

14 July 2022

Your Reference:
 Our Reference: DA220027

D Wooldridge
 44 Stronachs Rd
 Horsecamp QLD 4671
 Via email--blackbird@skymesh.com.au

Dear Sir/Madam

CONCURRENCE AGENCY RESPONSE
 EDWARD STREET, BIGGENDEN
 (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 27 June 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: Darryl Wooldridge
 Applicant contact details: 44 Stronachs Rd
 Horsecamp QLD 4671
 Email: blackbird@skymesh.com.au
 Phone: 0741576550
 Mobile: 0436306526

Site details

Street address: EDWARD STREET, BIGGENDEN
 Real property description: 14SP241117

Application details

Application No: DA220027
 Date of Decision: 14 July 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 height over 4m and GFA over 110m ²
Amenity and Aesthetics	Development Permit	2 x 20ft Shipping Containers

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 <i>Building Act</i> 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 <i>Building Act</i> Part 3 Division 2 Table 3 Design and Siting – QDC non-compliance and/or QDC alternate provision assessment
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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 <u>Attachment 1</u> .
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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

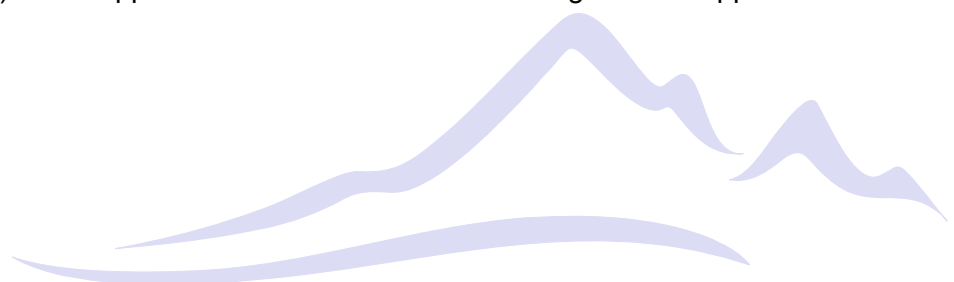
Under section 56 (7)(c) of the *Planning Act 2016*, the North Burnett Regional Council is required to set out reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Approved Plans and Specifications

Document No./ Reference	Title (prepared by)	Date
	Site Plan by North Burnett Regional Council	14/07/2022
	Site Photos by North Burnett Regional Council	06/07/2022
OXFD46654 sheet 1 of 6	Foundation plan and layout by Fairdinkum Sheds	22/06/2022
OXFD46654 sheet 2 of 6	Elevations by Fairdinkum Sheds	22/06/2022
OXFD46654 sheet 3 of 6	Internal Frame Section by Fairdinkum Sheds	22/06/2022

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.

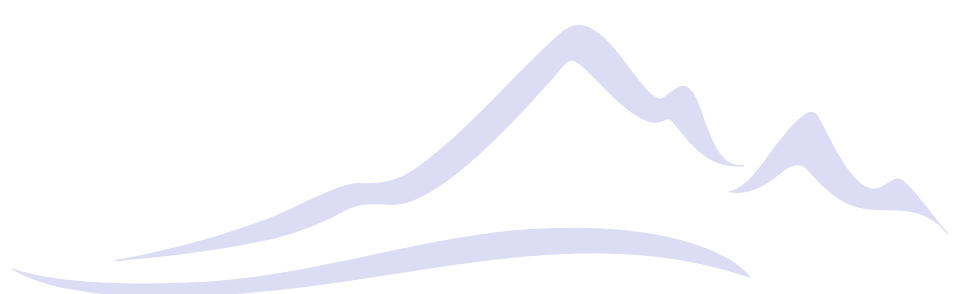


Should you require any further assistance in process, please contact Council's Development Services Department on 1300 696 272.

