flood Hazard Area

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](#).

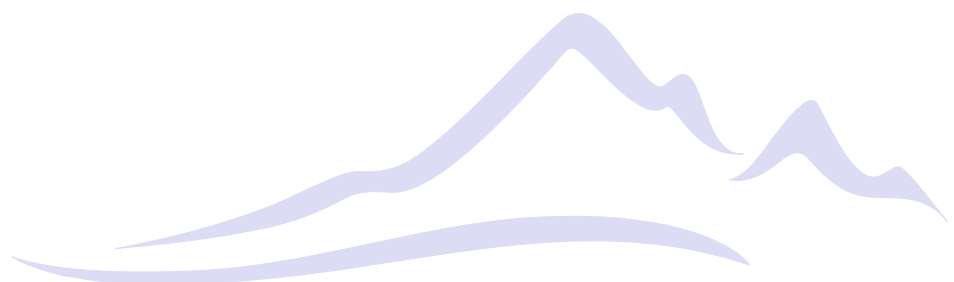
The North Burnett Regional Council advises the assessment manager that the conditions must be attached to any development approval for the application in accordance with section 56 of the *Planning Act 2016* and that under section 62(b) of the *Planning Act 2016*. The assessment manager must attach this 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
	Site Plan by Daniel Wengel	
	Floor layout for extension location by Daniel Wengel	
WSS214863 – 10	Component Position by Apex Engineering Group Pty Ltd	20/10/2021
WSS214863 – 11	Left End Elevation by Apex Engineering Group Pty Ltd	20/10/2021
WSS214863 – 11	Right End Elevation by Apex Engineering Group Pty Ltd	20/10/2021
WSS214863 – 11	Left and Right Elevations by Apex Engineering Group Pty Ltd	20/10/2021



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.

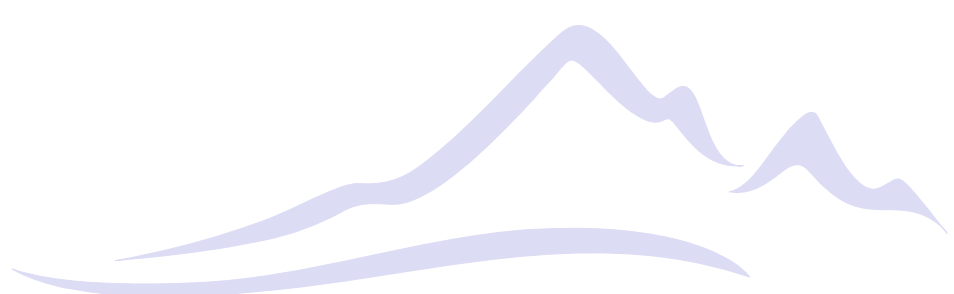
Should you require any further assistance in process, please contact Council's Development Services Department on 1300 696 272.

Yours faithfully



Lyn McLeod
Planning and Environment Manager

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 extension to the clubhouse must be sited generally in accordance with the endorsed plans, with all setbacks measured from the outermost projection of the structure
Use	
3.	The approved use must not be used for habitable purposes.
4.	All electric charge connection points are to be above the flood level for a 1% AEP flood event
5.	The design and construction of service infrastructure for the approved shed shall— (a) prevent floodwater intrusion and infiltration; and (b) resist hydrostatic and hydrodynamic forces resulting from a 1 per cent AEP flood event.
6.	Storage of hazardous materials of 50 litres or more of chemicals of class C1 or C2 combustible liquids under Australian Standard AS1940 is not to occur.

Attachment 1B – Advice Notes

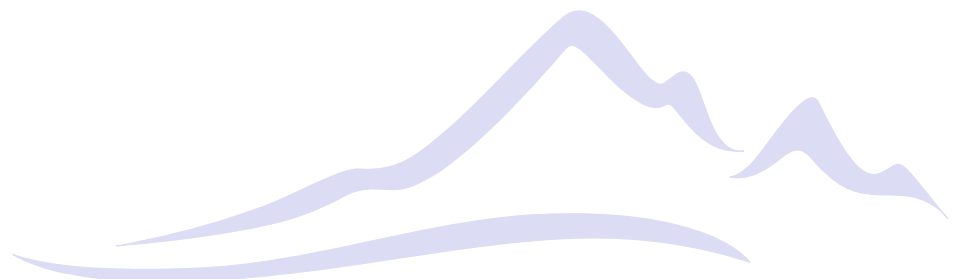
A.	This Concurrence Agency Response does not represent a development approval for Building Works under the <i>Building Act 1975</i> .
B.	All building works the subject of this notice can only proceed once a development permit for building works is issued by a Building Certifier.



Attachment 2 – Reasons for decision to impose conditions

The reason for this decision are:

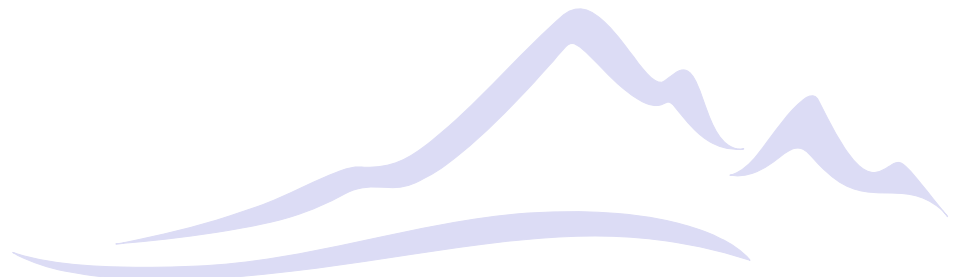
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the North Burnett Regional Council Planning Scheme V1.4.

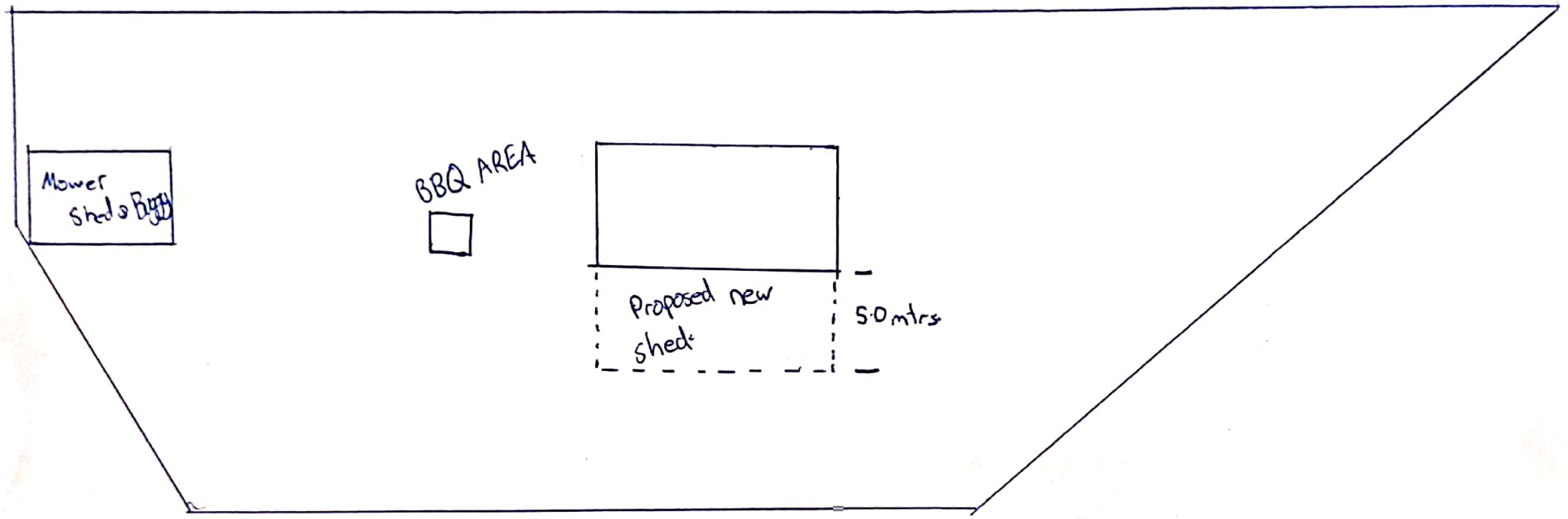


Attachment 3 – Approved Plans

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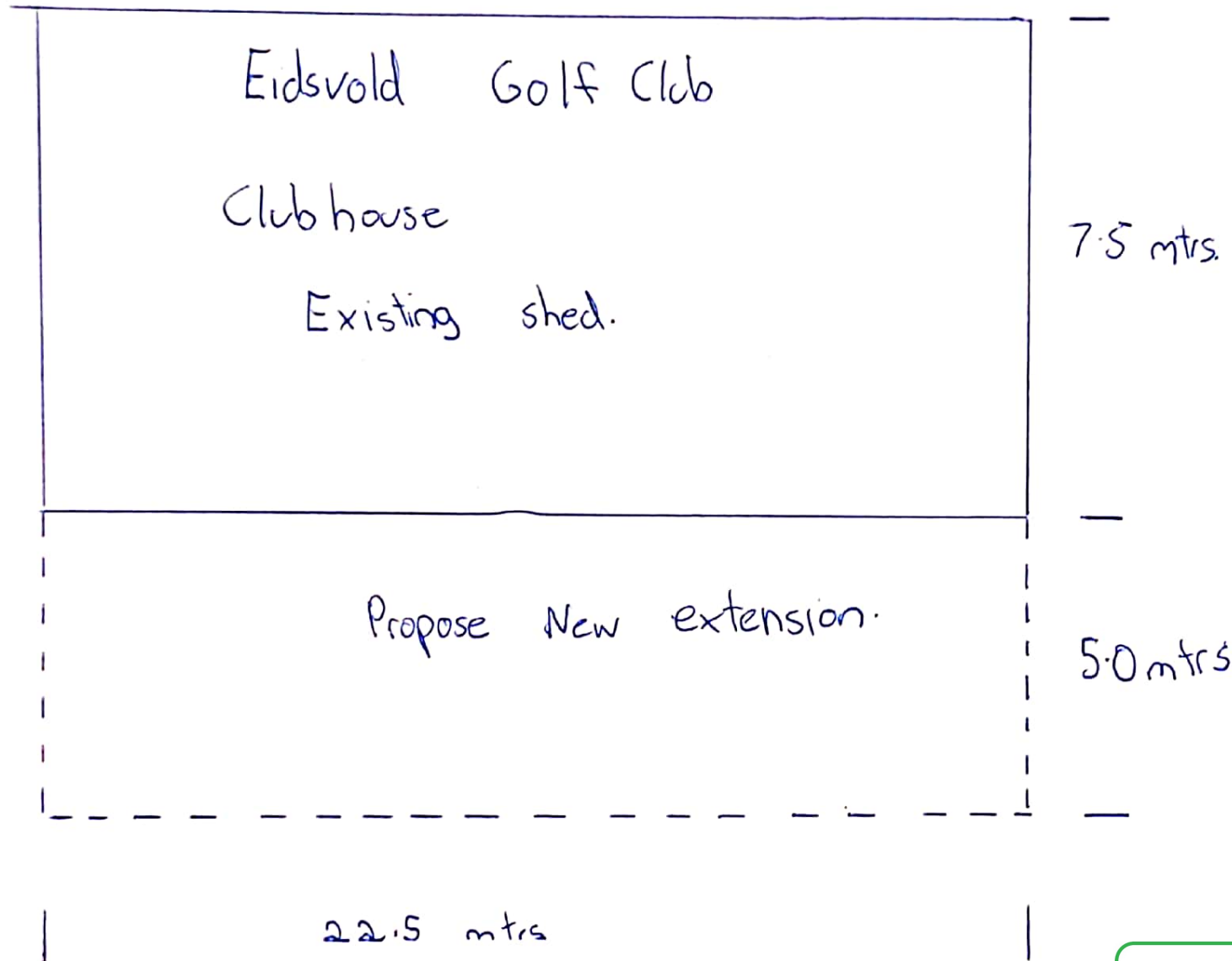
Please refer to the following pages for approved plans.