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



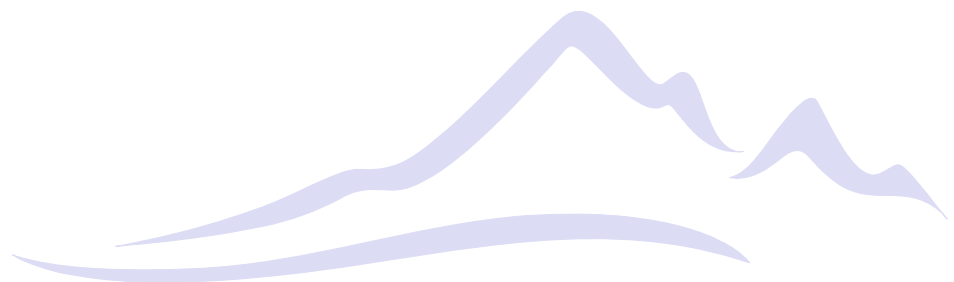
Attachment 1 – Conditions to be imposed by Concurrence Agency

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.
Design and Siting - shed	
2.	The approved shed must be sited a minimum 5 metres from the western property boundary and 20 meters from the rear (northern) property boundary, with all setbacks measured from the outermost projection of the structure.
3.	The floor area of the approved shed must not exceed 111m ² .
4.	The overall height of the approved shed must not exceed 5.5 metres measured from ground level. Any earthworks required for the development must be undertaken in such a way as to ensure that the height of the building complies with this condition.
Design and Siting – shipping containers	
5.	The approved shipping containers must be sited a minimum of 2 metres from the western property boundary and 2 metres from the rear (northern) property boundary, with all setbacks measured from the outermost projection of the structure.
6.	The floor area of the approved shipping containers must not exceed 25m ² .
7.	The overall height of the shipping containers must not exceed 4 metres measured from the natural ground level.
8.	Utilise colours in the development that are sympathetic to the surrounding environment, and which are consistent with the proposed shed. The chosen colour/s are to 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.
9.	Remove or paint over all shipping company branding.
10.	Replace or make good all roof cladding materials so as to be free of any visible or performance related defects including rust, flaking paint or broken tiles.
11.	Complete all external wall finishes so as to provide a surface that is free of flaking paint, stains or rust. Wall finishes are to be renewed or replaced so as to match the colour and finish of surrounding wall areas of the structure.
Use	
12.	The approved shed and shipping containers are to be used for private/domestic purposes only. The approved structures 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.
13.	The approved shed and shipping containers must not be used for habitable purposes.
14.	All conditions of this approval are to be completed prior to issue of Form 21.

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.
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Attachment 2 – Reasons for decision to impose conditions

The reason for this decision are:

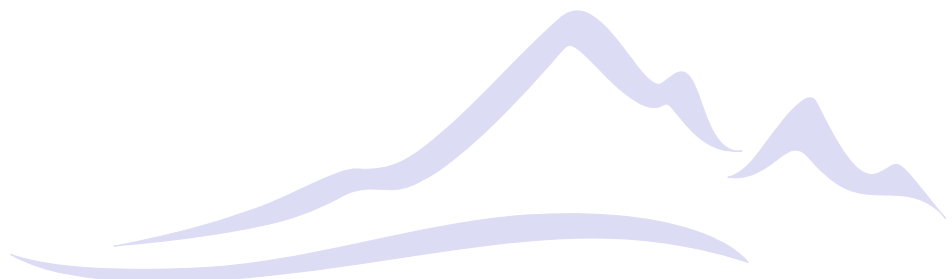
- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To ensure that the development is carried out in accordance with the performance criteria as stated in the North Burnett Regional Council Planning Scheme V1.4.
- The Amenity and Aesthetics policy adopted by North Burnett Regional Council on the 4 November 2016 states that matters for consideration are to be the architectural style, building form, construction materials and physical condition of the proposed dwelling complements existing houses in the locality and surrounding pattern of development.
- Shipping Containers to be painted with a consistent colour scheme to minimize the visual dominance of the structure on the site from adjoining sites and from the street.



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>