Eidsvold Golf Club Proposed New Building





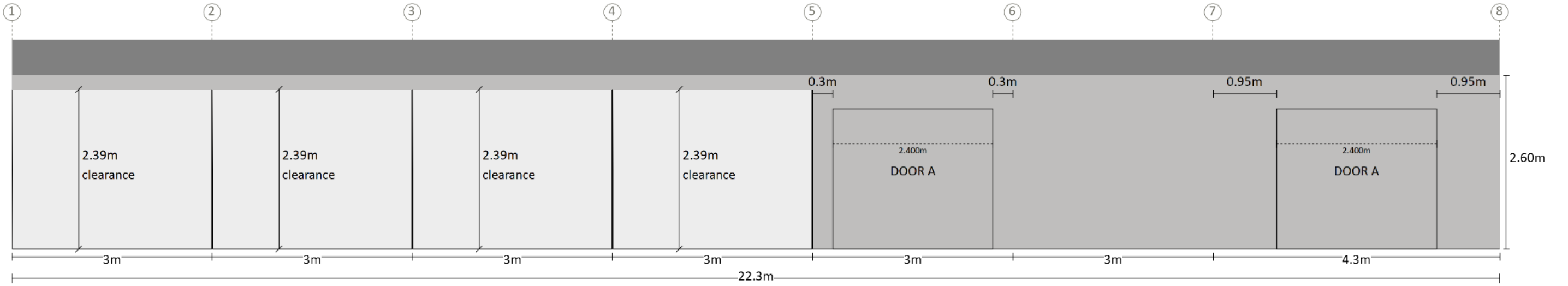
To John Fraser

From Daniel Wengel (Boppa)



This setout is provided as a guide only. It is the responsibility of the concreter/erector to confirm that all dimensions are correct.

Right Side



Measurements are from the outside of end girts (end bays) and/or centre of columns (mid bays) to inside of component opening size.



Purchaser Name: Eidsvold Golf Club

Site Address: Railway Station Road Eidsvold QLD 4627 Australia

Drawing # WSS214863 - 10

Print Date: 20/10/21

Component Position
NOT FOR CONSTRUCTION

Not to Scale
Page 1 of 1
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Seller: Wide Span Sheds Pty Ltd
Wide Span Sheds Pty Ltd
Phone: 07 5657 8888
Fax: 07 5657 8899
Email: admin@sheds.com.au

Apex Engineering Group PTY LTD
ACN 632 588 562
ME Aust. (Registered NER Structural) 5276680
QLD : RPEQ No. 24223; TAS : 185770492; VIC : PE0003848; N.T. : 303557ES;
Practising Professional Structural & Civil Engineers

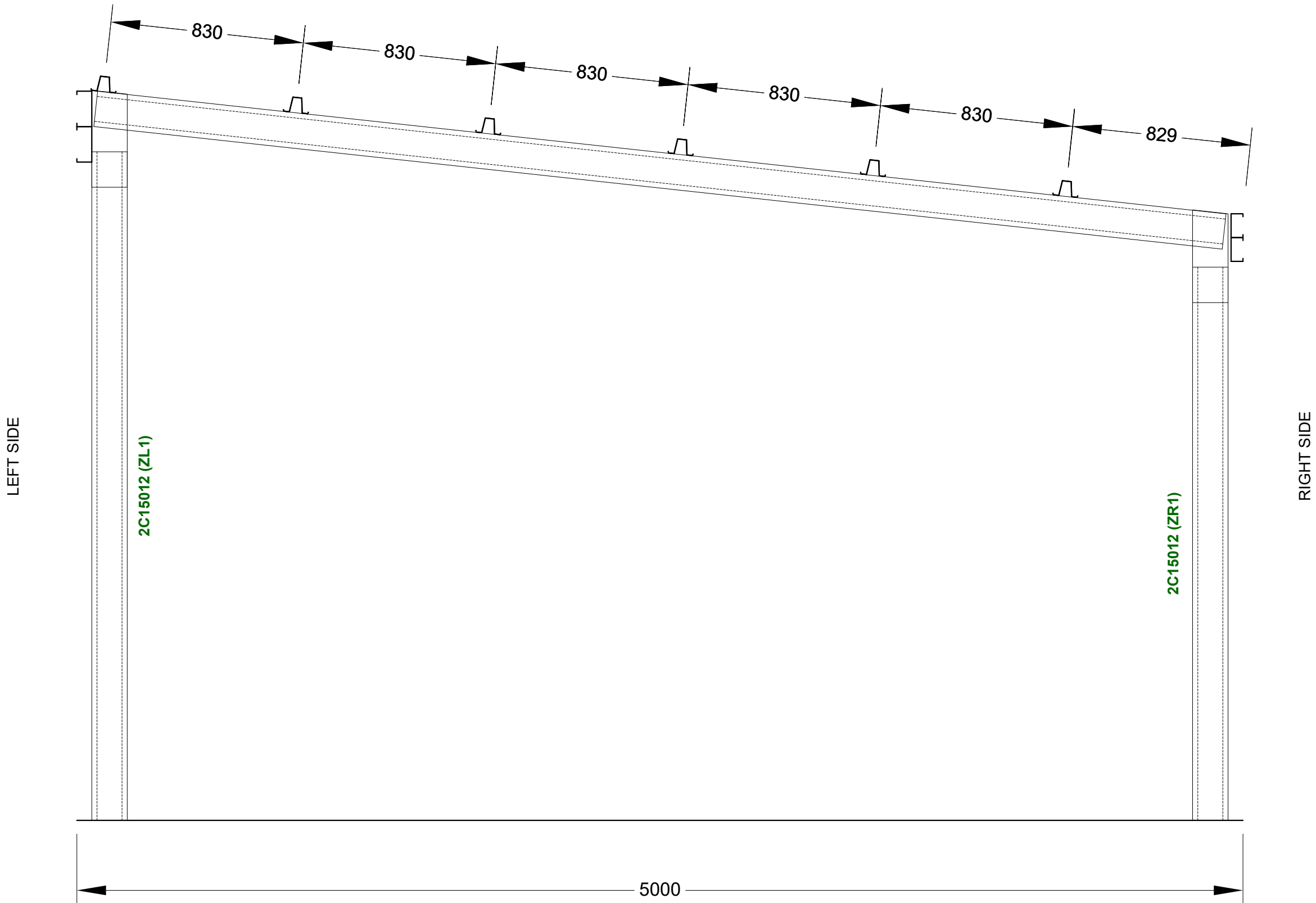
Signature:

John Ronaldson

Date: 20/10/21

LEFT END ELEVATION

Notes:
 Brackets are not shown. Refer to Specification Details for more information. Opening members not labeled.



Revision	Date	Initial		
			Purchaser Name: Eidsvold Golf Club	
			Site Address: Railway Station Road Eidsvold QLD 4627 Australia	
			Drawing # WSS214863 - 11	Print Date: 20/10/2021

Purlin and Girt Plan
 NOT FOR CONSTRUCTION
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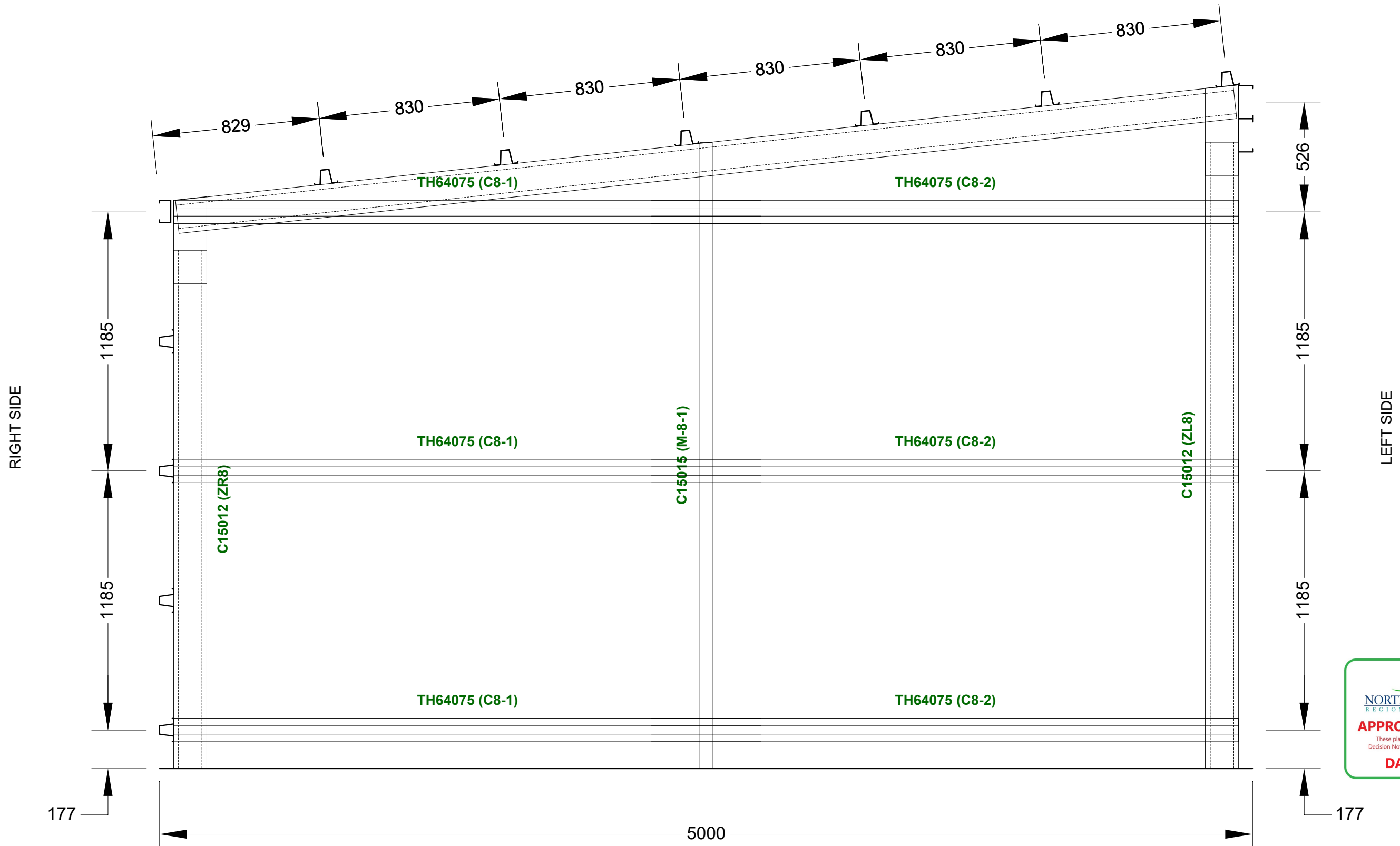
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 MIE Aust. (Registered NER Structural) 5276680
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 Practising Professional Structural & Civil Engineers

Signature: *J. Ronaldson* John Ronaldson
 Date: 20/10/21

RIGHT END ELEVATION

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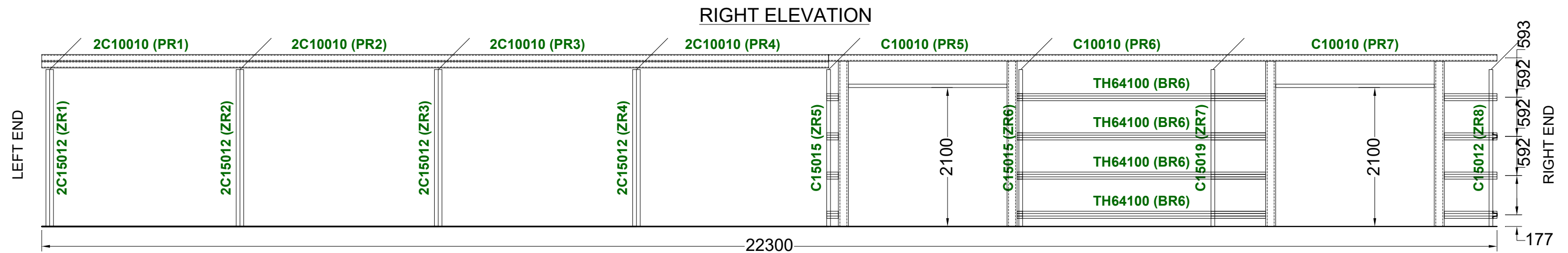
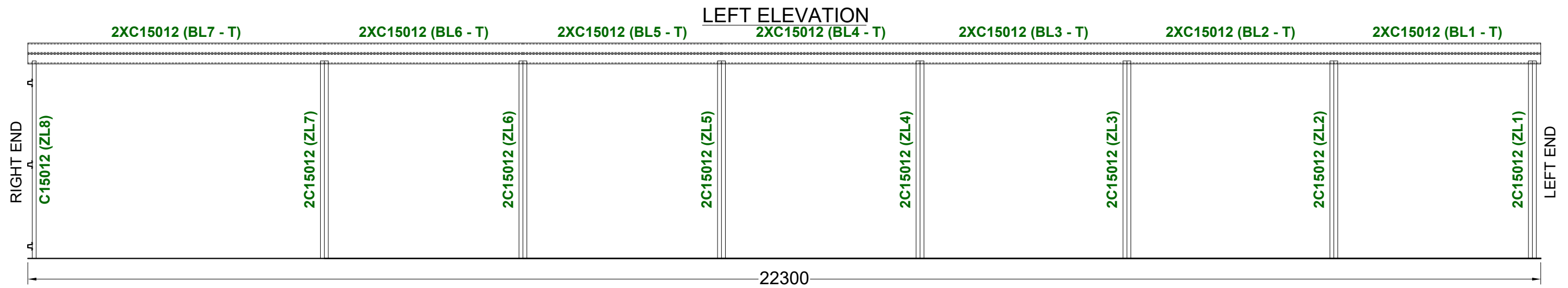
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Signature: *J. Ronaldson* John Ronaldson
 Date: 20/10/21

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>

